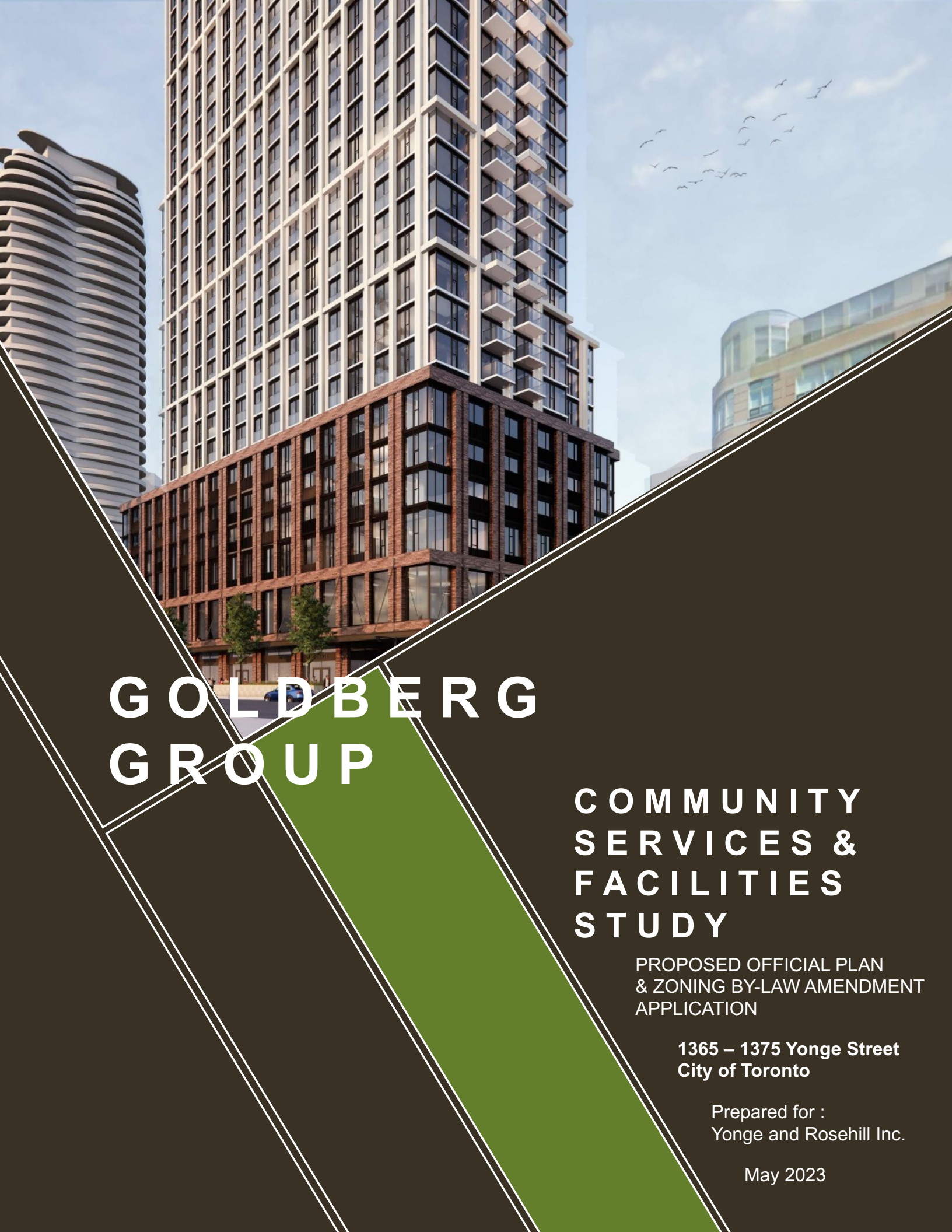




GOLDBERG GROUP

COMMUNITY SERVICES & FACILITIES STUDY

PROPOSED OFFICIAL PLAN
& ZONING BY-LAW AMENDMENT
APPLICATION

**1365 – 1375 Yonge Street
City of Toronto**

Prepared for :
Yonge and Rosehill Inc.

May 2023

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1.0 Introduction

Goldberg Group has been retained by Yonge and Rosehill Inc. (the “Owners”) to prepare a summary of the services and facilities that are currently available within the surrounding area in support of an Official Plan Amendment and Zoning By-law Amendment applications for the lands municipally known as 1365 and 1375 Yonge Street (the “subject site”). This study provides an inventory and analysis of the range of facilities and services that will be available to the future residents of the proposed development.

The application proposes to construct a new 50-storey mixed-use building containing 655 new dwelling units, a total of 45,534.9 sq. m of residential gross floor area (GFA), and 384.8 sq. m of retail GFA which results in a total Floor Space Index (FSI) of 21.1, pursuant to GFA calculations under By-law 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 in the vicinity of the subject site.

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.

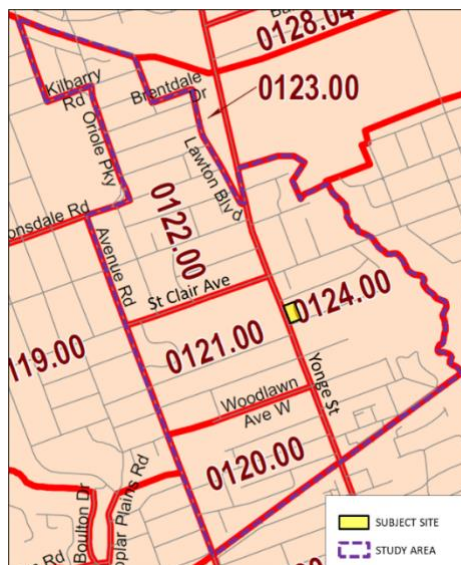
1.3 Study Area Delineation

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 Avenue Road and Oriole Parkway to the west, Kay Gardner Beltline to the north, Lascelles Boulevard, Lawton Boulevard and Yellow Creek to the east, and CPR train tracks to the south. 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 Community Services and Facilities Study is based on Census Canada 2021 data drawn from the Statistics Canada Census Tract profiles 5350120.00, 5350121.00, 5350122.00 and 5350124.00 (**Figure 1**). The amalgamation of Census Tracts, also referred to as the Collective Census Profile (CCP), is for the purpose of covering the identified study area with the highest degree of demographic accuracy. As such, references to the study area and the CCP are interchangeable.

Figure 1 – Data Collection – Census Tracts 5350120.00, 5350121.00, 5350122.00 and 5350124.00



Source: Statistics Canada. Census Population. 2021

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.

Most of childcare facilities were also contacted directly to examine capacity, utilization, waitlist and subsidy availability and future expansions. Library utilization information and facility detail was obtained from City library staff and management.

1.5 Analysis

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

- Population by Age Group
- Family Composition including:
 - Family type
 - Household by type
 - Dwellings by type
 - Construction period; and
 - Tenure

- Language, ethnicity, and immigration characteristics
- Income, education, and labour force characteristics.

The Community Services and Facilities Study 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 health and social services

2.0 Social Demographic Profile

The following demographic profile is based on the Statistics Canada Census Tract Data. The chosen Census Tracts cover the entire study area. The demographic data is more accurately illustrated through Census Tracts for the study area than through a large Ward profile. The **Collective Census Profile (the “CCP”)** is a culmination of Census Tracts with the Geographic Codes: **5350120.00, 5350121.00, 5350122.00 and 5350124.00**. The data from the Census Tracts has been synthesized into the tables below. Canadian Census Tract Data referenced in this section is found in **Appendix B**.

2.1 Population Profile

From 2016 to 2021 the CCP saw a population increase of 0.2% (653 people). The “Working Age” cohort, those 25-64 years of age, makes up the majority of the CCP’s population in 2021, with 59% (8,850 persons). The “Seniors” cohort (age 65+) is the second largest cohort in the CCP, representing 29% of the total CCP population in 2021, higher than the City of Toronto at 17% of the total population in the same year. The CCP has a smaller proportion of children (age 0 -14) and youth (age 15-24) than the City of Toronto, as detailed in **Table 2.1A**.

