



GOLDBERG GROUP

COMMUNITY SERVICES & FACILITIES STUDY

PROPOSED SITE PLAN
& ZONING BY-LAW AMENDMENT
APPLICATION

**15 and 17 Elm Street
City of Toronto**

Prepared for :
17 Elm GP Inc.

August 2022

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1.0 Introduction

Goldberg Group has been retained by 17 Elm GP Inc. (the “Applicant”) to prepare a summary of the services and facilities that are currently available within the surrounding area in support of a Zoning By-law Amendment (ZBA) and Site Plan Control (SPA) application for the lands municipally known as 15 and 17 Elm 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 demolish the existing buildings and construct a new 30-storey mixed-use tower containing 174 dwelling units. The proposed redevelopment consists of a total of 14,163 sq. m of residential gross floor area (GFA) and 200 sq. m of non-residential GFA which results in a total Floor Space Index (FSI) of 18.12, 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 University Avenue to the west, Bloor Street to the north, Sherbourne Street to the east, and Adelaide Street 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 Toronto Neighbourhood Profile data drawn from the Statistics Canada 2016 Census of Population. The amalgamation of Neighbourhood Profiles, also referred to as the Collective Neighbourhood Profile, 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 CNP are interchangeable.

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

The 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 social services

2.0 Social Demographic Profile

The following demographic profile is based on the City of Toronto's 2016 Church-Yonge Corridor (Neighbourhood #75) and Bay Street Corridor (Neighbourhood #76) Neighbourhood Profile Data, jointly referred to as the **Collective Neighbourhood Profile** (hereinafter referred to as the "**CNP**"). The data from the CNP has been synthesized into the tables below. Neighbourhood Profile Data referenced in this section is found in **Appendix B**.

2.1 Population Profile

From 2011 to 2016 the CNP saw a population increase of 20% (9,440 people). The “Working Age” cohort, those 25-64 years of age, makes up the majority of the CNP’s population in 2016, with 65% (36,285 persons). The “Youth” cohort (age 15-24) is the second largest cohort in the CNP, representing 20% of the total CNP population in 2016, as compared to the City of Toronto at 12% of the total population in 2016. The CNP has a smaller proportion of children (age 0 -14) and seniors (age 65+) than the City of Toronto, as detailed in Table 2.1A

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

Population Breakdown	Collective Neighbourhood Profile (CNP)		City of Toronto	
	#	%	#	%
Age Cohort				
Children (age 0-14)	2,875	5	398,135	15
Youth (age 15-24)	11,460	20	340,270	12
Working (age 25-64)	36,285	65	1,566,220	57
Seniors (age 65+)	5,300	9	426,945	16
Total	55,920	100	2,731,575	100

2.2 Family Composition

Table 2.2A indicates that the majority of families within the CNP are comprised of couples without children (64%), which is significantly higher than the proportion of couples without children within the City of Toronto, at 35%. In the City of Toronto, couples with children have a higher proportion than the other groups (44%). The Lone Parent group represents the smallest proportion of families for both the CNP (13%) and the City (21%).

The largest proportion of family type found in the CNP are “2-person families”, representing 75% of all families. Larger families with 5 people or more represent only 2% of the total families included in the CNP, as compared to the City of Toronto at 8%.

Table 2.2A - Families by Type (2016 Census)

	Collective Neighbourhood Profile (CNP)		City of Toronto	
	No.	%	No.	%
All Families				
Couples with Children	2,455	22	316,070	44
Couples without Children	7,070	64	250,085	35
Lone-Parent	1,455	13	152,600	21
TOTAL	10,980	100	718,755	100
Size of Family				
2 people	8,185	75	344,110	48
3 people	1,805	16	174,600	24
4 people	810	7	143,250	20
5 or more people	185	2	56,795	8
TOTAL	10,985	100	718,755	100

2.3 Households and Dwellings

As shown in **Table 2.3A**, one-person households are the most prevalent household size in the CNP (55%), compared to the City of Toronto, at 32%. There are a total of 55,920 persons living within a total of 34,755 private households in the CNP, resulting in an average number of 1.61 persons per household, less than the City of Toronto average of 2.42.

Table 2.3A – Household Size (2016 Census)

Household Size	Collective Neighbourhood Profile (CNP)		City of Toronto	
	No.	%	No.	%
1 person	19,030	55	359,955	32
2 persons	11,910	34	333,425	30
3 persons	2,605	7	175,720	16
4 persons	920	3	146,580	13
5 or more persons	295	1	97,245	9
Total:	34,760	100	1,112,925	100

As indicated in Table 2.3B, 95% of private dwellings in the CNP are located within apartment buildings with 5 or more storeys, proportionally larger than that of the City of Toronto (44%). Apartments with less than 5 storeys represent only 4% of the housing stock in the study area, while single-detached homes, semi-detached homes, and duplexes are non-existent.

Table 2.3B - Occupied Private Dwellings by Structural Type (2016 Census)

	Collective Neighbourhood Profile (CNP)	City of Toronto
Total Number of Private Dwellings	40,199	1,179,057
Housing Type	%	%
Single-Detached House	0	24
Semi-Detached House	0	6
Row House	1	6
Duplex	0	4
Apartment, less than 5 Storeys	4	15
Apartment, 5+ Storeys	95	44
	100	100

Table 2.3C indicates that a larger proportion of residents in the CNP live in dwellings that are rented (69%). This represents a higher amount of the population occupying rented dwellings as compared to the City, where 47% of the population live in rental housing.

Table 2.3C – Population in Private Occupied Dwellings by Tenure (2016 Census)

Tenure	Collective Neighbourhood Profile (CNP)		City of Toronto	
	No.	%	No.	%
Owned	10,645	31	587,095	53
Rented	24,110	69	525,835	47
Total Number of Households	34,755	100	1,112,930	100

Data of dwellings by period of construction, as shown in **Table 2.3C**, indicates that 31% of all dwelling units within the CNP were constructed before 1981. The last ten years (2006 – 2016), construction has been more intense in the study area, showing that 33% of dwellings were built during this period; this percentage is considerably higher than the City of Toronto, where only 13% 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 trends keep the same pace in the CNP.

Table 2.3C – Private Dwellings by Period of Construction (2016 Census)

Period of Construction	Collective Neighbourhood Profile (CNP)		City of Toronto	
	No.	%	No.	%
1960 or Before	4,475	11	389,089	33
1961 – 1980	8,226	20	365,508	31
1981 – 1990	6,212	15	117,906	10
1991 – 2000	5,439	13	94,325	8
2001 – 2005	2,865	7	58,953	5
2006 – 2010	6,027	15	70,743	6
2011 – 2016	7,211	18	82,533	7
TOTAL	40,454	100	1,179,057	100

2.4 Ethnicity and Immigration

Table 2.4A details the Top Ten Ethnic Origin Groups within the CNP. 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 Chinese origin (21%), followed by English (15%), Irish (12%), Scottish (12%), and Canadian (11%). 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 (2016 Census)

Ethnic Background	Collective Neighbourhood Profile (CNP)	
	# of Persons	%
Chinese	11,895	21
English	8,060	15
Irish	6,645	12
Scottish	6,415	12
Canadian	6,355	11
East Indian	3,910	7
French	3,580	6
German	3,560	6
Italian	2,685	5
Polish	2,465	4
TOTAL	55,570	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 slightly lower proportion of immigrants (38% vs 41%). However, the proportion of non-permanent residents within the CNP (14%) more than triple the City's percentage (4%); this could be motivated for the presence in the study area of people with working or student visas, given the characteristics of the area as a university, financial and commercial zone within the City.

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

	CNP	City of Toronto
	%	%
Non-Immigrants	48	55
Non permanent residents	14	4
Immigrants	38	41
Before 1981	16	30
1981 – 2000	34	17
2001 – 2005	14	17
2006 – 2010	16	17
2011 – 2016	20	19
TOTAL	100	100

The following **Table 2.4C** represents the distribution of the ten most spoken languages in the CNP. The City of Toronto comparison has not been included as the City's Top Ten Mother Tongue Languages will differ from the CNP. The data identifies that within the CNP approximately 52% of the population identify that English is their primary language. 48% of the CNP's population speak other languages and are distributed as follows: Cantonese (13%), Korean (10%), Arabic (9%), Spanish and French (8% each) Persian (Farsi) (6%), Russian (5%), and Tagalog and Portuguese (2% each).

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

Collective Neighbourhood Profile (CNP)		
Language	No.	%
Mandarin	6,370	36
Cantonese	2,335	13
Korean	1,760	10
Arabic	1,595	9
Spanish	1,410	8
French	1,370	8
Persian (Farsi)	1,140	6
Russian	950	5
Tagalog	405	2
Portuguese	305	2
Total	17,640	100

2.5 Income, Education and Labour Force

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

In 2016, the average household income for the CNP (\$81,446) was less than the City's average household income (\$102,721), as shown in **Table 2.5A**. The median household income for the CNP was also lower at \$52,552, compared to the median income for the City at \$65,829. In addition, the 2016 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 CNP for renters and owners as compared to the proportion of the City's renters and owners (37%).

Table 2.5A – Household income (2016)

	Collective Neighbourhood Profile (CNP)		City of Toronto	
	No.	%	No.	%
Under \$10,000	5,134	15	136,579	5
\$10,000 to \$19,999	3,672	11	218,526	8
\$20,000 to \$49,999	7,391	22	682,893	25
\$50,000 to \$79,999	6,499	19	573,631	21
\$80,000 to \$124,999	5,804	17	518,999	19
\$125,000 +	5,712	17	600,947	22
TOTAL	34,211	100	2,731,575	100
Average Household Income	\$81,446		\$102,721	
Median Household Income	\$52,552		\$65,829	
1-Person Households				
Average Household Income	\$58,311		\$55,409	
Median Household Income	\$41,251		\$38,018	

As **Table 2.5B** indicates, the CNP is identified as having a higher level of educational attainment as compared with the City as a whole. 86% of the population has obtained at least a post-secondary certificate/diploma/degree as compared to 65% of the City's population. The population of residents receiving neither a certificate, diploma nor degree is also considerably lower in the CNP (3%) versus the City, at 10%. The data identifies that the number of people within the CNP that have attained a level of education that is at or higher level than a bachelor's degree (72%) is greater compared to that of the City of Toronto's 44%.

Table 2.5B – Education (2016)

Population Age 25 to 64 Living in Private Households	Collective Neighbourhood Profile (CNP)	City of Toronto
	%	%
No Certificate/Diploma/Degree	3	10
Certificate/Diploma/Degree	97	90
Secondary (high) school	12	20
Apprenticeship or trades	2	4
College, CEGEP, other	11	18
University certificate or diploma below bachelor level	3	3
Bachelors' degree	39	28
University above bachelor level	33	16
Total	100	99

Labour force status is outlined in **Table 2.5C**. The total labour force participation rate in the CNP is higher at 71%, compared to the City of Toronto's rate of 65%. The unemployment rate, in comparison, is higher in the CNP than in the City at 9% and 8%, respectively. Approximately 6% of those in the labour force are unemployed, which is marginally higher than the City of Toronto's average.