Table 2.1A – Population Profile and City Comparison (2021 Census)

Population Breakdown	Collective Neighbourhood Profile (CCP)		City of Toronto	
Age Cohort	No.	%	No.	%
Children (age 0-14)	1,620	10	384,295	14
Youth (age 15-24)	1,070	7	320,460	11
Working (age 25-64)	8,850	59	1,612,616	58
Seniors (age 65+)	4,780	29	476,985	17
Total	16,320	100	2,794,356	100

2.2 Family Composition

Table 2.2A indicates that the majority of families within the CCP are comprised of couples without children (58%), which is significantly higher than the proportion of couples without children within the City of Toronto, at 36%. In the City of Toronto, couples with children have a higher proportion than the other groups (43%). The Lone Parent group represents the smallest proportion of families for both the CCP (12%) and the City (21%).

The largest proportion of family size found in the CCP are “2-person families”, representing 66% of all families. Larger families with 5 people or more represent only 4% of the total families living in the CCP, as compared to the City of Toronto at 8%.

Table 2.2A - Families by Type (2021 Census)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
All Families				
Couples with Children	1,260	30	313,180	43
Couples without Children	2,450	58	267,410	36
Lone-Parent	500	12	152,635	21
TOTAL	4,210	100	733,225	100
Size of Family				
2 people	2,795	66	362,160	49
3 people	750	18	174,070	24
4 people	525	12	141,635	19
5 or more people	155	4	55,360	8
TOTAL	4,225	100	733,225	100

2.3 Households and Dwellings

As shown in **Table 2.3A**, one-person households are the most prevalent household size in the CCP (50%), compared to the City of Toronto, at 33%. There are a total of 16,070 persons living within a total of 9,030 private households in the CCP, resulting in an average number of 1.8 persons per household, less than the City of Toronto average of 2.4.

Table 2.3A – Household Size (2021 Census)

Household Size	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
1 person	4,495	50	385,765	33
2 persons	3,015	33	353,415	30
3 persons	790	9	178,225	15
4 persons	535	6	147,360	13
5 or more persons	190	2	96,120	8
Total:	9,025	100	1,160,885	100

As indicated in **Table 2.3B**, 63% of private dwellings in the CCP are located within apartment buildings with 5 or more storeys, proportionally larger than that of the City of Toronto at 47%. Apartments with less than 5 storeys represent 18% of the housing stock in the study area, while single-detached homes, semi-detached homes, row houses and duplexes show single digit percentages.

Table 2.3B - Occupied Private Dwellings by Structural Type (2021 Census)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
Total Number of Private Dwellings	9,025		1,160,895	
Housing Type	No.	%	No.	%
Single-Detached House	635	7	270,490	23
Semi-Detached House	510	6	71,955	6
Row House	365	4	62,915	5
Duplex	200	2	47,810	4
Apartment, less than 5 Storeys	1,605	18	162,245	14
Apartment, 5+ Storeys	5,710	63	542,625	47
Other Single-Attached House	0	0	2,770	0
Movable Dwelling	0	0	85	0
	9,025	100	1,160,895	100

Table 2.3C indicates that a larger proportion of residents in the CCP live in dwellings that are rented (57%). This represents a higher amount of the population occupying rented dwellings as compared to the City, where 43% of the population live in rental housing.

Table 2.3C – Population in Private Occupied Dwellings by Tenure (2021 Census)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
Tenure	No.	%	No.	%
Owned	3,845	43	602,925	53
Rented	5,155	57	557,970	47
Total Number of Households	9,000	100	1,160,895	100

Data of dwellings by period of construction, as shown in **Table 2.3C**, indicates that 69% of all dwelling units within the CCP were constructed before 1981. The last ten years (2011 – 2021), construction has been less intense in the study area (8%), than in the City of Toronto, where 14% of current dwellings were built during this same period. More recent development applications that have been proposed, approved, recently built and/or under construction, as detailed in later sections of this report, identify that construction is showing a more intense pace in the CCP.

Table 2.3C – Private Dwellings by Period of Construction (2021 Census)

Period of Construction	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
1960 or Before	3,390	38	340,185	29
1961 – 1980	2,785	31	333,990	29
1981 – 1990	775	9	109,780	9
1991 – 2000	735	8	92,985	8
2001 – 2005	395	4	58,975	5
2006 – 2010	255	3	63,995	6
2011 – 2015	140	2	75,980	7
2016 - 2021	515	6	85,005	7
TOTAL	8,990	100	1,179,057	100

2.4 Ethnicity and Immigration

Table 2.4A details the Top Ten Ethnic Origin Groups within the CCP. A City of Toronto comparison has not been included because ethnic origin groups differ in the City as a whole. As the data indicates, a large proportion of the area is comprised of residents who are of English origin (21%), followed by Scottish (18%), and Irish (18%). It should be noted that the percentages shown below are of the top ten ethnicities and do 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 (2021 Census)

Ethnic Background	Collective Neighbourhood Profile (CCP)	
	# of Persons	%
English	3,285	21
Scottish	2,915	18
Irish	2,805	18
German	1,265	8
Jewish	1,215	8
Canadian	1,105	7
Italian	1,030	6
French	1,025	6
British Isles	915	6
Polish	900	6
TOTAL	16,460	100

Note: Multiple responses contribute to a higher total than the population total.

Table 2.4B below provides population data by period of immigration. Compared to the City of Toronto, the study area has a lower proportion of immigrants (29% vs. 41%). The majority of immigrants came to both the CCP and the City before 1980.

Table 2.4B – Population by Period of Immigration (2021 Census)

	CCP		City of Toronto	
	%	%	100	100
Non-Immigrants	10,735	68	1,329,905	55
Immigrants	4,595	29	1,286,140	41
Non permanent residents	565	4	145,240	4
Before 1980	1,485	32	222,935	30
1980 – 1990	420	9	156,460	17
1991 – 2000	665	14	273,985	17
2001 – 2010	815	18	290,400	17
2011 – 2021	1,195	26	342,360	19
TOTAL	15,895	100	2,761,285	

The following **Table 2.4C** represents the distribution of the ten most spoken languages in the CCP. The City of Toronto comparison has not been included as the City's Top Ten Mother Tongue Languages will differ from the CCP. The data identifies that within the CCP approximately 75% of the population identify that English is their primary language. 23% of the CCP's population recognizes other language as their mother tongue, being the three more spoken languages Spanish (12%), and Russian and Mandarin (7% each).

Table 2.4C – Top Ten Mother Tongue Languages other than Official Languages (2021 Census)

Collective Neighbourhood Profile (CCP)		
	No.	%
Official Languages	12,060	77
English	11,715	75
French	345	2
Non-Official Languages	3,635	23
Total Top Ten Non-Official		
Spanish	420	12
Russian	250	7
Mandarin	240	7
Portuguese	230	6
Persian (Farsi)	185	5
Yue (Cantonese)	160	4
Italian	150	4
Korean	125	3
German	125	3
Arabic	125	3
Total Top Ten	2,010	55
Total Non-Official Languages	3,365	100

Note: Multiple responses contribute to a higher total than the population total.

2.5 Income, Education and Labour Force

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

According to 2021 Census information, the average household income for the CCP (\$247,350) doubles the City's average household income (\$121,200), as shown in **Table 2.5A**. The median household income for the CCP was also higher at \$120,250, compared to the median income for the City at \$84,000. In addition, the 2021 Census details Shelter Costs and Low-Income Households. The proportion of households spending more than 30% of household income on shelter is higher in the CCP for renters and owners (34%) as compared to the proportion of the City's renters and owners (27%).

Table 2.5A – Household income (2020)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
Under \$10,000	245	2	32,675	3
\$10,000 to \$19,999	230	2	42,295	4
\$20,000 to \$49,999	1,555	14	248,550	21
\$50,000 to \$79,999	1,565	14	228,615	20
\$80,000 to \$124,999	1,780	16	258,158	22
\$125,000 +	5,715	52	350,600	30
TOTAL	11,090	100	1,160,885	100
Average Household Income	\$247,350		\$121,200	
Median Household Income	\$120,250		\$84,000	
1-Person Households				
Average Household Income	\$116,100		\$63,850	
Median Household Income	\$69,250		\$45,200	

As **Table 2.5B** indicates, the CCP is identified as having a higher level of educational attainment as compared with the City as a whole. 88% of the population has obtained at least a post-secondary certificate/diploma/degree as compared to 72% of the City's population. The population of residents receiving neither a certificate, diploma nor degree is also considerably lower in the CCP (2%) versus the City, at 9%. The data identifies that the number of people within the CCP that have attained a level of education that is at or higher level than a bachelor's degree (71%) is greater compared to that of the City of Toronto's 50%.

Table 2.5B – Education: Population Age 25 to 64 Living in Private Households (2021 Census)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
No Certificate/Diploma/Degree	180	2	137,130	9
Certificate/Diploma/Degree	8,475	98	1,465,480	91
Secondary (high) school	860	10	304,135	19
Postsecondary Certificate, diploma or degree	7,615	88	1,161,345	72
o Apprenticeship or trades	130	2	53,060	3
o College, CEGEP, other	1,030	12	268,055	17
o University certificate or diploma below bachelor level	230	3	48,905	3
o Bachelors' degree	3,500	40	491,215	31
o University above bachelor level	2,700	31	300,120	19
Total	8,655	100	1,602,610	100

Labour force status is outlined in **Table 2.5C**. The total labour force participation rate in the CCP is the same as the City of Toronto's rate, both at 64%. The unemployment rate, in comparison, is lower in the CCP than in the City at 8% and 14%, respectively. Approximately 9% of those in the labour force are unemployed, which is lower than the City of Toronto's average at 14%.

Table 2.5C – Labour Force: Population Age 15+ Living in Private Households (2021 Census)

	Collective Neighbourhood Profile (CCP)		City of Toronto	
	No.	%	No.	%
Population 15+ Years of Age	14,395	100	2,377,950	100
In the Labour Force	9,200	64	1,518,420	64
Employed	8,380	91	1,308,110	86
Unemployed	815	9	210,305	14
Not in the Labour Force	5,195	36	859,530	36
Unemployment Rate		8		14
Participation Rate		64		64

2.6 Summary

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

- Between 2016 and 2021 the CCP exhibited a very low population increase by 0.2% or 653 persons;
- The largest proportion of the CCP (59%) is comprised of the "Working Age" cohort, ages 25-64;

- The CCP is generally characterized by private households consisting of 1 person, representing 50% of all households, as compared with the City's proportion of 33%. The CCP contains an overall average of 1.8 persons per household, smaller than 2.4 persons per household in the City of Toronto;
- Apartment buildings with 5 or more storeys form the majority of the existing housing stock in the study area. Approximately 63% of dwelling units are within apartment buildings with 5 or more storeys. Detached, semi-detached and duplex dwellings show small percentages in the CCP.
- The area can generally be characterized as educated with 88% of the population aged 25 to 64 living in private households having received at least post-secondary certificate/diploma/degree as compared with the City's statistic of 72%;
- As of 2021, 43% of residents within CCP lived in residential dwellings that were owned, compared to 53% of the City's population who lived in owner-occupied dwellings;
- 8% of all dwelling units were constructed from 2011 – 2021, as opposed to the City, where approximately 14% of dwelling units were built during the same period;
- Roughly 64% of the total population 15 years of age or older in the CCP is included in the labour market, showing the same participation rate than the City. Also, the study area has a higher employment rate (91%) than Toronto (86%);
- The median household income in 2021 is higher at \$120,250, compared to the City, where the median income was \$84,000;
- The average household income was significantly higher in 2021 at \$247,350, compared to the City's average of \$121,200;
- Spanish represents the largest proportion of mother tongue languages other than English within the CCP (12%), with Russian and Mandarin languages following at 7% each.

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, that include school locations that are within the study area and identify the school sites that locate the subject site within their respective attendance boundaries. Utilization data has been obtained through the

Toronto school boards which include, 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 657 new dwelling units that are included 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)

No. of Units	TDSB Pupil Elementary Students	TDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
657	26	13	39

As detailed above, a total of thirty-nine (39) students are expected to be generated by the subject proposal, which is comprised of twenty-six (26) elementary school aged students and thirteen (13) 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 the site is located within the regular attendance boundary of the schools sites identified in the table below also referred as “Local Area Catchment 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 the Study Area (As of May 3, 2023)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
Brown Junior Public School	454 Avenue Road	Junior Kindergarten – Grade 6	800 m
Cottingham Junior Public School	85 Birch Avenue	Junior Kindergarten – Grade 6	1 km
Deer Park Junior and Senior Public School	23 Ferndale Avenue	Junior Kindergarten – Grade 8	500 m
Secondary			
Jarvis Collegiate Institute	495 Jarvis Street	Grade 9 – Grade 12	3 km
Northern Secondary School	851 Mt. Pleasant Road	Grade 9 – Grade 12	3.2 km

Table 3.1.1C – TDSB Local Catchment Area School Utilization (As of May 3, 2023)

School	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools			
Deer Park Junior and Senior Public School	600	559	93%
TOTAL:	600	559	93%
Secondary Schools			
Jarvis Collegiate Institute	999	592	59%
TOTAL:	999	595	59%

Table 3.1.1C illustrates that all two public elementary and secondary schools within the attendance boundary are currently operating below capacity and may be able to accommodate additional students. The twenty-six (26) elementary students might be able to attend to the assigned elementary school of the area which indicate a 7% vacancy rate.

The thirteen (13) anticipated secondary school students generated from this proposed development may be able to attend Jarvis Collegiate Institute, as it is the only local catchment area secondary school. Jarvis Collegiate Institute is located approximately 3 km southwest of the subject site and is operating with a utilization rate of 59%. Based on the above data provided by the TDSB, Jarvis Collegiate Institute has the capacity to accommodate additional students generated by the proposed development, provided that the school does not reach full capacity at the time of occupancy.

TDSB has advised that although capacity in the local elementary and secondary schools is limited at the moment, residential intensification in this community may continue to challenge the accommodation of new students by the time this development is occupied.

According to information provided by the TDSB “The TDSB’s Long-Term Program and Accommodation Strategy 2022-2031 identifies a Boundary Change Study proposed for 2026-2027 to explore a boundary change between Deer Park Jr & Sr PS and Forest Hill Jr & Sr PS, including associated secondary pathways, to address instances of dividing neighbouring addresses along residential streets.”

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)

No. of Units	TCDSB Pupil Elementary Students	TCDSB Pupil Secondary Students	Estimated Number of Students Generated by Development
657	13	5	18

As **Table 3.1.2C** details, the TCDSB forecasts that the proposed development will yield approximately thirteen (13) elementary students and five (5) secondary students.

The following **Table 3.1.2B** identifies the schools 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 April 26, 2023)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Elementary			
Our Lady of Perpetual Help Catholic School	1 ½ Garfield Avenue	JK – Grade 8	1.2 km
Secondary			
Chaminade College School (Male gender)	490 Queens Drive	Grade 9 – Grade 12	11.2 km
Loretto College School (Female Gender)	151 Rosemount Avenue	Grade 9 – Grade 12	5.5 km
Marshall McLuhan Catholic Secondary School	1107 Avenue Road	Grade 9 – Grade 12	3.6 km
St. Mary Catholic Academy	66 Dufferin Park Avenue	Grade 9 – Grade 12	6.2 km

Table 3.1.2C – TCDSB Schools within the Attendance Boundary of the Subject Site (Current as of April 26, 2023)

School	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools			
Our Lady of Perpetual Help Catholic School	315	330	104.8
TOTAL:	315	330	104.8
Secondary Schools			
Chaminade College School	531	864	162.7
Loretto College School	567	349	61.6
Marshall McLuhan Catholic Secondary School	969	1,040	107.3
St. Mary Catholic Academy	714	750	105.0
TOTAL:	3,228	3,236	100.2

Table 3.1.2B indicates that there is only one Catholic elementary school, Our Lady of Perpetual Help Catholic School, now serving the subject site and is currently oversubscribed by 15 students with a utilization rate of 104.8%. At this moment, there is no capacity in the catchment area to attend the anticipated thirteen (13) elementary students that would be generated by this proposed development.

There are currently four (4) Catholic secondary schools servicing the study area, of which Loretto College School for girls is operating below capacity and will have the ability to accommodate additional students expected from this development. Chaminade College School is an all-boys secondary school with a utilization rate of 162.7%. Same thing happens with Marshall McLuhan Catholic Secondary School, a mixed gender school, with a utilization rate of 107.3%. Also, St Mary Catholic Academy, has a utilization rate of 105%.