Table 2.5C – Labour Force (2016)

Population Age 15+ Living in Private Households	Collective Neighbourhood Profile (CNP)	City of Toronto
	%	%
Population 15+ Years of Age	100	99
In the Labour Force	71	65
Employed	65	59
Unemployed	6	5
Not in the Labour Force	31	35
Unemployment Rate	9	8
Participation Rate	71	65

2.6 Summary

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

- Between 2011 and 2016 the CNP exhibited a population increase by 20% or 9,440 persons;
- The largest proportion of the CNP (65%) is comprised of the “Working Age” cohort, ages 25-64;
- The CNP is generally characterized by private households consisting of 1 person, representing 55% of all households, as compared with the City’s proportion of 32%. The CNP contains an overall average of 1.61 persons per household, smaller than 2.42 persons per household in the City of Toronto;
- Apartment buildings with 5 or more storeys form the majority of the existing housing stock. Approximately 95% of dwelling units are within apartment buildings with 5 or more storeys. Detached, semi-detached and duplex dwellings are almost inexistent in the CNP.
- The area can generally be characterized as educated with 86% 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 65%;
- As of 2016, 31% of residents within CNP lived in residential dwellings that were owned, compared to 53% of the City’s population who lived in owner-occupied dwellings;
- 18% of all dwelling units were constructed from 2011 – 2016, as opposed to the City, where approximately 7% of dwelling units were built during the same period;
- Roughly 71% of the total population 15 years of age or older in the CNP is included in the labour market. The City however has a slightly lower participation rate, with 65% of the population aged 15 or older is currently employed or looking for work;
- The median household income in 2016 is lower at \$52,552, compared to the City, where the median income was \$65,829;
- The average household income was significantly lower in 2016 at \$81,446, compared to the City’s average of \$102,721;
- The CNP shows a higher percentage (14%) of non-permanent residents than the City of Toronto at 4%;
- Mandarin represents the largest proportion of mother tongue languages other than English within the CNP (36%), with Cantonese and Korean languages following at 36% and 13%, respectively.

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 174 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
174	2	2	4

As detailed above, a total of four (4) students are expected to be generated by the subject proposal, which is comprised of two (2) elementary school aged students and two (2) secondary school students.

The TDSB has advised that the subject site is located within the regular attendance boundary of the school sites identified in **Table 3.1.1B**. The overall utilization of these school sites is further detailed in **Table 3.1.1C**.

Table 3.1.1B – TDSB Schools Within the Study Area (As of October 31, 2021)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Church St Junior Public School	83 Alexander Street	Junior Kindergarten – Grade 6	1 km
Jesse Ketchum Jr and Sr Public School	61 Davenport Road	Grade 7 – Grade 8	2.4 km
Jarvis Collegiate Institute	495 Jarvis Street	Grade 9 – Grade 12	1.4 km

Table 3.1.1C – TDSB Local Catchment Area School Utilization (As of October 31, 2020)

School	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools			
Church Street Junior Public School	455	367	81%
Jesse Ketchum Junior and Senior Public School	596	530	89%
TOTAL:	1,051	897	85%
Secondary Schools			
Jarvis Collegiate Institute	999	616	62%
TOTAL:	999	616	62%

Table 3.1.1C illustrates that all three public elementary and secondary schools within the attendance boundary are currently operating below capacity and may be able to accommodate additional students. The two (2) elementary students may attend to any of the elementary schools of the area which indicate an 85% vacancy rate.

The two (2) 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 2.1 km northeast of the subject site and is operating with a utilization rate of 62%. 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 the actual pupil yields may vary from the projected numbers due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, which are also determinants of whether or not families will move into a dwelling unit. Monitoring of these numbers will be important as specific details of the proposed development are finalized and as other developments in the area build out.

In addition, although limited capacity currently existing in the local elementary and secondary schools, these schools are anticipated to have insufficient capacity to accommodate new students by the time this development is occupied. This application is located in a community experiencing residential intensification and population growth that is presenting accommodation challenges at local schools.

The TDSB is expected to begin a study in 2022-2023 to review declining enrollment and underutilization of some secondary schools, Jarvis Collegiate Institute is identified as one of the schools included for study.

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
174	3	1	4

As **Table 3.1.2C** details, the TCDSB forecasts that the proposed development will yield approximately three (3) elementary students and one (1) secondary student.

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 August 10, 2022)

SCHOOL	LOCATION	AGE RANGE	DISTANCE FROM SUBJECT SITE
Our Lady of Lourdes Catholic School	444 Sherbourne Street	JK – Grade 8	1.7 km
Neil McNeil High School (Male gender)	127 Victoria Park Avenue	Grade 9 – Grade 12	8.8 km
St. Joseph’s College School (Female Gender)	74 Wellesley Street West	Grade 9 – Grade 12	1.1 km
St. Mary Catholic Academy	66 Dufferin Park Avenue	Grade 9 – Grade 12	4.8 km
St. Patrick Catholic Secondary School	49 Felstead Avenue	Grade 9 – Grade 12	5.9 km

Table 3.1.2C – TCDSB Schools within the Attendance Boundary of the Subject Site (Current as of August 10, 2022)

School	Capacity	Enrolment	Utilization Rates (%)
Elementary Schools			
Our Lady of Lourdes Catholic School	692	539	77.9
TOTAL:	692	539	77.9
Secondary Schools			
Neil McNeil High School	648	855	131.9
St. Joseph’s College School	714	755	105.7
St. Mary Catholic Academy	714	768	107.6
St. Patrick Catholic Secondary School	1,152	858	74.5
TOTAL:	3,228	3,236	100.2

Table 3.1.2B indicates that there is only one Catholic elementary school, Our Lady of Lourdes Catholic School, now serving the subject site and is currently undersubscribed by 153 students with a utilization rate of 77.9%. At this moment, the anticipated three (3) elementary students that would be generated by this proposed development can be accommodated at their local catchment area school.

There are currently four (4) Catholic secondary schools servicing the study area, of which St Patrick Catholic Secondary School is operating below capacity and will have the ability to accommodate the one (1) additional students expected from this development. Neil McNeil High School is an all-boys secondary school with a utilization rate of 131.9%. Same thing happens with St Joseph’s College School, an all-female secondary school with a utilization rate of 105.7%. Also, St Mary Catholic Academy, a mixed gender school, has a utilization rate of 107.6%.

3.1.3 Other

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

Table 3.1.3A – Private and Alternative Schools within the Study Area

School	Location	School Type
Ecole Elementaire Gabrielle Roy	14 Pembroke Street	Private French elementary school
The Abelard Centre for Education	557 Church Street	Private school (Grade 7 – Grade 12)
The Rosedale Day School	131 Bloor Street West	Private primary school (Kindergarten – Grade 8)
The YMCA Academy	15 Bredalbane Street	Alternative middle and high school for student with learning disabilities

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	Alexander Street Parkette	16 Alexander Street	1,085	P	Drinking Fountain (1)
2	Allan Gardens	160 Gerrard Street East	53,600	D	Conservatory (1), Dog Fountain (1), Dogs Off-Leash Area (1), Drinking Fountain (2), Greenhouse (1), Parking Lot (1)
3	Arena Gardens Park	78 Mutual Street	2,300	N	Dog Fountain (1), Drinking Fountain (1), Playground (1)
4	Barbara Hall Park	519 Church Street	7,100	N	Dogs Off-Leash Area (1), Drinking Fountain (1), Playground (1), Splash Pad (1)
5	Breadalbane Park	30 Breadalbane Street	1,510	N	
6	Charles Street Parkette	83 Charles Street East	470	P	
7	Cloud Gardens	14 Temperance Street	1,900		Conservatory (1), Drinking Fountain (1)
8	College Park	420 Yonge Street	9,300	N	Fieldhouse (1), Playground (1)
9	George Hislop Park	20 Isabella Street	2,300	N	Drinking Fountain (1)
10	James Canning Gardens	15 Gloucester Street	1,560		Playground (1)
11	Joseph Sheard Parkette	11 Granby Street	600	P	Drinking Fountain (1)
12	Larry Sefton Park	500 Bay Street	1,200		Drinking Fountain (1)
13	McGill Parkette	9 McGill Street		P	
14	Moss Park	150 Sherbourne Street	34,000		Ball Diamond (1), Dog Fountain (1), Drinking Fountain (3), Outdoor Basketball Court (2), Outdoor Tennis Court (2), Parking Lot (1), Playground (1), Splash Pad (1), Sport Field (1), Sportspad Area (1)
15	Nathan Phillips Square	100 Queen Street West	48,500	D	Changeroom Facility (1), Outdoor Chess Table (6), Outdoor Rink (1), Playground (1)

16	Norman Jewison Park	13 Isabella Street	2,300	N	Dog Fountain (1), Drinking Fountain (1)
17	Opera Place	25 Breadalbane Street	1,630	N	
18	Paul Kane House Parkette	56 Wellesley Street East	970	P	
19	Ryerson Community Park	50 Gould Street	12,000	N	Changeroom Facility (1), Drinking Fountain (1), Outdoor Rink (1)
20	St James Park	120 King Street East	13,000	D	Drinking Fountain (1), Gazebo (1), Playground (1), Splash Pad (1)
21	St. James Town West Park	589 Sherbourne Street	4,250	N	Drinking Fountain (1), Playground (1)
22	St Mary St Parkette	26 St Mary Street	550	P	Drinking Fountain (1)
23	Trinity Square	19 Trinity Square	2,440	N	Drinking Fountain (1)
24	Wellesley – Magill Park	125 Homewood Avenue	2,250	N	
Total Park Area = 204,815 m² (*)					

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

(*) 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 twenty-four (24) parks surrounding the subject site with a combined area of approximately 20,5 hectares.

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

- As part of this Master Plan, the City has planned to improve More Moss Park in terms of its design and with the goal to make it safer and most accessible to all members of the community, especially the most vulnerable. The project is expected to conclude in the Fall 2027.

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 are two (2) community centres located inside the study area: John Innes Community Recreation Centre, and Wellesley Community Centre.

John Innes Community Recreation Centre

The John Innes Community Recreation Centre is located at 150 Sherbourne Street within the Moss Park Neighbourhood of downtown Toronto, approximately 1.3 km southeast of the subject site. The centre is free to use for the public. The amenities of the Recreation Centre include a craft room, dance studio, fitness/weight room, games room, gymnasium, indoor pool, indoor track, kitchen, lounge, multipurpose room, and preschool. Some of the programming at the facility includes fitness, general interest (games and youth space), sports (gymnastics, soccer, badminton, and basketball), and swimming (from the age of 3 years old to 17 years and older).

Following recommendations from the Parks and Recreation Facilities Master Plan there is a project to replace John Innes Community Centre with a new one featuring a double gym, two pools and community space. Tentatively, construction should take place between Summer of 2024 and Fall 2027.

Wellesley Community Centre

The Wellesley Community Centre is located at 495 Sherbourne Street, approximately 1.6km northeast of the subject site and jointly shares space with the St. James Town Branch Library. The facility includes a fitness and weight room, gymnasium, indoor pool, kitchen, and multipurpose rooms. The Wellesley Community Centre is also designated a “free centre” which offers free programming for all ages, throughout the year. Additional programming geared towards children and youth, are available such as, winter and summer camps and sport leagues.

The Wellesley Community Centre was recently upgraded. The upgrades included a new Aquatic Facility featuring a 5 lane 25-meter training tank, a shallow leisure pool for children, warm water conversation pool, steam room, and "waterfall" feature. The expansion also included multipurpose rooms and a green roof. A total of 2,354 square meters of ground floor area were added to the facility.

Summary of Community and Recreation Centres

Two (2) community and recreation centres are located in close proximity to the subject site and within CNP. Both are easily accessible given their proximity to transit and other modes of active transportation, such as walking and cycling. Each facility offers a broad range of programming to meet the diverse needs of those within the immediate and broader surrounding community.

The upgrade and expansion of the Wellesley Community Centre has expanded program capacities to accommodate additional individuals in both registered and drop-in programs. The replacement of John Innes Community Centre with a larger facility will better meet the evolving needs of the 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 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 are two (2) public libraries located within the study area that are operated by the Toronto Public Library System: City Hall Public Library and St. James Town Public Library.

City Hall Library

The City Hall Library is in Nathan Phillips Square, at 100 Queen Street West, approximately 1.3 kilometres south of the Subject Site. This branch provides seating for 50 people and offers collections of audiobooks on CD and large print collection in English, Chinese and French-Adult.

The Toronto Public Library Facilities Master Plan defines this branch as a neighbourhood library which is in fair condition; however, given its insufficient space (471 m²) and resources to provide

modern library services, it has been approved for relocation and expansion in a Horizon B priority. The project hasn't been funded yet.

In January 2018, Council directed staff to develop a design and plan for Old City Hall that would include a new Toronto Public Library Branch. This could provide an opportunity to relocate and expand the existing City Hall branch to a 2,323 m² (25,000 ft²) space in Old City Hall, providing for additional space and expanded programs and services. The City Hall Library relocation and expansion project had \$11,826 million in funding allocated to the project as of 2018. The branch requested the funding for the proposed works as part of the 2018 – 2027 Capital Budget process, but the City did not approve the funding as it is beyond the established City debt target.

St. James Town Library

This Branch Library is located at 495 Sherbourne Street, approximately 1.6 kilometres from the Subject Site. It is a neighbourhood branch that provides informational resources only. It sits 65 people and provides a teen zone. The branch houses a wide range of books and collections. in English and Chinese, French, Tagalog, Hindi, Russian and Tamil. In addition, a wide array of CD's, DVD's and magazines are provided for all age groups, ethnic backgrounds and other adult literacy materials along to serve the diverse community surrounding the library. Other features of this branch include: computers with Internet access, various computer software (i.e. Microsoft Office), Wi-Fi, workstations and two (2) quiet study rooms and seating for 33 visitors.

The Toronto Public Library Facilities Master Plan defines this branch as a neighbourhood library which is in poor condition; it is included as part of the multi-branch state-of-good-repair (SOGR) plan in a Horizon C priority.

3.5 Childcare Services

Within the study area there are fourteen (14) licensed childcare facilities that are identified by the Toronto Children's Services Division. As of June 2022, the service providers within the study area are listed in **Table 3.5A**.

The total capacity of the childcare facilities in the study area is 1,170 spaces (**Table 3.5A**). Within the study area, 8% of vacant spaces are for infants, 23% are for toddlers, 56% are for preschool children, 13% are for kindergarten students, and 0% are for school age children.

Most of the fourteen (14) licenced childcare centres within the study area were contacted to determine current capacities and vacancies at each facility. Of the total capacity, 58 spaces were available as of June 2022, representing an overall vacancy rate of 5%. The study area is well served by childcare facilities. Currently, there is capacity in childcare facilities to accommodate additional children/students. The ongoing impact of the Covid-19 Pandemic has impacted childcare vacancy and may fluctuate over time.

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.

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

	Facility Name	Address	Subsidy		Infant	Toddler	Preschool	Kinder-garten	School Age
1	Garderie La Farandole Gabrielle Roy	14 Pembroke Street	Yes	Capacity	10	10	32	52	45
				Vacancy	0	0	0	0	0
2	George Brown - Richmond Adelaide Childcare Centre	130 Adelaide Street West	Yes	Capacity	10	15	40	-	-
				Vacancy	0	0	10	-	-
3	Gerrard Early Learning Centre	163 Gerrard Street East	Yes	Capacity	17	23	16	-	-
				Vacancy	?	?	0	-	-
4	Hester How Day Care Centre	100 Queen Street West	Yes	Capacity	12	20	44	-	-
				Vacancy	0	0	0	-	-
5	Hydrokids - Opg	700 University Avenue	Yes	Capacity	10	20	52	-	-
				Vacancy	0	?	?	-	-
6	Kids & Company - Bloor Street Site	160 Bloor Street East	No	Capacity	20	25	40	-	-
				Vacancy	2	0	13	-	-
7	Life-Bridge Child Care	330 University Avenue	Yes	Capacity	10	15	32	-	-
				Vacancy	0	0	2	-	-
8	Mothercraft Toronto Eaton Centre	14 Trinity Square	Yes	Capacity	10	10	32	-	-
				Vacancy	0	0	2	-	-
9	Queen’s Park Child Care Centre	7 Queens Park Crescent East	Yes	Capacity	10	30	48	-	-
				Vacancy	0	0	0	-	-
10	Ryerson Early Learning Centre (Ryerson University)	350 Victoria Street	Yes	Capacity	-	15	32	-	-
				Vacancy	-	6	0	-	-
11	The Neighbourhood Group Community Services Our Lady of Lourdes	444 Sherbourne Street	Yes	Capacity	-	-	-	52	90
				Vacancy	-	-	-	?	?
12	University of Toronto Childcare On Charles	35 Charles Street West	Yes	Capacity	10	15	40	-	-
				Vacancy	2	5	10	-	-
13	Wellesley Early Learning Centre – EarlsCourt Cheche CDI	495 Sherbourne Street	Yes	Capacity	10	20	32	-	-
				Vacancy	0	0	0	-	-
14	YMCA Child Development Centre (YMCA)	15 Breadalbane Street	Yes	Capacity	10	30	48	26	30
				Vacancy	0	0	0	6	0
TOTAL/SUBTOTAL				Capacity	139	248	488	130	165
TOTAL/SUBTOTAL				Vacancy	4	11	27	6	0

3.6 Places of Worship

Table 3.6A indicate that there are twenty (20) 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	All Saints Anglican Church	315 Dundas Street East
2	Anglican Church of Canada	80 Hayden Street
3	Church of the Holy Trinity	10 Trinity Square
4	Dharma Friends	177 Mutual Street
5	First Evangelical Lutheran Church	116 Bond Street
6	Grace Toronto Church	383 Jarvis Street
7	Jarvis Street Baptist Church	130 Gerrard Street East
8	Masjid Toronto	168 Dundas Street West
9	Masjid Toronto @ Adelaide	86 Adelaide Street East
10	Metropolitan United Church	56 Queen Street East
11	Sacre Coeur Catholic Parrish	381 Sherbourne Street
12	Sheikh Deedat Center	100 Bond Street
13	St. Andrew's United Church	117 Bloor Street East
14	St. Basil's Catholic Parish	50 St Joseph Street
15	St. George's Greek Orthodox Church	115 Bond Street
16	St. James Cathedral	106 King Street East
17	St. Luke's United Church	353 Sherbourne Street
18	St. Michael's Roman Catholic Church	200 Church Street
19	St. Paul's Bloor Street	227 Bloor Street East
20	St. Stephen's Chapel	360 Bay Street

4.0 Social Services

4.1 Emergency, Health and Other Social Services

4.1.1 Emergency Services

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

Toronto Fire Services

It should be noted that not all of the Fire Services listed below are located within the study area. However, the subject site would be serviced by such fire services.

Station 312 is located at 34 Yorkville Avenue

Station 314 is located at 12 Grosvenor Street

Station 313 is located at 441 Bloor Street East, just outside of the study area, 2.3 km from the subject site

Toronto Emergency Medical Services

EMS Station 40 (58 Richmond Street East) is within the Study Area and serves the subject site.

Toronto Police Services

Toronto Police Headquarters (40 College Street) and 52 Division (255 Dundas Street West) are the closest police stations that serve the subject site and the overall Study Area.

4.1.2 Hospitals

Mt. Sinai Hospital

Mt. Sinai Hospital, located at 600 University Avenue, 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.

St. Michael's Hospital

St. Michael's Hospital, located at 30 Bond Street, is a Catholic teaching and research hospital fully affiliated with the University of Toronto. As downtown Toronto's adult trauma centre, the hospital is a hub for neurosurgery, complex cardiac and cardiovascular care, diabetes and osteoporosis care, minimally invasive surgery and care of the homeless and disadvantaged. St. Michael's is also one of the province's major sites of care for critically ill patients.

The Hospital for Sick Children

The Hospital for Sick Children (Sick Kids) is located at 555 University Avenue. 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.

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, the oldest hospital in Toronto was founded in 1819 and is part of the University Health Network. The 417-bed facility is open 24 hours with a fully operational Emergency Room. The hospital treats inpatients and outpatients in the following areas: medical and community care, multi-organ transplantation, cardiology, immunology, infectious disease, diabetes and regenerative medicine.

Toronto Rehabilitation Institute

Toronto Rehabilitation Institute (Toronto Rehab) located at 550 University Avenue is one of Canada's largest academic hospitals. Toronto Rehab strives to advance the practice of rehabilitation science through research, education and knowledge sharing. It specializes in adult rehabilitation, complex continuing and long-term care.

Women's College Hospital

The Women's College Hospital, located at 76 Grenville Street, was founded in 1911 as a seven-bed facility with a mandate to focus on the physical and mental health of women in Toronto. WCH 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.

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 a number of health services that are offered within or just outside the study area.