3.1.3 Other

Within the study area there are a range of private schools and language schools. They are listed below in **Table 3.1.3A**.

Table 3.1.3A – Private Schools and Language Academies within the Study Area

School	Location	School Type
De La Salle College	131 Farnham Avenue	Private Catholic school (Grade 5 – Grade 12)
English School of Canada	79 St Clair Avenue East	Language school
LIT Education	46 St Clair Avenue East	Language school
The Linden School	10 Rosehill Avenue	Private girls' school (Junior Kindergarten – Grade 12)
The York School (Junior School Campus)	1639 Yonge Street	Private primary school (Junior Kindergarten – Grade 5)
The York School (Middle and Senior School Campus)	1320 Yonge Street	Private middle and senior school (Grade 6 – Grade 12)
Upper Canada College	200 Lonsdale Road	Private day and boarding boys' school (Senior Kindergarten – Grade 12)

3.2 Parks and Recreation Facilities

The subject site and surrounding area are well serviced by public parks. The following table summarizes the park and amenities/facilities, location, and area (m²).

	Park Name	Location	Area (m ²)	Class	Amenities
1	Amsterdam Square	525 Avenue Road	2,270	N	
2	David Balfour Park	75 Rosehill Avenue	85,110	D	Bike Trail (12), Dog Fountain (1), Drinking Fountain (3), Parking Lot (1), Playground (1)
3	Glenn Gould Park	480 Avenue Road	1,870	N	Bottle Filling Station (1), Playground (1)
4	Kay Gardner Beltline Park	378 Mount Pleasant Road	4,980 (*)	D**	Bike Trail (32), Dog Fountain (2), Drinking Fountain (2)
5	Lawton Parkette	1600 Yonge Street	1,030	N	Bottle Filling Station (1), Drinking Fountain (1)
6	Lionel Conacher Park	80 Cottingham Street	5,800	N	Ball Diamond (1), Bottle Filling Station (1), Playground (1), Splash Pad (1), Wading Pool (1)
7	Robertson Davies Park	275 Avenue Road	3,230	N	
8	Yorkminster Park Baptist Church Park	1585 Yonge Street	4,600	N	Drinking Fountain (1)
Total Park Area = 108,890 m² (**)					

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

(*) Measurement taken only from the area inside our study area

(**) Approximate measurements taken from City of Toronto mapping.

The study area is well serviced by neighbourhood and district parks that provide a network of programmed and passive open space that are easily accessible by walking, cycling or transit. There are a total of eight (8) parks surrounding the subject site with a combined area of approximately 10.9 hectares. David Balfour Park is the park in closest proximity to the development and it's part of a larger area of ravines adding a total of 20.5 hectares. This park has undergone a major renovation over the past few years, which includes re-design of some of its entrances, expansion of community gardens, planting of new trees, new washrooms, additional benches and picnic tables, among others. Also, the study area is northerly bounded by the Kay Gardner Beltline Greenway, with a total area of 7.73 hectares, that runs west of Caledonia to Bayview to the east and near Bloor to the south. Kay Gardner Beltline Greenway is considered a City Park providing natural environment connections to different parts of the City.

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) including:

- 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 to 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 is one (1) community centre located within the study area: Brown Community Centre. Additionally, the following community and recreation centres are located approximately 2.9 km from the subject site and are outside the study area: Hillcrest Community Centre, and North Toronto Memorial Community Centre. There is also one (1) Community Centre under construction known as Davisville Community and Aquatic Centre that is scheduled to be fully completed by 2025.

Brown Community Centre

Brown Community Centre is located at 454 Avenue Road attached to Brown Junior Public School, approximately 800 m west of the subject site. Programming and activities are offered for different age groups. The facility provides a gymnasium facility that is open throughout the year. Senior population programming is also offered in the centre in multi-purpose rooms.

Drop-in-Programs offered in the Centre are badminton, pickleball and multisport. Registered programs include sports (basketball, martial arts and soccer); hip hop, pottery, jewellery making and piano lessons for kids, and Leader-in-Training workshops.

Operation hours for the Brown Community Centre are Monday to Friday from 9 am to 9 pm, Saturday from 9 am to 5 pm and Sunday from 10 am to 5 pm.

Hillcrest Community Centre

Hillcrest Community Centre is in the same building as Hillcrest Public School. It is located at 1339 Bathurst Street, approximately 2.9 km from the subject site. It offers activities and programs to different age groups. The facility provides a gymnasium, an indoor pool, a kitchen and two multipurpose rooms with a capacity up to 50 people.

Drop-in-Programs include fitness, badminton, basketball, and swimming. Registered programs offered are art crafts and visual arts for kids and adults, crochet, dance (hip hop, ballet and jazz) for children, camps, cooking, gymnastics, basketball and soccer for kids and gymnastics and swimming also for children.

Hours of operation are Monday to Friday from 9:00 am to 9:00 pm, Saturdays from 9:00 am to 5:00 pm., and Sunday from 10:00 am to 5:00 pm

North Toronto Memorial Community Centre

The North Toronto Memorial Community Centre is City of Toronto operated and located at 200 Eglinton Avenue West. The Community Centre is approximately 2.9 km from the subject site. It is located a short walk from the Eglinton Subway Station and directly next to Eglinton Park, with a variety of paths that lead to the centre for walkers and cyclists. It is categorized as a “multi-use complex” with a mandate to provide a variety of programming for children, youth, adults and seniors.

There are various programs available via pre-registration and also drop-in. Programming includes arts, camps, fitness and wellness, general interest, skating, sports and swimming. It also offers programs specially for seniors such as aquafit, badminton, bridge, gentle fit, pickleball, pilates, social club and yoga. Facilities in the community centre include: a craft room, dance studio, 5 dressing rooms, a gymnasium, fitness/weight room, fitness centre, indoor and outdoor pools, kitchen, lounge, 2 multipurpose rooms, a meeting space, and an outdoor rink.

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

Hours of operation are Monday to Friday from 6:45 am to 9:45 pm, Saturdays and Sundays from 8:30 am to 9:00 pm.

Davisville Community and Aquatic Centre

The Davisville Community and Aquatic Centre is being built by the City on the southwest corner of Davisville Junior Public School and Spectrum Alternative Senior School site. The Community Centre will be located near Yonge Street and Davisville Avenue, approximately 1.5 km from the subject site. It will connect to the school via an underground parking lot and will share facilities with Davisville Junior Public School. The school will have access to the swimming pools and the Centre will be able to use the school's double gymnasium. The Community Centre will include two indoor swimming pools, family change rooms, dance studio, teaching kitchen, a number of multi-purpose rooms and outdoor walking tracks and fitness area.

3.4 Toronto Public Libraries

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

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

There is one (1) public library located within the study area that is operated by the Toronto Public Library System: Deer Park Public Library. There are also two (2) other public libraries located less than 3 km from the subject site: Mount Pleasant Public Library and Northern District Public Library.

Deer Park Public Library

Deer Park Public Library is located at 40 St Clair Avenue East, approximately 290 m from the subject site. This branch provides seating for 65 people and offers collections of audiobooks on CD and large print collection. It's equipped with twelve (12) internet workstations, print/copy/scan system and wireless Wi-Fi and has two (2) meetings rooms, with occupancy of 50 and 96 people.

The Toronto Public Library Facilities Master Plan defines this branch as a neighbourhood library which is in fair condition.

Northern District Library

Northern District Library is located at 40 Orchard View Boulevard, approximately 2.7 km north of the subject site. The Northern District Library has operating hours throughout the week, with

limited hours on Sunday. The library offers a variety of programs for adults, teenagers, and school-age and pre-school children in the fields of culture, arts and entertainment, computer and library training, art exhibits, reading programs and storytimes, hobbies, crafts and games, book clubs and writer groups, after school and science and technology.

The library features a number of facilities including:

- Seating for 213 plus 26 in a quiet study/program room which is available when library programs are not in session;
- Three meeting rooms ranging in size between 76 m² and 222 m² with seating ranging between 104 lecture style or 32 classroom style and 48 lecture style or 24 classroom style;
- Computer Learning Centre including ten (10) computers;
- 25 Internet/Microsoft Office Workstations;
- Wireless Internet (WI-FI);
- Teen Zone;
- Art Exhibit Space;
- Public Phones; and
- Kitchen with microwave, stove, and refrigerator.

The Toronto Public Library Facilities Master Plan defines this branch as a district library which is in good condition. The Plan has included this branch within the 2019-2028 Toronto Public Library 10-Year Capital Budget as a funded State of Good Repair (SOGR) investment scheduled to start in 2024.

Mount Pleasant Library

Mount Pleasant Library is located at 599 Mount Pleasant Rd, 2.6 km northeast of the subject site. It is a neighbourhood branch that provides recreational and informational resources to the community. This is a small branch located in a two-storey building. It offers programs in the following fields: book club and writer groups, culture, arts and entertainment, author talks and lectures, hobbies, crafts and games, science and technology and health and wellness. Programs are designed to attend mostly senior, teens, school children and pre-school children.

The library features a number of facilities including:

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

The Toronto Public Library Facilities Master Plan defines this branch as a neighbourhood library which is in poor condition and has been recommended for expansion. At the moment, this branch is temporarily closed for renovation and expansion and it's expected to reopen this year.

3.5 Childcare Services

Within the study area there are seven (7) licensed childcare facilities that are identified by the Toronto Children's Services Division. As of March 2023, the service providers within the study area are listed in **Table 3.5A**.

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

	Facility Name	Address	Subsidy	CWELCC		Infant	Toddler	Preschool	Kinder- garten	School Age
1	Centennial Infant & Child Centre	1580 Yonge Street	Yes	Yes	Capacity	-	-	32	-	-
					Vacancy	-	-	0	-	-
2	Cottingham Child Care Centre	85 Birch Avenue	Yes	Yes	Capacity	-	-	24	52	45
					Vacancy	-	-	0	0	0
3	Heath and Ferndale Child Care Program	23 Ferndale Avenue	Yes	Yes	Capacity	-	15	48	78	75
					Vacancy	-	-	0	-	-
4	Montessori for Children (St. Clair) Inc.	25 Alvin Avenue	No	No	Capacity	-	-	48	-	-
					Vacancy	-	-	2	-	-
5	Mothercraft Robertson House (32 Heath St W)	32 Heath Street West	Yes	Yes	Capacity	10	20	24	-	-
					Vacancy	0	0	0	-	-
6	Oriole Nursery School	1570 Yonge Street	No	No	Capacity	-	-	24	-	-
					Vacancy	-	-	?	-	-
7	Trust Child Care Inc.	29 Birch Avenue	No	Yes	Capacity	20	45	58	-	-
					Vacancy	?	?	?	-	-
		TOTAL/SUBTOTAL			Capacity	30	80	258	130	120
		TOTAL/SUBTOTAL			Vacancy	0	0	2	0	0

The total capacity of the childcare facilities in the study area is 618 spaces (**Table 3.5A**). Most of the seven (7) licensed childcare centres within the study area were contacted to update the information from the City's website in reference to capacity and vacancy at each facility. According to the information we gathered through the childcare centres, currently there are little vacancies.

The City of Toronto's Childcare Growth Strategy, Children's Service Plan, and Childcare Development Guide set out a strategic framework to assist and aid in establishing future childcare facilities around the City.

3.6 Places of Worship

Table 3.6A indicates that there are six (6) places of worship within the study area with a range of denominations. 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	Brothers of the Christian Schools	131 Farnham Avenue
2	Calvin Presbyterian Church	26 Delisle Avenue
3	Christ Church Deer Park Anglican	1570 Yonge Street
4	Deer Park United Church	26 Delisle Avenue
5	Inter-Church Coalition of Africa (Kairos-Africa)	129 St Clair Avenue West
6	Yorkminster Park Baptist Church	1585 Yonge Street

4.0 Social Services

4.1 Emergency, Health and Other Social Services

4.1.1 Emergency Services

The following outline the Emergency Services located within or in close proximity to the study area and give service the subject site:

Toronto Fire Services

Station 311 is located at 20 Balmoral Avenue, just 160 m from the subject site.

Toronto Emergency Medical Services

EMS Station 45 (135 Davenport Road) is outside the study area and 2.1 km south of the subject site.

Toronto Police Services

Toronto Police 53 Division (75 Eglinton Avenue West) is the closest police station to the study area, and it's located 2.5 km north of the subject site.

4.1.2 Hospitals

There are not hospitals within the study area. However, there are nine (9) hospitals located less than 4 km from the subject site.

Holland Orthopaedic and Arthritic Centre

Holland Orthopaedic and Arthritic Centre is located at 43 Wellesley Street East, 2.9 km from the subject site. It is part of Sunnybrook Health Sciences Centre and specializes in musculoskeletal care, offering inpatient and outpatient rehabilitation programs.

Mt. Sinai Hospital

Mt. Sinai Hospital, located at 600 University Avenue, (3.9 km from the subject site) is a 442-bed acute care academic health sciences centre affiliated with the University of Toronto. Mount Sinai delivers more than 6,700 babies and admits more than 26,000 patients per year with the help of over 4,500 staff and medical students, and close to 1,000 volunteers. Clinical strengths include: women's and infants' health, chronic disease management, specialized cancer care, emergency medicine, and geriatrics.

Princess Margaret Hospital

Princess Margaret Hospital, located at 610 University Avenue, has achieved an international reputation as a global leader in the fight against cancer. It is considered one of the top comprehensive cancer treatment and research centres in the world. Princess Margaret is the only facility in Canada devoted exclusively to cancer research, treatment and education. Its located 3.8 km south of the subject site.

The Hospital for Sick Children

The Hospital for Sick Children (Sick Kids) is located at 555 University Avenue, 3.7 km from the subject site. Affiliated with the University of Toronto, it is Canada's most research-intensive hospital and the largest centre dedicated to improving children's health through integrative care, research and teaching.

The Salvation Army Toronto Grace Health Centre

The Salvation Army Toronto Grace Health Centre is located at 650 Church Street, 2.2 Km south of the subject site. This Centre is owned and operated by The Salvation Army and includes 150 hospitalization beds. It offers services in the fields of palliative care, post-acute care rehabilitation, complex continuing care, mental health, and addiction among others.

Toronto General Hospital

The Toronto General Hospital is one of Toronto's largest hospitals that treat 26,000 patients annually. Located at 200 Elizabeth Street (3.5 km from the subject site) it includes 471 hospitalization beds. The hospital specializes in cardiology and transplantation and also treats inpatients and outpatients in the areas of medical and community care, immunology, infectious disease, mental health, diabetes and regenerative medicine.

Women's College Hospital

The Women's College Hospital, located at 76 Grenville Street, is a full-service, 140-bed hospital, with over 60 programs and clinics focusing on breast health, cancer care, cardiology, diabetes, gynecology, osteoporosis, pre-natal and postpartum services, surgery and women's mental health, among others. The hospital delivers approximately 450 babies yearly. The WCH Research Institute is located within the hospital and conducts studies focused on important issues in

women's health including post-partum depression. It is fully affiliated with the University Toronto as a Teaching Hospital. It is located 3.1 km south of the subject site.