Toronto Health Centre

Toronto Health Centre (THC) is a rehabilitative care facility located in downtown Toronto at, 123 Edward Street. Toronto Health Centre offers a wide variety of treatment and therapy options including: acupuncture, bracing, chiropody, chiropractic care, compressions stockings, massage therapy, orthotics, and physiotherapy. The Centre's focus is on the rehabilitation of musculoskeletal injuries and further injury prevention.

Cloud Care Clinics

Cloud Care Clinics is located at 55 Dundas Street East and is an interdisciplinary medical health practice which allows patients to access services by booking online. Services include: Family Medicine, Physiotherapy, Yoga, Massage Therapy, Naturopathy, Pain Management, Fitness Training, Chiropractic care, and Foot Orthotics.

SickKids Garry Hurvitz Centre for Community Mental Health

The SickKids Centre for Community Mental Health has a satellite treatment site located at 440 Jarvis Street. It delivers services to infants, children and youth with mental health issues and their families. The facility has partnerships across the City with varying institutions, including with Jarvis Collegiate Institute.

The Adelaide Health Clinic

The Adelaide Health Clinic is located at 1 First Canadian Place. The clinic has been newly constructed and offers a wide range of health services. These services include medical, physiotherapy, chiropractic, naturopathic, diagnostic tests, massages, cosmetic medicine, and orthotic services.

The Re kai Centre at Sherbourne Place

Located at 345 Sherbourne Street, the centre offers 126 bed long term care home. It includes both private and semi-private rooms and provides 6 beds for residents requiring peritoneal dialysis care in collaboration with St. Michael's Hospital.

The Sherbourne Health Centre

The Sherbourne Health Centre is located at 333 Sherbourne Street. This Centre provides programs and services for the community and is particularly committed to the support of those who have been underserved by conventional health care. Their primary concern for service is for the LGBTQ community, newcomers, and the Middle Eastern Toronto neighbourhood. The Centre provides many services and programs including Primary and Family health care, mental health services, services for those with chronic conditions, acute respite care, and group drop-in sessions with a focus on LGBTQ, newcomer, and urban health.

Toronto Psychology Centre

Located at 131 Bloor Street West, Suite 401, the Toronto Psychology Centre is comprised of a team of registered psychologists who focus on helping clients make meaningful and lasting changes in their lives. They provide services for children, teens, adults and seniors, and also provide testing for learning disabilities, ADHD, autism spectrum and neuropsychological disorders.

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, mental health, 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.

Anishnawbe Health Toronto Aboriginal Health

Located at 225 Queen Street East, the Anishnawbe Health Centre provides health related services that promote traditional Aboriginal practices. The health centre is funded by the Ministry of Health and has received funding from them since 1989. In terms of programs, the centre offers both counselling for the homeless, as well as a wide range of medicinal and ceremonial practices.

Canadian Centre for Victims of Torture Settlement Services/ Mental Health

Located at 194 Jarvis Street, the Canadian Centre for Victims of Torture is a specialized agency that attempts to integrate refugees and survivors of torture back into society. The agency offers programs such as: mental health counselling, settlement services, children and youth services, language and skills training, and community engagement.

Children's Aid Society of Toronto

With its location at 30 Isabella Street, the Children's Aid Society of Toronto is a child welfare agency committed to the protection of children in the community from neglect and abuse. Programs and supports are designed to prevent situations that lead to abuse by strengthening and supporting families and communities, and to advocate meeting the needs of children. As well, the Children's Aid provides opportunities for foster care and adoption.

Covenant House Shelter/Outreach

Covenant House is Canada's largest agency serving at-risk, homeless and trafficked youth. The Centre provides a wide range of services and is located at 20 Gerrard Street East. Covenant House provides 24/7 crisis shelter, transitional housing, and comprehensive services including education counselling, health care, employment assistance, job training and aftercare.

Developmental Services Ontario

Developmental Services Ontario, located at 2 Surrey Place, assists adults with developmental disabilities locate and connect to community services and supports. Funded by the Ministry of Children, Community and Social Services, DSO provides information and connections to available services.

Fred Victor

Fred Victor, located at 210 Dundas Street West, is an organization that supports those who are experiencing homelessness in the city. This local charity operates shelters, assists in the location of affordable housing and is also a drop-in for men, women and youth in need of transitional housing and who are experiencing extreme poverty, are marginalized or are homeless.

Friends of Ruby Home

Friends of Ruby Home is Canada's first custom-built transitional house for LGBTQI2S young people, ages 16-29. It is located at 237 Dundas Street East, and it has 31 suites, with two suites having a double bed for couples and five being fully accessible. It is a place where youth can connect to community support through case management while working towards living independently within 1 year.

Justice for Children and Youth

Located at 415 Yonge Street, this agency provides free, confidential legal advice and services for young people under 18 and homeless youth under 25 in Ontario. The focus is on the legal rights of youth in situations such as expulsion from school, police involvement and child protection.

Miziwe Biik Aboriginal Employment & Training

This agency is located at 167-169 Gerrard Street East. It supports Indigenous community members in the Greater Toronto Area helping them to navigate employment and training services. It offers a variety of funded workshops and courses, from single-day certifications to year-long pre-apprenticeships and training. It also offers job listings created specifically for Indigenous community members.

Native Child and Family Services of Toronto

This social agency, focused on Native human services, is located at 30 College Street. The organization is affiliated with the Children's Aid Society and was created in response to the high number of native children in the social welfare system. Its goal is to protect children from all forms of mistreatment, and to provide residential care for those children who require it.

Robertson House

Robertson House is located at 291 Sherbourne Street. It is a short term emergency shelter with capacity for 90 people and it includes communal setting, food, pregnancy support, crisis intervention and counselling and custody reunification and necessities.

Social Planning Toronto

With its location at 2 Carlton Street, Suite 1001, Social Planning Ontario is a charitable, nonprofit organization that works to improve equity, social justice and quality of life for those who are marginalized and living in Toronto. The organization strives to achieve these goals through community building, education, advocacy, and policy research.

The 519

The 519 is located at 519 Church Street. It's a City of Toronto agency committed to the health, happiness and full participation of the LGBTQ2S communities. It offers a wide variety of programs from counselling services and queer parenting resources to coming out groups, trans programming and support for seniors.

Turning Point Youth Services

Located at 95 Wellesley Street East, Turning Point Youth Services is an accredited, non-profit children's mental health centre, serving children and youth ages 12-24, and their families. For youth experiencing challenges in their lives, TPYS offers a variety of integrated programs aimed at helping these young people learn coping skills and strategies designed to help them overcome and solve their problems. In addition to counselling, TPYS also offers residential treatment and youth justice programs.

YWCA Toronto

Located at 87 Elm Street, the YWCA offers women the chance to build sustainable futures through programs such as employment training, career planning and skills development. The "Y" also provides shelter for abused women and their children, and helps them to locate rental housing. The Y offers summer camp programs for girls. Girls can also participate in Girls'Centre and Girls' Council which offer girls of various ages the opportunity to develop interpersonal and leadership skills.

5.0 Area Development

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

Table 5.0A – Area Development Applications and Section 37 Contributions

10 and 40 Adelaide Street West, 333 Bay Street, 40 Temperance Street and 118 Yonge Street				
1	<u>Development Description</u> Development of three new office towers, 51, 44 and 32 storeys, with 20,174 m ² of residential GFA, 215,353 m ² of office GFA, 30,530 m ² of institutional GFA and 7,380 m ² of retail GFA, underground. It includes 1,015 underground parking spaces, were submitted.	<u>Total Units</u> 353 units	<u>Estimated Population</u> 568 people	<u>Application Status</u> OPA and ZBA applications approved. Site Plan Approval, Draft Plan of Subdivision and Part Lot Control Exemption applications approved Existing
	<u>Section 37 Contribution</u> N/A			
110 Adelaide Street East				
2	<u>Development Description</u> Proposal to build a 42-storey mixed-use building with 21,245m ² of residential GFA and 3,770m ² of non-residential GFA. It provides 66 below grade parking spaces	<u>Total Units</u> 287 units	<u>Estimated Population</u> 462 people	<u>Application Status</u> ZBA application under review
	<u>Section 37 Contribution</u> Not yet established			
550 Adelaide Street East				
3	<u>Development Description</u> Proposal to build a 29-storey mixed-use building with a non-residential GFA of 1,011.7m ² and a residential GFA of 19,584.9m ² . Retail uses will be fronting Adelaide Street	<u>Total Units</u> 240 units	<u>Estimated Population</u> 386 people	<u>Application Status</u> ZBA application under review
	<u>Section 37 Contribution</u> Not yet established			
483 Bay Street				
4	<u>Development Description</u> Proposal to build a 59-storey addition atop the eastern portion of the existing 10-storey office building to remain. The total height will be 69-storeys (219.13m to top and 226.63m to top of MPH). The proposal will include 51,130m ² of new residential floor area and 538 dwelling units in the addition.	<u>Total Units</u> 538 units	<u>Estimated Population</u> 866 people	<u>Application Status</u> ZBA application under review.

	<u>Section 37 Contribution</u>			
	Not yet established			
1075 Bay Street				
5	<u>Development Description</u> Proposal to build a 59-storey (234.2) mixed-use building containing commercial and office spaces on the first ten floors and residential units above. It includes a 265m ² POPS on Inkerman St and 170 underground parking spaces	<u>Total Units</u> 541 units	<u>Estimated Population</u> 871 people	<u>Application Status</u> ZBA application approved by City Council. SPA application under review.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • New and/or existing affordable housing within Ward 13; • Local area park or streetscape improvements; • Community, cultural, or recreational facilities capital improvements; and • Public art located near the corner of Bay Street and St Mary Street on the subject lands 			
1200 Bay Street				
6	<u>Development Description</u> Proposal to construct a new 87-storey (324 m) mixed-use building, with 1,104 m ² of retail GFA, 10,274 m ² of office GFA. It does not include any vehicular parking spaces.	<u>Total Units</u> 332 units	<u>Estimated Population</u> 532 people	<u>Application Status</u> OPA and ZBA application under review.
	<u>Section 37 Contributions</u> Not yet established.			
1-11 Bloor Street West and 768-780 Yonge Street				
7	<u>Development Description</u> Proposal to build a 94 storey (338.3m) mixed-use building with 19,555 m ² of non- residential gross floor area for retail, restaurant and hotel. 296 parking spaces are provided.	<u>Total Units</u> 505 units	<u>Estimated Population</u> 813 people	<u>Application Status</u> ZBA revised application under review. Initial ZBA application approved by LPAT and NOAC issued. Under construction
	<u>Section 37 Contribution</u> <ul style="list-style-type: none"> • Not yet established. 			
2 Bloor Street West				
8	<u>Development Description</u> Proposal to construct three towers and a new public park. The site consists of two parcels divided by a new public park. The west part of the development will have two towers 47 and 61-storeys 170 and 211 m) connected by a 9-storey (48 m) base building. The east part of the development will have a 75-storey (254 m) tower. The development includes 256 parking spaces.	<u>Total Units</u> 1,595 units	<u>Estimated Population</u> 2,568 people	<u>Application Status</u> Approved by City Council