4.1.3 Health Services

Health Services include facilities that cover additional health or well-being needs. These services can include family medicine, dental offices, diagnostic laboratory services, specialized medical services, alternative medicine, chiropractic and foot orthotics, wellness facilities, physiotherapy, pain management, and 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
Ace Sports Clinic	1 St Clair Avenue West	130 m	Services: physiotherapy, osteopathy, chiropractic, massage therapy, dry needling, kinesiology, clinical pilates, naturopathic medicine and lifestyle genetic testing. Treatments for low back and neck pain; sports shoulder, and knee and pain injuries; foot and ankle pain, acute or chronic pain, posture alignment problems, jaw pain, pelvic pain associated with pregnancy and pre & post-surgical rehabilitation.
Cheng & Bell Strength and Health	7 Pleasant Boulevard	65 m	Coaching to reduce patterns of stiffness, while improving movement and resting patterns.
Chiropractic for Life	1650 Yonge Street	600 m	Diagnostic testing through EMG scan, Gait scan and X-rays, adjustments, and contemporary acupuncture.
Dental Emergency Services	1650 Yonge Street	600 m	Emergency dental services all year long, 7 days a week and from 8am to midnight.
DF Psychological Services	1407 Yonge Street	60 m	Specialized in Cognitive Behavioral Therapy provides counselling, consultation, and assessments. It offers individual, couple, stress, anger and crisis management, grief counselling, addiction services, psychological assessment and other services.
HealFlow Wellness Centre	58 Shaftesbury Avenue	750 m	Massage therapists offering different massage techniques, acupuncture, and beauty and anti-aging treatments
InsideOut Psychological Services	1560 Yonge Street	300 m	Therapy services, psychological assessment and trauma therapy for individuals, families, groups, adolescents and adults.
Moving Forward Counselling Services	1423A Yonge Street	90 m	Psychotherapy programs to overcome addictions, anxiety, depression, and trauma.
St Clair Medical Associates	1366 Yonge Street	85 m	Family and general practice. Also, services in internal medicine, rheumatology, physical and rehab medicine
St Clair Medical Clinic	50 St Clair Avenue East	350 m	Family and general practice offering services after hours and preventative care screening.
Toronto Physiotherapy Yonge & St Clair	1246 Yonge Street	400 m	Physiotherapy services in the specialties of orthopedic, pelvic, neurologic, cancer, sports, home and lymphedema. It also offers chiropractic, registered massage therapy, yoga with a physiotherapist, acupuncture, orthotics and custom knee braces.

4.1.4 Other Social Services

Within and adjacent to the study area, there are many social and human service agencies providing a wide range of support for individuals and families relating to: employment, language training, hunger and poverty interventions, settlement services, and satellite healthcare. These agencies and cultural groups are integral in identifying needs, providing assistance for specific demographics in the study area and information sharing.

Table 4.1.1A - Social Services in the Study Area

Social Service	Location	Distance from Site	Services and Programs
Brain Injury Society of Toronto (BIST)	40 St Clair Avenue East	290 m	In-person and online programs and services for people living with the effect of brain injuries, and their families or caregivers. Services: case coordination assisting with housing, and financial, medical and community support; and criminal justice program. Services: support groups, social drop-ins and workshops.
Catholic Family Services	1155 Yonge Street	550 m	Non-profit counselling agency, providing preventative and treatment services.
Churches On The Hill Food Bank	230 St Clair Avenue West	1.1 km	Food bank
Deer Park United	26 Delisle Avenue	400 m	Charity programs: community breakfast on the second Saturday of each month, food bank, financial help to homeless services.
Findhelp Information Services	1 St Clair Avenue West	130 m	Charitable, non-profit agency providing public access to information related to community and social services through help lines and web directories
JF Charity	21 Lascelles Boulevard	1.2 km	Charity focused on assisting homeless people providing food, clothing and hygiene items.
Lifeline Charitable Foundation	49 Jackes Avenue	400 m	Charitable foundation providing aid and support to several programs in Toronto, mainly focusing on homelessness, youth programs, food services, education and counselling and health care and medicine
Silent Voice Canada	620 St Clair Avenue East	1.7 km	Not-for-profit charitable organization providing services to members of the Deaf community. It offers different programs: one-to-one support, domestic violence resources, free tax clinic and educational programming.
Unity Charity	1560 Yonge Street	300 m	Charity focused on multi-art form drop-in programs for youth in the areas of MCing, dance, beatbox, spoken words and beatmaking.
YWCA 1 st Stop Woodlawn	80 Woodlawn Avenue East	550 m	Programs and services aiming to improve the lives of women and girls. It offers housing and shelter options, employment and training programs, support services and girls' and family programs.

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 or Community Benefit contributions for applications that require them.

Table 5.0A – Area Development Applications and Section 37 Contributions

1212 -1220 Yonge Street				
1	<u>Development Description</u> Proposal to build a 22-storey (81.5m) mixed-use building with a total GFA of 13,862 m² and 500 m² of retail uses. It provides 66 underground parking spaces	<u>Total Units</u> 185 units	<u>Estimated Population</u> 333 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
1233 Yonge Street				
2	<u>Development Description</u> Proposal to build a 13-storey (50.9m) mixed-use building with 10,815m² of residential GFA and 433m² of non-residential GFA. It provides 99 below grade parking spaces	<u>Total Units</u> 110 units	<u>Estimated Population</u> 198 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
1255-1311 Yonge Street				
3	<u>Development Description</u> Proposal to build an 11-storey (43.3m) mixed-use building with a non-residential GFA of 4,105.3m² and a residential GFA of 15,949.9m². 187 parking spaces are provided.	<u>Total Units</u> 102 units	<u>Estimated Population</u> 184 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
1366 Yonge Street				
4	<u>Development Description</u> Proposal to build a 41-storey (135m) mixed-use building with a non-residential GFA of 100m² and a residential GFA of 32,196m². 2 parking spaces are provided.	<u>Total Units</u> 489 units	<u>Estimated Population</u> 880 people	<u>Application Status</u> OPA, ZBA and SPA applications under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
1406-1428 Street				
5	<u>Development Description</u> Proposal to build a 50-storey (154.9m) mixed-use building containing commercial space on the first floor.	<u>Total Units</u> 542 units	<u>Estimated Population</u> 976 people	<u>Application Status</u> ZBA application approved by City Council. SPA application under review.
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: • Above base park improvements for parks in the vicinity of the site; • Design and construction of a traffic control signal at the intersection of Yonge St and Pleasant Blvd; • Any proposed work on municipal sidewalks/public boulevards/streetscaping including but not limited to the reconstruction of the public right of way along Yonge St and in front of the site;			

	• New bike-share station in the vicinity of the site; and • Public art to be displayed on permanent site hoarding during construction.			
1409 & 1417-1431 Yonge Street and 1 St Clair Avenue East				
6	<u>Development Description</u> Proposal to construct a new 34-storey (128m) mixed-use building, with 1,028 m ² of non-residential GFA, and 26,668 m ² of residential GFA. It includes 194 vehicular parking spaces.	<u>Total Units</u> 198 units	<u>Estimated Population</u> 356 people	<u>Application Status</u> OPA and ZBA application approved by OMB.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established.			
1481-1535 Yonge Street, 1-31 Heath Street East, 30-36 Alvin Avenue and 22 St Clair Avenue East				
7	<u>Development Description</u> Proposal to build four (4) mixed-use buildings at 44 (150.6m), 39 (137.8m), 27 (101.8m) and 13 (59m) storeys, a 1,560 m ² park at the northwest corner of the site, a 1,400 m ² central courtyard (POPS), and a mid-block pedestrian connection. It includes 20,524 m ² of retail space and 500 vehicle parking spaces.	<u>Total Units</u> 1,361 units	<u>Estimated Population</u> 2,450 people	<u>Application Status</u> OPA and ZBA application approved by City Council.
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: • Signalization of the intersection of Yonge Street and Heath Street, and/or the following: streetscapes improvements; and/or capital improvements to affordable housing; community facilities; and parks • Cost of the realignment of Heath Street West on the West side of Yonge Street and streetscape improvements, and/or the following: streetscape improvements; new and/or capital improvements to affordable housing; community facilities; and parks; • New and/or capital improvements to affordable housing and/or community services and facilities; and • Public Art in accordance with the Public Art program.			
1-15 Delisle Avenue and 1496-1510 Yonge Street				
8	<u>Development Description</u> Proposal to build a 44 storey (150m) mixed-use building with 1,588 m ² of non-residential GFA, and 32,669 m ² of residential GFA. It includes a 2,506 m ² off-site public park at the rear of 30 and 40 St Clair Ave W. 207 parking spaces are provided.	<u>Total Units</u> 386 units	<u>Estimated Population</u> 695 people	<u>Application Status</u> OPA and ZBA application approved by City Council.
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: • Capital improvements for new or existing Toronto Community Housing and/on affordable housing; • Capital improvements for new or existing community space; • Local area park or streetscape improvements; and • Provision and maintenance of a public art contribution			
49 Jackes Avenue				
9	<u>Development Description</u> Proposal to build a 29-storey (99m) residential building with a total GFA of 15,578 m ² . It includes 55 underground parking spaces.	<u>Total Units</u> 217 units	<u>Estimated Population</u> 391 people	<u>Application Status</u> OPA and ZBA under review.