Section 37 Contributions				
Cash contribution allocated towards:				
<ul style="list-style-type: none"> New and/or capital improvements to existing Affordable Housing in the vicinity of the lot; Streetscape improvements in the vicinity of the lot; Provision of streetscaping and landscaping improvements to Bloor Street West and Bloor Street East in the vicinity of the lot; and Community facilities and parks within the vicinity of the lot. 				
80-82 Bloor Street West				
9	<u>Development Description</u> Proposal to build two 72-storey (244.5 m) mixed-use towers above a 17-storey base with a maximum total GFA of 117,000 m ² and a minimum GFA of 8,779.5 m ² for office uses. It includes 205 underground parking spaces.	<u>Total Units</u> 1,356 units	<u>Estimated Population</u> 2,183 people	<u>Application Status</u> ZBA application approved at LPAT.
	<u>Section 37 Contributions</u> Not yet established.			
89-95 Bloor Street West				
10	<u>Development Description</u> Application to build a 79-storey (271m) mixed-use building with 1,153m ² of non-residential space floor and 70,503m ² of residential floor area. It provides 95 vehicle underground parking spaces.	<u>Total Units</u> 1,118 units	<u>Estimated Population</u> 1,800 people	<u>Application Status</u> OPA and ZBA application under review
	<u>Section 37 Contribution</u> Not yet established			
98-100 Bond Street				
11	<u>Development Description</u> Proposal to build a 30-storey (84.5m) mixed-use building with a non-residential GFA of 231.09m ² and a residential GFA of 21,342.41m ²	<u>Total Units</u> 287 units	<u>Estimated Population</u> 462 people	<u>Application Status</u> ZBA and SPA application under review. Draft Plan of Subdivision application under review.
	<u>Section 37 Contribution</u> <ul style="list-style-type: none"> Not yet established 			
2 Carlton Street				
12	<u>Development Description</u> Proposal to develop a 73-storey (251.1m) mixed-use building tower with a 6-storey base building. The base building includes retail uses on the first and second floors, office uses on the third and fourth floors and residential units above. The residential GFA is approximately 70,502m ² and the total GFA is approximately 80,434m ² . A total of 151 vehicle are proposed.	<u>Total Units</u> 990 units	<u>Estimated Population</u> 1,594 people	<u>Application Status</u> ZBA application approved by the OLT. Draft Plan of Subdivision application under review.
	Draft Plan of Subdivision to create 6			

	development blocks.			
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Capital improvements for new or existing affordable housing; • Cultural and recreational facilities; • Local area streetscape capital improvements; • Local area park capital improvements. 			
70 and 72 Carlton Street				
13	<u>Development Description</u> Zoning By-Law Amendment (13 135076 STE 27 OZ) and rental housing Demolition (13 135082 STE 27 RH) to erect a 37-storey mixed use building, including a 7-storey base building. Site Plan Approval Application for the proposed 41-storey mixed-use building. The purpose of the site plan re-submission is to revise the existing site plan application to reflect the decision of the Committee of Adjustment. Draft Plan of Condominium for a portion of 41-storey mixed use building, that consists of 523 residential dwelling units.	<u>Total Units</u> 523 units	<u>Estimated Population</u> 842 people	<u>Application Status</u> ZBA application approved by the OMB. SPA application approved Existing
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • New Community space; • Local parks and streetscape improvements; • Affordable housing 			
89, 97, 99 Church Street				
14	<u>Development Description</u> A proposal to allow a 45-storey mixed-use building (149.5m) including approximately 27,937 m ² of total gross floor area (with ground floor commercial). It includes 6 levels of underground parking and a total of 96 parking spaces	<u>Total Units</u> 419 units	<u>Estimated Population</u> 675 people	<u>Application Status</u> ZBA application approved by LPAT. Under construction
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Capital projects in the vicinity of the site; • Public Art program. 			
114, 120 Church Street and 59 Richmond Street East				
15	<u>Development Description</u> A proposal to allow a 45-storey mixed-use building (149.5m). It includes approximately 38,200 m ² of total GFA and 37,475 m ² of residential GFA. It provides 140 underground parking	<u>Total Units</u> 569 units	<u>Estimated Population</u> 916 people	<u>Application Status</u> ZBA application approved by LPAT.

	spaces.			
<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Public Art located within the future on-site park; • Improvement to existing community non-profit, including Fred Victor Centre; • Local streetscape and/or park improvements; • Implementation of the Heritage Interpretation Master Plan and/or Heritage Lighting Master Plan for Old Town Toronto; • Improvements to community, recreation and/or cultural spaces and/or City facilities. 				
131-135 Church Street and 60-64 Queen Street East				
16	<u>Development Description</u> Proposal to build a 57-storey (186.5m) mixed-use building with retail uses at grade and a total GFA of 29,900 m ² . It includes 51 underground parking spaces.	<u>Total Units</u> 445 units	<u>Estimated Population</u> 716 people	<u>Development Description</u> ZBA approved by City Council. SPA and Draft Plan of Condominium under review
	<u>Section 37 Contribution</u> No cash contributions allocated.			
137-147 Church Street				
17	<u>Development Description</u> Proposal to permit a 54-storey (175m) mixed-use building having a total GFA of 31,687 m ² and a residential GFA of 33,397 m ² . It provides 120 underground parking spaces.	<u>Total Units</u> 469 units	<u>Estimated Population</u> 755 people	<u>Application Status</u> ZBA and Site Plan applications under review
	<u>Section 37 Contribution</u> Not yet established			
187-189 Church Street and 60 Shuter Street				
18	<u>Development Description</u> Proposal for a 28-storey (84.57m) mixed-use building with 576 m ² of retail on the ground.	<u>Total Units</u> 321 units	<u>Estimated Population</u> 517 people	<u>Application Status</u> ZBA and Site Plan applications approved. Existing
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Local area park or streetscape improvements; • Public art; • Existing community, recreation and/or cultural space improvements; and • New or existing Toronto Community Housing and/or affordable housing. 			
193-201 Church Street				
19	<u>Development Description</u> Proposal to permit a 39-storey (129.5 m to top of MPH) mixed-use building with residential, commercial and office space. The approximate residential GFA is 26,552 m ² . It includes 4 levels of underground parking. The proposal entails the designation of 4 properties under the Ontario Heritage Act.	<u>Total Units</u> 486 units	<u>Estimated Population</u> 782 people	<u>Application Status</u> ZBA application approved by City Council Site Plan application approved. NOAC issued. Draft Plan of Condominium under review. Under construction.

<u>Section 37 Contribution</u>				
Cash contribution allocated towards:				
<ul style="list-style-type: none"> Affordable housing, including Toronto Community Housing; Community service and facilities space. 				
215-229 Church Street, 117 Dundas Street East				
20	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>	<u>Application Status</u>
	Proposal to construct a 52-storey mixed use building (162.5m). The overall proposed gross floor area is 41,250 m ² , including 500 m ² of retail space at-grade. Underground parking is provided.	602 units	969 people	ZBA application approved by LPAT. Under construction.
<u>Section 37 Contribution</u>				
Cash contribution allocated towards:				
<ul style="list-style-type: none"> Conservation of publicly owned heritage resources and/or including the heritage component of the Seaton House redevelopment project; John Innes Community Recreation Centre/Moss Park Arena; Affordable housing; Community/cultural space. 				
241 Church Street				
21	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>	<u>Application Status</u>
	Proposal for a 53-storey mixed-use development with a total GFA of approximate 36,062 m ² and 35,802 m ² of residential GFA. It includes 60 underground parking spaces.	600 units	966 people	ZBA and Site Plan applications under review.
<u>Section 37 Contribution</u>				
Not yet established				
244-262 Church Street				
22	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>	<u>Application Status</u>
	Proposal for a 52-storey mixed-use development with a total gross floor area of 37,800 m ² . The proposed building would have a height of 166.1 m including the mechanical penthouse. The proposal includes commercial units at grade and the retention, in-situ, of the existing 3 storey Nishnawbe Homes Inc. aboriginal supportive housing facility (244 Church Street).	615 units	990 people	ZBA application approved by City Council. Site Plan application under review.
<u>Section 37 Contributions</u>				
Cash contribution allocated towards:				
<ul style="list-style-type: none"> New and existing capital improvements for City owned affordable housing; New and existing capital improvements City owned community, cultural, and recreational centres; Establishing a new non-profit City owned childcare centre; and Local area streetscape and park improvements. 				
411 Church Street				
23	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated population</u>	<u>Application Status</u>
	The development includes a 38-storey (122m) mixed-use tower, including a 6-storey base building. Total GFA is 36,390 m ² and it includes 104 parking spaces in	541 units	871 people	ZBA application approved by the OMB. Existing.

	2 underground parking levels			
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Local Toronto Community Housing capital improvements and/or for the purpose of maintaining and constructing affordable rental housing units in Ward 27; • Local area park and/or streetscape improvements in Ward 27, including the public realm directly adjacent to the Church Street Junior Public School in Ward 27; and • Local capital improvements in existing and/or new community and cultural facilities in Ward 27. 			
412-418 Church Street and 79-81 Granby Street				
24	<u>Development Description</u> Proposal to build a 39-storey (130m) mixed-use rental building with a residential GFA of 25,125 m ² . It provides 50 underground parking spaces.	<u>Total Units</u> 319 units	<u>Estimated Population</u> 514 people	<u>Application Status</u> OPA and ZBA applications under review
	<u>Section 37 Contribution</u> Not yet established			
506-516 Church Street				
25	<u>Development Description</u> Proposal to build a 14-storey mixed-use building with a residential GFA of 11,914 m ² and non-residential GFA of 798 m ² . A portion of the existing building at 508-510 Church Street will be retained.	<u>Total Units</u> 165 units	<u>Estimated Population</u> 266 people	<u>Application Status</u> OPA and ZBA applications under review
	<u>Section 37 Contribution</u> Not yet established			
552-570 Church Street and 64-66 Wellesley Street East 572 Church Street				
26	<u>Development Description</u> Proposal to build a 28-storey (126m) and a 7-storey (30.5m) mixed-use buildings with 883.9 m ² of non-residential uses and a residential GFA of 26,017 m ² .	<u>Total Units</u> 369 units	<u>Estimated Population</u> 594 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37 Contribution</u> Not yet established			
572 Church Street				
27	<u>Development Description</u> Proposal to build a 12-storey (45m) mixed-use building with 225 m ² of retail uses at grade and 20 underground parking spaces	<u>Total Units</u> 127 units	<u>Estimated Population</u> 204 people	<u>Application Status</u> OPA and ZBA applications approved by LPAT
	<u>Section 37 Contribution</u> N/A			
625 Church Street				
28	<u>Development Description</u> Proposal to build a 56-storey (194m) mixed-use building with 43,074 m ² of residential GFA and 10,549 m ² of non-residential GFA. It includes 262 underground parking spaces.	<u>Total Units</u> 617 units	<u>Estimated Population</u> 993 people	<u>Application Status</u> ZBA revised application under review

	<u>Section 37 Contribution</u> Not yet established			
200 Dundas Street East, 241-245 Jarvis Street, and 280 George Street				
29	<u>Development Description</u> Proposal to build a 50-storey mixed-use building (145m) with a total GFA of 57,127.82 m ² and non-residential GFA of 2,965.75 m ² . 405 underground parking spaces are provided	<u>Total Units</u> 1,004 units	<u>Estimated Population</u> 1,616 people	<u>Application Status</u> ZBA application approved by City Council. Existing.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Local streetscape, parkland and community services improvements and may be used for finishing the community space at 200 Dundas Street East 			
212-218 Dundas Street East and 279 ½ George Street				
30	<u>Development Description</u> Proposal for a 41-storey mixed-use building (133.2m) including commercial at grade. The development includes a 7-storey podium preserving portions of the existing Filmores Hotel. Also, the proposal retains the existing rooming house at 279 ½ George Street. It includes 78 parking spaces.	<u>Total Units</u> 490 units	<u>Estimated Population</u> 789 people	<u>Application Status</u> ZBA application approved by City Council. Site Plan Control under review/
	<u>Section 37 Contribution</u> Not yet established			
219-231 Dundas Street East				
31	<u>Development Description</u> Proposal to build a 21-storey mixed-use building (66.0m). It includes a maximum total GFA of 14,500 m ² , and a residential GFA of 14,111 m ² . The proposal also includes 4 levels of underground parking.	<u>Total Units</u> 222 units	<u>Estimated Population</u> 357 people	<u>Application Status</u> OPA and ZBA applications approved by City Council. Existing.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Community benefits to be allocated 1/3 to park improvements and/or streetscape improvements, 1/3 to community, recreation and/or cultural space improvements and 1/3 for land for purpose built rental housing with mid-range or affordable rents and/or land for affordable housing and/or affordable ownership housing. 			
239-255 Dundas Street East				
32	<u>Development Description</u> Proposal to build a 49-storey (156.75) mixed-use building. It contains a residential GFA of approximately 41,363 m ² and a non-residential GFA of 198.4 m ² .	<u>Total Units</u> 678 units	<u>Estimated Population</u> 1,092 people	<u>Application Status</u> OPA ZBA and SPA applications under review
	<u>Section 37 Contribution</u> Not yet established			
20 Edward Street				

33	<u>Development Description</u> Proposal to construct a 30-storey (107.5m) mixed-use building with 6,399.45m ² of retail space on the ground, mezzanine, second floor and concourse level, and 2,843.78 m ² of office space on the third floor. 241 below-grade parking spaces are proposed	<u>Total Units</u> 572 units	<u>Estimated Population</u> 921 people	<u>Application Status</u> ZBA and Site Plan applications approved by City Council.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Capital improvements which will benefit community in the vicinity of the project, such as, but not limited to, an underground pedestrian tunnel (PATH connection); • Non-profit licensed daycare facilities; • Community centres; • Recreation facilities; • Libraries; • Arts related community space; and • Local streetscape improvements. 			
70 & 100 Edward Street and 636 Bay Street				
34	<u>Development Description</u> Proposal to construct a 19-storey (63.55m) and a 22-storey (72.25m) mixed-use buildings with a total GFA of 36,837 m ² . 98 parking spaces will be provided.	<u>Total Units</u> 514 units	<u>Estimated Population</u> 828 people	<u>Application Status</u> Settlement Site Plan application approved by OLT. Final decision not issued yet
	<u>Section 37 Contribution</u> <ul style="list-style-type: none"> • Not yet established 			
8 Elm Street and 348-356 Yonge Street				
35	<u>Development Description</u> Proposal for a 67-storeys (215m) mixed-use office residential building with retail at grade. Total GFA is 54,305 m ² and residential GFA is 51,664 m ² . The proposed development is designed as two separate buildings, 8 Elm and 348 Yonge as one building and 356 Yonge as a separate 8-storey building with access through 8 Elm.	<u>Total Units</u> 667 units	<u>Estimated Population</u> 1,074 people	<u>Application Status</u> ZBA settlement application approved by LPAT.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Affordable Housing Capital Revolving Fund for the provision of off-site affordable housing within Ward 11; and • Design and construct a community space to be leased to the City at no cost for a period of 99 years. 			
33 Gerrard Street West and 22 Elm Street				
36	<u>Development Description</u> Proposal for three mixed-buildings of 31 storeys (110.15m) containing 400 hotel units, 48 storeys (163.5m) and 84 storeys (275.75m). It includes a public park fronting on Elm Street. The total GFA is 157,953m ² and it includes a total of 632 parking spaces	<u>Total Units</u> 1,670 units	<u>Estimated Population</u> 2,689 people	<u>Application Status</u> ZBA settlement application approved by LPAT. Site Plan application is under review.

	<u>Section 37 Contribution</u> Not yet established			
27 Grosvenor Street and 26 Grenville Street				
37	<u>Development Description</u> Proposal to construct a mix-use building with two towers 32 and 46 storeys (114.0 m and 156.0 m to top of MPH) connected by an 11-storey podium. The development includes rental units, a childcare facility, a fitness club and ground level retail. It includes 200 underground parking spaces.	<u>Total Units</u> 770 units	<u>Estimated Population</u> 1,240 people	<u>Application Status</u> ZBA application approved by City Council
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> New and/or existing affordable housing 			
47-65 Huntley Street and 1-9 Selby Street				
38	<u>Development Description</u> Proposal to permit the development of a 59-storey (194.8m) (west tower) and a 48-storey (163.0m) (east tower) mixed-use buildings. It includes affordable rental units, replacement units, community spaces, community retail, a daycare, on-site parkland dedication and 192 underground parking spaces.	<u>Total Units</u> 1,241 units	<u>Estimated Population</u> 1,998 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37 Contribution</u> Not yet established			
88 Isabella Street				
39	<u>Development Description</u> Proposal to permit the development of a 62-storey (204m) residential building with a GFA of 45,324 m ² . It includes 82 rental replacement units and 116 underground parking spaces.	<u>Total Units</u> 751 units	<u>Estimated Population</u> 1,209 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37 Contribution</u> Not yet established			
202 Jarvis Street and 160-166 Dundas Street East				
40	<u>Development Description</u> Proposal to permit a 44-storey (173.7m) institutional building (former Ryerson University). It includes 36,784 m ² of institutional space, 19,500 m ² for student residence, 181 m ² of retail space and a private square in the form of POPS with a maximum permitted GFA of 58,000 m ² .	<u>Total Units</u> 589 units (dorms)	<u>Estimated Population</u> 589 people	<u>Application Status</u> OPA and ZBA applications approved by City Council
	<u>Section 37 Contribution</u> N/A			
203 Jarvis Street				

41	<u>Development Description</u> Proposal to build a 32-storey mixed-use tower (107.12m). It will contain 241 hotel units and 179 dwelling units with a total maximum GFA of 21,250 m ² , 11,750 m ² of which may be used for residential uses. It includes five levels of underground parking	<u>Total Units</u> 179 units	<u>Estimated Population</u> 288 people	<u>Application Status</u> ZBA application approved by the OMB. Under construction
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Local area streetscape and park improvements; • Cultural, community and recreation city-owned facilities; and • Improve new or existing affordable housing 			
225 Jarvis Street				
42	<u>Development Description</u> Proposal to redevelop the site with a 49-storey addition (153.98m) adjacent to an existing 13-storey hotel. It includes modifications of the existing hotel, which will have 215 units and a restaurant. The total maximum GFA will be 55,100 m ² , while the maximum residential GFA will be 42,000 m ² . It provides 432 underground parking spaces.	<u>Total Units</u> 580 units	<u>Estimated Population</u> 934 people	<u>Application Status</u> ZBA application approved by the OMB. Under construction
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Affordable housing; • Completion of community services and facilities space at 200 Dundas Street East; • Improvements to Moss Park; and • Construction of a green linkage between Moss Park and Allan Gardens. 			
280-290 Jarvis Street, 102-110 Gerrard Street East and 189-193 Mutual Street				
43	<u>Development Description</u> A development proposal for a 22-storey mixed-use building including retail and office space. The maximum total GFA is 20,000 m ² . There are existing heritage buildings on site that are proposed to be shifted and integrated into the proposal.	<u>Total Units</u> 256 units	<u>Estimated Population</u> 412 people	<u>Application Status</u> ZBA application approved by LPAT
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Affordable housing and/or streetscape and parkland improvements in the vicinity of the development. 			
295 Jarvis Street				
44	<u>Development Description</u> A proposal for a 36 storey residential building (112.2 m to top of MPH) with a total of GFA of 23,507 m ² and 5 levels of underground parking.	<u>Total Units</u> 351 units	<u>Estimated Population</u> 565 people	<u>Application Status</u> ZBA application under revision
	<u>Section 37 Contribution</u> Not yet established.			

308-314 Jarvis Street and 225 Mutual Street				
	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>	<u>Application Status</u>
45	Proposal for a 34-storey mixed-use building (108.5 m to top of MPH) with a maximum total GFA of 32,584 m ² and a maximum residential GFA of 32,341 m ² . It includes 107 underground parking spaces.	489 units	787 people	ZBA application approved by the OMB. Revised ZBA settlement application was approved by City Council. Under construction
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Purposes identified in the Toronto Official Plan benefiting the community in the vicinity of the site; and Improve the public safety and other conditions of public interest relating to the lane known as McClear Place, including such things as lighting, and for streetscape and other improvements in the vicinity of the site. 			
319-323 Jarvis Street				
46	A development proposal for a 45-storey (141.0m) mixed-use building with retail uses at grade. The building consists of a tower sitting on a 4 storey podium and a maximum total GFA of 33,750 m ² . The development also includes 76 underground parking spaces.	457 units	736 people	ZBA application approved by LPAT. Site Plan application under review.
	<u>Section 37 Contribution</u> Not yet established			
20-26 Maitland Street				
47	Proposal for a 40 plus partial 41-storey (129.2 m, MPH inclusive) mixed-use building with a total GFA of 33,414 m ² and residential GFA of 33,196 m ² . It includes 103 underground parking spaces.	532 units	857 people	ZBA and Site Plan applications approved by LPAT.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> New and existing capital improvements for City owned affordable housing; New and existing capital improvements for City owned community, cultural and recreational centres New non-profit City owned childcare centre; and Local area streetscape and park improvements. 			
75, 77 and 83 Mutual Street				
48	Proposal to build a 36-storey (190 m to top of residential, 116.1 m to top of MPH) building with a mix of residential condominium and rental units, retail space, plus renovate an existing building for office uses. It will have a total GFA of 23,095 m ² and a residential GFA of 22,839 m ² . It includes 110 underground parking spaces.	385 units	620 people	ZBA and Site Plan applications approved by the OMB. Existing.