	<u>Section 37/ Community Benefit Contribution</u> Not yet established.			
11 Pleasant Boulevard				
10	<u>Development Description</u> Application to build a 14-storey (53.1m) mixed-use building with 65m ² of retail space at grade. It provides 1 vehicle parking space for short-term residential pick-up.	<u>Total Units</u> 72 units	<u>Estimated Population</u> 130 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
29-39 Pleasant Boulevard				
11	<u>Development Description</u> Proposal to build a 32-storey (112m) residential building, a new public park (149 m ²) to the west of the site and a Privately Owned Publicly-Accessible Space (POPS) (140 m ²). It has a residential GFA of 19,244m ² and provides 71 underground parking spaces.	<u>Total Units</u> 281 units	<u>Estimated Population</u> 506 people	<u>Application Status</u> ZBA application approved by City Council
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: Capital improvements to be allocated to new or existing affordable housing, new or existing cultural and/or community space, and/or local area park or streetscape improvements.			
33 Rosehill Avenue and 44 Jackes Avenue				
12	<u>Development Description</u> Proposal to infill a 31-storey (99m) residential building on the northwest portion of the site. Existing 24 and 28 storey residential buildings will remain. The additional residential GFA is 23,000m ² . A total of 439 vehicle parking spaces are proposed.	<u>Total Units</u> 265 units	<u>Estimated Population</u> 477 people	<u>Application Status</u> ZBA application approved by the OLT.
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: Community benefits in the vicinity.			
1-13 St Clair Avenue West				
13	<u>Development Description</u> Proposal to build a 49-storey (165.6m) mixed-use building, incorporating the existing 12-storey office building. It comprises 7,923 m ² of commercial space including 7,041 m ² of office space.	<u>Total Units</u> 340 units	<u>Estimated Population</u> 612 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established.			
45 St Clair Avenue West				

14	<u>Development Description</u> A proposal to allow a 50-storey mixed-use building (166.85m) including 49,089 m ² of total gross floor area. It provides 197 underground parking spaces.	<u>Total Units</u> 629 units	<u>Estimated Population</u> 1,132 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37/ Community Benefit Contribution</u> Not yet established			
129 St. Clair Avenue West				
15	<u>Development Description</u> Proposal to alter the existing church to reuse for non-residential and residential uses, adding a 27-storey (87.5m) residential building at the rear and 6 town-house units fronting onto Foxbar Road. It includes 21,200 m ² of residential GFA. It provides 241 underground parking spaces.	<u>Total Units</u> 220 units	<u>Estimated Population</u> 396 people	<u>Application Status</u> OPA and ZBA applications approved by City Council. Under construction.
	<u>Section 37/ Community Benefit Contribution</u> Cash contribution allocated towards: - Local parkland and streetscape improvements; and - Public Art Program.			
TOTAL		<u>UNITS</u> 5,397 units	<u>ESTIMATED POPULATION</u> 9,715 people	

As indicated in **Table 5.0A**, there have been a range of Section 37 contributions in the form of monetary contributions to support, expand, and/or improve Toronto Community Housing, local parks, privately owned and publicly accessible open spaces, streetscape enhancements, Public Art contributions, enhancements to community, cultural or recreational facilities, and provisions to secure affordable rental replacement units for those displaced by new development.

Population projections for the study area is based on average household size for the study area (1.8 persons) and the number of proposed/approved units (5,397 units). The estimated population resulting from the above noted developments is approximately 9,715 persons.

Although 1-person households account for 50% of households in the study area, 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.

The average household size of 1.8 persons is still representative of the surrounding area and the population projection is reasonable. The average number of people per household is lower than that of the City of Toronto (2.4 persons per household). The lower number of people per household may be attributed to the housing typology provided in the area, with apartments of five storeys or greater making up 63% (5,710 dwelling units) of the housing mix. In addition, given that

all the applications identified in **Table 5.0A** are at various stages of review, approval and/or construction, any increase in population will occur incrementally.

Similarly, based on the average household size of 1.8 for the study area and the proposed net increase of 655 residential dwelling units, it is estimated that the development of the subject site will result in a population increase of approximately 1,179 persons.

6.0 Overall Conclusions

The proposal seeks approval for the redevelopment of that subject site that is in a community experiencing growth, in close proximity to transit, with multiple residential and mixed-use buildings either recently approved, under construction, or currently in the planning stages. The proposal is located close to schools, libraries, community and recreation centres, parks, emergency services, places of worship, health services, and social services. The subject site is located within a one-minute walking distance to St Clair Station and seven-minute walking distance to Summerhill Station. In addition, it is also accessible to various alternative modes of transportation, such as walking and cycling.

Access and availability to childcare facilities is a city-wide concern. Toronto's Licensed Child Care Growth Strategy (2017- 2026) is the key strategic framework for the delivery of new licensed childcare spaces, and the vision is to serve 50% of children aged 0-4 years by 2026. The City plans to achieve this through a phased approach which includes growing the number of licensed childcare spaces, improving affordability for families through lower public fees, increasing the number of fee subsidies, and supporting operators through workforce development and operating grants.

TDSB staff have indicated that an estimated total of thirty-nine (39) students will be generated by the proposed development. TCDSB staff have advised that the proposed development will generate approximately eighteen (18) students. Based on the utilization data provided by the TDSB and TCDSB, there is currently sufficient capacity within the local catchment area schools to accommodate the students generated by the proposal.

It is our opinion, that the foregoing indicates that the surrounding area is well 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



Source: map.toronto.ca/maps, TorontoMaps v2, 2021

COMMUNITY SERVICES AND FACILITIES

SCHOOLS

1.

Brown Jr Public School

2.

Cottingham Jr Public School

3.

Deer Park Jr & Sr Public School

4.

Our Lady of Perpetual Help Catholic School (OSA)

5.

Chaminade College School (OSA)

6.

Jarvis Collegiate Institute (OSA)

7.

Loretto College School (OSA)

8.

Marshall Mc Luhan Catholic Secondary School (OSA)

9.

Northern Secondary School (OSA)

10.

St. Mary Catholic Academy (OSA)

COMMUNITY CENTRE

1.

Brown Community Centre

2.

Hillcrest Community Centre (OSA)

3.

North Toronto Memorial Community Centre (OSA)

4.

Davisville Community and Aquatic Centre (OSA)

EMERGENCY SERVICES

1.

Toronto Fire Services Station 311

2.

EMS Station 45 (OSA)

3.

Toronto Police 53 Division (OSA)

CHILD CARE FACILITIES

1.

Centennial Infant & Child Centre

2.

Cottingham Child Care Centre

3.

Heath and Ferndale Child Care Program

4.

Montessori for Children (St Clair) Inc.

5.

Mothercraft Robertson House (32 Heath St W)

6.

Oriole Nursery School

7.

Trust Child Care Inc.

PLACES OF WORSHIP

1.

Brothers of the Christian School

2.

Calvin Presbyterian Church

3.

Christ Church Deer Park Anglican

4.

Deer Park United Church

5.

Inter-Church Coalition of Africa (Kairos-Africa)

6.

Yorkminster Park Baptist Church

LIBRARIES

1.

Deer Public Library

2.

Northern District Library (OSA)

3.

Mt Pleasant Library (OSA)

PARKS AND OPEN SPACE

1.

Amsterdam Square

2.

David Balfour Park

3.

Glenn Gould Park

4.

Kay Gardner Beltline Park

5.

Lawton Parkette

6.

Lionel Conacher Park

7.

Robertson Davies Park

8.

Yorkminster Park Baptist Church Park

HOSPITALS (all located OSA)

1.

Holland Orthopaedic and Arthritic Centre

2.

Mt. Sinai Hospital

3.

Princess Margaret Hospital

4.

The Hospital for Sick Children

5.

The Salvation Army Toronto Grace Health Centre

6.

Toronto General Hospital

7.