<p><u>Section 37 Contribution</u> Cash contribution allocated towards:</p> <ul style="list-style-type: none"> • Capital improvements for properties owned by the Toronto Community Housing Corporation and/or the City's Capital Revolving Fund for Affordable Housing for the purpose of constructing new affordable rental housing units in Ward 27; • Community/cultural/recreational space improvements in the local area; and • Local parklands and streetscape improvements. 				
60-64 Queen Street East and 131-135 Church Street				
49	<p><u>Development Description</u> Proposal to permit a 57-storey (185.9 m) mixed-use building, including commercial uses and an on-site community facility, with a residential GFA of 29,650 m². It includes 51 underground parking spaces.</p>	<p><u>Total Units</u> 445 units</p>	<p><u>Estimated Population</u> 716 people</p>	<p><u>Application Status</u> ZBA application approved by City Council. Site Plan application under review.</p>
	<p><u>Section 37 Contribution</u> Cash contribution allocated towards:</p> <ul style="list-style-type: none"> • New and existing affordable housing, public realm, street, and park improvements in the Ward. 			
88 Queen Street East, 10 Mutual Street and parts of 30-50 Mutual Street				
50	<p><u>Development Description</u> Proposal for a two-phase development. "Phase 1" northern portion of the block (77 Shuter Street) is a 27-storey (90.5 m high) mixed-use building with retail at grade. "Phase 2" mid and southern portions of the block. Proposal to permit three mixed-use towers, two of which are linked by sky bridges, are separated, or interspaced by a public park POPS and pedestrian mews. Towers will be 51 ("Tower D" to south), 27 ("Tower C" – to west) [and 28 ("Tower B" – to east) storeys, including residential units and 137 hotel rooms. Their maximum heights to last residential storey will be 163 m, 91.1 m, and 94.2 m, respectively. Maximum total GFA for all buildings is 97,150 m² and maximum residential GFA is 86,50 m²</p>	<p>"Phase 1" 407 units</p> <p>"Phase 2" 1,140 units</p> <p><u>Total Units</u> 1,547 units</p>	<p>"Phase 1" 655 people</p> <p>"Phase 2" 1,836 people</p> <p><u>Total Estimated Population</u> 2,491 people</p>	<p><u>Application Status</u> OPA and ZBA applications for the entire block approved by City Council in 2005. Existing. OPA and ZBA applications for "Phase 2" approved by City Council in 2018. NOAC issued. Under construction.</p>
	<p><u>Section 37 Contribution</u> Cash contribution allocated in the vicinity of the site towards:</p> <ul style="list-style-type: none"> • Park or streetscape improvements; • Community, recreation and/or cultural space improvements; • Built rental housing with mid-range or affordable rents and/or land for affordable housing and/or affordable ownership housing; • One or more of the following: the establishment and/or the improvement of a community facility at 261 Jarvis Street, off-site streetscape improvements within the Shuter Street right-of-way, and/or other local community facilities; and • Public Art on Phase 2B. 			
92-104 Queen Street East and 3 Mutual Street				

51	<u>Development Description</u> Proposal to permit a 34-storey (107.46 m to top of MPH) mixed-use building with a maximum total GFA of 23,500 m ² and a maximum residential GFA of 23,100 m ² . It includes residential uses, commercial uses, an on-site community facility and three levels of underground parking.	<u>Total Units</u> 369 units	<u>Estimated Population</u> 594 people	<u>Application Status</u> ZBA application approved by City Council. Site Plan application under review.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Capital improvements in Toronto Community Housing buildings and/or new or existing affordable housing units within proximity of the lands in the Ward; and • Local streetscape, parkland and/or community facilities within proximity of the lands in the Ward. 			
133-141 Queen Street East and 128 Richmond Street East				
52	<u>Development Description</u> Proposal for a 39-storey (117.5 m to top of residential floor, 125 m to top of MPH) mixed-use building, with a total GFA of 29,500 m ² . It includes 99 underground parking spaces.	<u>Total Units</u> 440 units	<u>Estimated Population</u> 708 people	<u>Application Status</u> ZBA application appealed to OLT.
	<u>Section 37 Contribution</u> Not yet established			
25 Richmond Street East, 10-26 Lombard Street and 85 Victoria Street				
53	<u>Development Description</u> Proposal for a 46-storey (154m) mixed-use building. The building contains a four storey podium and it's composed of two distinct but connected towers. It includes the preservation and restoration of the four storey heritage building.	<u>Total Units</u> 694 units	<u>Estimated Population</u> 1,117 people	<u>Application Status</u> ZBA and Site Plan applications approved by the OMB. Minor variance approved by COA. Existing
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • North St. Lawrence Market redevelopment; • Implementation of Heritage Lighting and/or Interpretation Master Plan for Old Town Toronto; • Streetscape and/or park improvements in the vicinity of the subject site; and • The First Parliament Building site, municipally known in 2014 as 25 Berkeley Street, 54 Parliament Street, 265 Front Street East, and 271 Front Street East. 			
191-201 Sherbourne Street				
54	<u>Development Description</u> Proposed addition of two new residential buildings: a 15-storey (44.4 m) building located between the two existing rental towers and a 7-storey (21.6 m) mid-rise building along the Shuter and Seaton Street frontage. The two new buildings combined residential GFA will be 23,905 m ² .	<u>Total Units</u> 313 units	<u>Estimated Population</u> 504 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37 Contribution</u> Not yet determined.			
294-298 Sherbourne Street				

55	<u>Development Description</u> Development of a 10-storey (3 m) student residential building with a total GFA of 5,260.6 m ² .	<u>Total Units</u> 153 units (dorms)	<u>Estimated Population</u> 153 people	<u>Application Status</u> OPA and ZBA applications under review.
	<u>Section 37 Contribution</u> Not yet determined.			
307 Sherbourne Street				
56	<u>Development Description</u> The development includes a 15-storey (47m) residential building with a total gross floor area of 8,375 m ² , and 51 parking spaces.	<u>Total Units</u> 112 units	<u>Estimated Population</u> 180 people	<u>Application Status</u> OPA and ZBA applications approved by LPAT. Under construction.
	<u>Section 37 Contribution</u> N/A			
353-355 Sherbourne Street and 157 Carlton Street				
57	<u>Development Description</u> Proposal to develop a 12-storey (42m) mixed-use building integrated into retained portions of the existing place of worship. It includes 3,123 m ² of community space and a residential GFA of 8,149 m ² . The proposed residential units will be rental.	<u>Total Units</u> 100 units	<u>Estimated Population</u> 161 people	<u>Application Status</u> OPA and ZBA applications under review
	<u>Section 37 Contribution</u> N/A			
383-387 Sherbourne Street				
58	<u>Development Description</u> Proposal to develop a 49-storey (147m) residential building with a total GFA of 26,923 m ² . 32 residential units will be rental replacement units. It includes 92 underground parking spaces.	<u>Total Units</u> 483 units	<u>Estimated Population</u> 778 people	<u>Application Status</u> ZBA application under review
	<u>Section 37 Contribution</u> Not yet determined.			
405 Sherbourne Street				
59	<u>Development Description</u> Housing Now Initiative. City-initiated rezoning proposing to build a 25-storey (84.4m) mixed-use building with residential and institutional uses. It includes 133 affordable housing units and a community facility space on the ground floor. Proposal includes 67 underground parking spaces and a mid-block connection between Sherbourne Street and Blecker Street.	<u>Total Units</u> 452 units	<u>Estimated Population</u> 728 people	<u>Application Status</u> ZBA application under review
	<u>Section 37 Contribution</u> Not yet determined.			
410 Sherbourne Street				

60	<u>Development Description</u> Proposal to develop a 39-storey (126 m) mixed-use building with a residential GFA of 30,419 m ² . It includes 94 underground parking spaces.	<u>Total Units</u> 456 units	<u>Estimated Population</u> 734 people	<u>Application Status</u> ZBA application under review.
	<u>Section 37 Contribution</u> Not yet determined.			
545-601 Sherbourne Street and 3-7 Howard Street				
61	<u>Development Description</u> Proposal to develop a 51-storey (153m) rental building with retail uses at grade. It includes the improvement and reconfiguration of St. Jamestown West Park. Existing heritage building at 601 Sherbourne St will be retained. Total GFA is 34,600m ² .	<u>Total Units</u> 532 units	<u>Estimated Population</u> 857 people	<u>Application Status</u> ZBA application approved by City Council
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Local area park or streetscape improvements located in the general vicinity of the land within Ward 11; and Existing and/or new affordable housing may be owned by Toronto Community housing, and/or towards existing community facilities, and/or towards recreational space and/or cultural space improvements 			
592 Sherbourne and 15-25 Selby Street				
62	<u>Development Description</u> Proposal to develop a 50-storey (165.6m) residential building with a 3-storey base and at-grade townhouse units The heritage building on the site will be relocated closer to Sherbourne Street with the residential tower behind it.	<u>Total Units</u> 502 units	<u>Estimated Population</u> 808 people	<u>Application Status</u> ZBA application approved by City Council. Existing.
	<u>Section 37 Contribution</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Streetscape improvements in the vicinities; and City's Affordable Housing Revolving Fund; such funds are to be used to improve A.H.Rundle House, if the Selby Lands are conveyed to the City. 			
603-611 Sherbourne Street and 4-6 Howard Street				
63	<u>Development Description</u> Proposal to develop a 53-storey (162m) mixed-use building with 38,227 m ² of residential GFA and 963 m ² of non-residential GFA. Existing heritage building at 603-605 Sherbourne Street will be retained.	<u>Total Units</u> 501 units	<u>Estimated Population</u> 807 people	<u>Application Status</u> SPA application approved by City Council. NOAC approved
	<u>Section 37 Contribution</u> Cash contribution allocated towards:			
60 Shuter Street and 187-189 Church Street				
64	<u>Development Description</u> Proposal to develop a 29-storey (86.25m) mixed-use building with 23,718 m ² of residential GFA. It includes 99 underground parking spaces.	<u>Total Units</u> 576 units	<u>Estimated Population</u> 927 people	<u>Application Status</u> ZBA application approved by City Council.