Women's College Hospital

GOLDBERG GROUP

APPENDIX B
CENSUS PROFILE DATA
CENSUS TRACTS 5350120.00, 5350121.00,
5350122.00 AND 5350124.00

TABLE 2.1A - POPULATION PROFILE AND CITY COMPARISON (2021)

AGE COHORT	CCP		CITY	
	#	%	#	%
Children (0-14)	1,620	10%	384,295	14%
Youth (15-24)	1,070	7%	320,460	11%
Working (25-64)	8,850	54%	1,612,616	58%
Seniors (65+)	4,780	29%	476,985	17%
TOTAL	16,320	100%	2,794,356	100%

TABLE 2.2A - FAMILY BY TYPE (2021)

	CCP		CITY	
	#	%	#	%
ALL FAMILIES				
Couples w/children	1,260	30%	313,180	43%
Couples no children	2,450	58%	267,410	36%
Lone-Parent	500	12%	152,635	21%
TOTAL	4,210	100%	733,225	100%
SIZE OF FAMILY				
2 Persons	2,795	66%	362,160	49%
3 Persons	750	18%	174,070	24%
4 Persons	525	12%	141,635	19%
5+ Persons	155	4%	55,360	8%
TOTAL	4,225	100%	733,225	100%

TABLE 2.3A - HOUSEHOLD SIZE (2021)

HOUSEHOLD SIZE	CCP		CITY	
	#	%	#	%
1 person	4,495	50%	385,765	33%
2 person	3,015	33%	353,435	30%
3 person	790	9%	178,225	15%
4 person	535	6%	147,360	13%
5+ person	190	2%	96,120	8%
TOTAL	9,025	100%	1,160,885	100%

	CCP	CITY
Total Private Households	9,030	1,160,895
Persons in Private Househ	16,070	2,761,385
Average Household Size (:	1.8	2.4

TABLE 2.3B - OCCUPIED PRIVATE DWELLING BY STRUCTURAL TYPE (2021)

HOUSING TYPE	CCP		CITY	
	#	%	#	%
Single Detached House	635	7%	270,490	23%
Semi-Detached House	510	6%	71,955	6%
Row House	365	4%	62,915	5%
Apartment, Detached Duplex	200	2%	47,810	4%
Apartment, less than 5 ST	1605	18%	162,245	14%
Apartment, 5+ Storeys	5,710	63%	542,625	47%
Other Single-attached house	0	0%	2,770	0%
Movable dwelling	0	0%	85	0%
TOTAL	9,025	100%	1,160,895	100%

TABLE 2.3C - PRIVATE HOUSEHOLDS BY TENURE (2021)

TENURE	CCP		CITY	
	#	%	#	%
Owned	3,845	43%	602,925	53%
Rented	5,155	57%	557,970	47%
TOTAL POPULATION	9,000	100%	1,160,895	100%

TABLE 2.3C - OCCUPIED PRIVATE DWELLINGS BY PERIOD OF CONSTRUCTION (2021)

PERIOD OF CONSTRUCTION	CCP		CITY	
	#	%	#	%
1960 or Before	3,390	38%	340,185	29%
1961-1980	2,785	31%	333,990	29%
1981-1990	775	9%	109,780	9%
1991-2000	735	8%	92,985	8%
2001-2005	395	4%	58,975	5%
2006-2010	255	3%	63,995	6%
2011-2015	140	2%	75,980	7%
2016-2021	515	6%	85,005	7%
TOTAL	8,990	100%	1,160,895	100%

	CCP	CITY
MOTHER TONGUE (2021)	#	%
Official Languages	12,060	77%
English	11,715	75%
French	345	2%
Non-official Languages	3,635	23%
TOTAL	15,695	2,588,520

TABLE 2.4C- TOP TEN OTHER TONGUE LANGUAGES (2021)

Spanish	420	12%
Russian	250	7%
Mandarin	240	7%
Portuguese	230	6%
Iranian (Persian)	185	5%
Yue (Cantonese)	160	4%
Italian	150	4%
Korean	125	3%
German	125	3%
Arabic	125	3%
TOTAL	2,010	55%
TOTAL Non-Official Languages	3635	

TABLE 2.4B - POPULATION BY PERIOD OF IMMIGRATION (2021)

	CCP		CITY	
	#	%	#	%
Non-immigrants	10,735	68%	1,329,905	55%
Immigrants	4,595	29%	1,286,140	41%
Non permanent residents	565	4%	145,240	4%
Before 1980	1,485	32%	222,935	30%
1980-1990	420	9%	156,460	17%
1991-2000	665	14%	273,985	17%
2001-2010	815	18%	290,400	17%
2011-2021	1,195	26%	342,360	19%
TOTAL	15,895	100%	2,761,285	100%

TABLE 2.5A - HOUSEHOLD INCOME (2020)

HOUSEHOLD INCOME	CCP		CITY	
	#	%	#	%
Under \$10,000	245	2%	32,675	3%
\$10,000 to \$19,999	230	2%	42,295	4%
\$20,000 to \$49,999	1,535	14%	248,550	21%
\$50,000 to \$79,999	1,565	14%	228,615	20%
\$80,000 to \$124,999	1,780	16%	258,150	22%
\$125,000+	5,715	52%	350,600	30%
TOTAL	11,090	100%	1,160,885	100%

AVERAGE AND MEDIAN HOUSEHOLD TOTAL INCOME (2020)

	CCP	CITY
Average Household Income	247,350	121,200
Median Household Income	120,250	84,000
1-Person Households		
Average Household Income	116,100	63,850
Median Household Income	69,250	45,200

Household spending 30% or more of income on shelter costs (2021)

Total Households 2021	9,030
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TABLE 2.4A - TOP TEN ETHNIC ORIGIN GROUPS IN CCP (%)

English	3,285	21%
Scottish	2,915	18%
Irish	2,805	18%
German	1,265	8%
Jewish	1,215	8%
Canadian	1,105	7%
Italian	1,030	6%
French	1,025	6%
British Isles	915	6%
Polish	900	6%
TOTAL	16,460	104%
TOTAL ethnic origin groups	15,890	

TABLE 2.5B - EDUCATION: POPULATION AGED 25 TO 64 IN PRIVATE HOUSEHOLDS (2021)

	CCP		CITY	
	#	%	#	%
No Certificate/Diploma/Degree	180	2%	137,130	9%
Certificate/Diploma/Degree	8,475	98%	1,465,480	91%
High School Diploma or Equivalent	860	10%	304,135	19%
Postsecondary Certificate, diploma or degree	7,615	88%	1,161,345	72%
Apprenticeship or trades certificate or diploma	130	2%	53,060	3%
College, CEGEP or other Non-University	1,030	12%	268,055	17%
University Certificate or Diploma below Bachelor level	230	3%	48,905	3%
University Certificate, Diploma or degree at Bachelor level or above	6,210	72%	791,330	49%
Bachelor's Degree	3,500	40%	491,215	31%
University Certificate, Diploma or Degree above Bachelor level	2,700	31%	300,120	19%
TOTAL	8,655	100%	1,602,610	100%

TABLE 2.5C - LABOUR FORCE (2021)

	CCP		CITY	
	#	%	#	%
Population 15+ Years of Age	14,395	100%	2,377,950	100%
In the labour force	9,200	64%	1,518,420	64%
Employed	8,380	91%	1,308,110	86%
Unemployed	815	9%	210,305	14%
Not in the labour Force	5,195	36%	859,530	36%
Participation Rate			64	64
Employment Rate			59	55
Unemployment Rate			8	14

Population increase between 2016 and 2021

	CCP	CITY
Population 2021	16,329	2,794,356
Population 2016	15,676	2,731,571
Population increase	0.20%	2.30%

APPENDIX C

SOURCES

Contacts	
Toronto District School Board (TDSB)	Matt Bagnall Senior Planner 647-333.2729 mbagnall.tlc@tdsb.on.ca
Toronto Catholic District School Board (TCDSB)	Eli Aaron Planning Technician TCDSB Planning Services eli.aaron@tcdsb.org
Child Care Facilities	
Centennial Infant & Child Centre	Catherine Moher 416-935.0210
Cottingham Child Care Centre	Eric Mackey 416-929.6841
Heath and Ferndale Child Care Program	Kim Elkas 416-961.9678
Montessori for Children (St. Clair) Inc.	Tracey Fenster 416-927.1858
Mothercraft Robertson House (32 Heath St W)	Sonia Ferreira 416-920.3515 ext 115
Oriole Nursery School	Heather Brown 416-960.1293
Trust Child Care Inc.	Amelia Lewis 416-540.01000 ext 226

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