<u>Section 37 Contribution</u>			
Cash contribution allocated towards:			
<ul style="list-style-type: none"> Local area park or streetscape improvements; Public art; Existing community, recreation and/or cultural space improvements; and New or existing Toronto Community Housing and/or affordable housing. 			
79-85 Shuter Street			
65	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>
	A development for a 32-storey (100.7m) residential building, and a maximum residential GFA of 17,250 m ² . It includes 3 levels of underground parking containing 43 parking spaces. The 3 heritage buildings on the site are to be designated.	234 units	377 people
<u>Section 37 Contribution</u>			
Cash contribution allocated towards:			
<ul style="list-style-type: none"> Capital improvements to the public library; Capital improvements to existing community centres; Capital improvements to existing childcare facilities; and Affordable housing. 			
95 St Joseph Street			
66	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>
	Proposal for a 39-storey (123m) mixed-use institutional and residential building with the lower floor being a seniors facility with 254 suites and 26 storeys for residential use. It includes 119 underground parking spaces.	254 units	409 people
<u>Section 37 Contribution</u>			
Not yet established			
10 St Mary Street and 79-85 St Nicholas Street			
67	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>
	Proposal for a 51-storey (m) residential building. The designated heritage building and office space at 10 St Mary Street will be retained.	465 units	749 people
<u>Section 37 Contribution</u>			
Not yet established			
5-25 Wellesley Street West and 16-26 Breadalbane Street			
68	<u>Development Description</u>	<u>Total Units</u>	<u>Estimated Population</u>
	The development a includes one 60-storey tower (194.1m) with retail at grade and office uses on the second and third floor. It includes an expanded park space from Wellesley Street West to Breadalbane Street and 620 underground parking spaces.	742 units	1,195 people
<u>Section 37 Contribution</u>			

	Cash contribution allocated towards: <ul style="list-style-type: none"> Public art. 			
10-16 Wellesley Street West, 5-7 St Nicholas Street, and 586 Yonge Street				
69	<u>Development Description</u> Proposal for a 55-storey (m) mixed use building with 225m ² of retail at ground level and a total GFA of 36,020 m ² . It includes 117 underground parking spaces	<u>Total Units</u> 600 units	<u>Estimated Population</u> 966 people	<u>Application Status</u> ZBA approved by the OLT. SPA application approved. NOAC issued.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Affordable housing 			
46-50 Wellesley Street East and 31-35 Dundonald Street				
70	<u>Development Description</u> Proposal for a 37-storey mixed-use building with ground floor retail. The second phase of the development includes 10 townhouse units facing Dundonald Street. It offers 163 underground parking spaces.	<u>Total Units</u> 377 units	<u>Estimated Population</u> 607 people	<u>Application Status</u> ZBA application approved by the OLT. SPA and Draft Plan Phase Condominium approved.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: Public pedestrian walkway and conveyance of a public pedestrian walkway.			
64-66 Wellesley Street East and 552-556 Church Street				
71	<u>Development Description</u> Proposal for a 28-storey (95.55m) and a 7-storey mixed-use buildings with a residential GFA of 26,017 m ² .	<u>Total Units</u> 369 units	<u>Estimated Population</u> 594 people	<u>Application Status</u> OPA and ZBA application under review.
	<u>Section 37 Contributions</u> Not yet established			
81 Wellesley Street East				
72	<u>Development Description</u> The development includes a 28-storey (96m) mixed-use building inclusive of a 6-storey podium with commercial uses at grade. It has a maximum total GFA of 15,400 m ² .	<u>Total Units</u> 181 units	<u>Estimated Population</u> 291 people	<u>Application Status</u> ZBA application approved by the OMB. Under construction
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> Public pedestrian walkway and conveyance of a public pedestrian walkway. 			
100 Wellesley Street East				
73	<u>Development Description</u> Proposal to construct a 10-storey (36.4m) addition on the Cawthra Square Side connecting to the existing 28-storey residential building. The addition contains rental units and it adds 9,910 m ² to the existing residential GFA of 29,701.66 m ² .	<u>Total Units</u> 128 units	<u>Estimated Population</u> 206 people	<u>Application Status</u> ZBA application approved by the LPAT.

	<u>Section 37 Contributions</u> N/A			
159 Wellesley Street East				
74	<u>Development Description</u> The development includes a 35-storey (108 m) condominium tower with a 4 storey base building. 142 m ² of non-residential GFA is proposed at grade, with 189 parking spaces provided below grade.	<u>Total Units</u> 360 units	<u>Estimated Population</u> 580 people	<u>Application Status</u> ZBA and Site Plan approved by City Council.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Renovation of Casey House; • Capital improvements to Toronto Community Housing Corporation properties; and • Community benefits. 			
306 Yonge Street, and 595 Bay Street				
75	<u>Development Description</u> Proposal to construct a 34-storey (113.8m) mixed-use building on a portion of the site, fronting on Yonge Street and Edward Street. It has a residential GFA of 21,974 m ² . The portion of the building containing offices and retail uses will be demolished.	<u>Total Units</u> 317 units	<u>Estimated Population</u> 510 people	<u>Application Status</u> OPA and ZBA application under review.
	<u>Section 37 Contributions</u> Not yet established			
363-391 Yonge Street, and 3 Gerrard St East				
76	<u>Development Description</u> Proposal to develop an 85-storey tower (299m) and a 21-storey podium; a portion of the residential units will be affordable rental housing. The proposal entails a maximum 75,781 m ² of residential GFA and a maximum 18,629 m ² of non-residential uses including retail, office, and institutional spaces. It includes 242 underground parking spaces.	<u>Total Units</u> 1,106 units	<u>Estimated Population</u> 1,781 people	<u>Application Status</u> OPA and ZBA applications approved by LPAT. Site Plan application under review. Under construction.
	<u>Section 37 Contributions</u> Cash contribution allocated towards: <ul style="list-style-type: none"> • Community and/or cultural space to be located on the third level of the development; • New affordable rental housing; • Public art or submit to the Toronto Public Art Commission for recommendation a public art plan for the public art works or provide a combination of cash contribution and commissioned public art works. • An above-grade elevated, or below-grade pedestrian weather protected connection from the east elevation of the tower to Ryerson University's Jorgensen Hall; • Design, construction and provision of improvements to the public realm for O'Keefe Lane; • A Child and Family Centre facility located on the third level of the development which shall be a minimum of 485 m²; and • Improvements to Yonge Street. 			
372-378 Yonge Street				

77	<u>Development Description</u> Proposal to develop a 73-storey (255m) mixed-use building comprised of 34,471 m ² of gross floor area. No vehicular parking is proposed.	<u>Total Units</u> 415 units	<u>Estimated Population</u> 668 people	<u>Application Status</u> OPA and ZBA applications appealed to OLT. Expected hearing on September 7, 2022. Site Plan application under review.
	<u>Section 37 Contributions</u> Not yet established.			
409-415 Yonge Street and 9-17 McGill Street				
78	<u>Development Description</u> Revised proposal for a 69-storey (229.9m) mixed-use building with a residential GFA of 34,424 m ² , retail space at grade and office space in the base building. It includes 122 underground parking spaces.	<u>Total Units</u> 471 units	<u>Estimated Population</u> 758 people	<u>Application Status</u> OPA and ZBA revised application under review.
	<u>Section 37 Contributions</u> Not yet established.			
475 Yonge Street				
79	<u>Development Description</u> Proposal to develop a 75-storey (246.4m) tower located at the northwestern corner of the Site, and a 78-storey (255.25m) tower located at the southwestern corner of the Site. The proposed non-residential GFA is 1,182 m ² , and the proposed residential GFA is 117,199.7 m ² . It includes 209 underground parking spaces.	<u>Total Units</u> 1,611 units	<u>Estimated Population</u> 2,594 people	<u>Application Status</u> OPA and ZBA application under review. Site Plan application under review. Draft Plan of Subdivision under review.
	<u>Section 37 Contributions</u> Not yet established.			
480-494 Yonge Street and 3 Grosvenor Street				
80	<u>Development Description</u> Proposal to build a new mixed-use 38-storey (131m) with a maximum of 4,300 m ² of commercial uses in a two-storey base building and residential uses on the upper floors. The proposal incorporates the front portion of the existing 3-storey heritage building at 480-482 Yonge Street and the existing heritage clock tower. It includes underground parking spaces.	<u>Total Units</u> 451 units	<u>Estimated Population</u> 726 people	<u>Application Status</u> ZBA and SPA applications approved by City Council. Under construction.
	<u>Section 37 Contributions</u> Cash contributions allocated towards: <ul style="list-style-type: none"> • Local area park; • Capital improvements for new or existing Toronto Community Housing and/or affordable housing; • New or existing cultural and/or community space; • Public art plan detailing the proposed design and construction of any public art installations on the lot or public art programs; and • Expansion of Toronto Bike Share. 			

510-528 Yonge Street and 7 Breadalbane Street				
81	<u>Development Description</u> Proposal to develop a 59-storey (196.9m) mixed-use building including some rental replacement units. The project entails a total GFA of 41,862.6 m ² . An off-site parkland dedication of approximately 415 m ² is proposed at 431 Yonge Street. 94 parking spaces are provided underground.	<u>Total Units</u> 500 units	<u>Estimated Population</u> 805 people	<u>Application Status</u> OPA, ZBA and SPA applications under review.
	<u>Section 37 Contributions</u> Not yet established.			
587-599 Yonge Street, 4 Dundonald Street and 7-9 Gloucester Street				
82	<u>Development Description</u> Proposal to develop a 44-storey (148m) mixed-use building with 3,242 m ² of commercial space, and a total GFA of 38,500 m ² .	<u>Total Units</u> 528 units	<u>Estimated Population</u> 850 people	<u>Application Status</u> ZBA approved by the OMB. SPA application approved. Under construction
	<u>Section 37 Contributions</u> Cash contributions allocated towards: <ul style="list-style-type: none"> Local park improvement in James Canning Park and in the immediate area; Public art within the public plaza at the north end of the site; Toronto Community Housing Corporation for capital improvements and/or community, cultural or recreational space improvements in the local area; and Landscape and urban design consultant for the preparation of a park improvement plan for Norman Jewison and George Hislop Parks, to the north of the site. 			
601-613 Yonge Street and 2-8 Gloucester Street				
83	<u>Development Description</u> Proposal to develop a 34-storey (114m) mixed-use building containing 295 m ² of retail use on the ground and partial second floor. 34 underground parking spaces are provided.	<u>Total Units</u> 232 rental units	<u>Estimated Population</u> 374 people	<u>Application Status</u> ZBA approved by City Council SPA application approved. NOAC issued Under construction
	<u>Section 37 Contributions</u> Cash contributions allocated towards: <ul style="list-style-type: none"> Capital improvements for Toronto Community Housing Corporation residential facilities in Ward 17; Capital improvements to the Toronto Reference Library; Local streetscape and parkland improvements; and Design and installation of an art feature to be located on-site. 			
621-637 Yonge Street and 1-9 Isabella Street				
84	<u>Development Description</u> Proposal to develop a 57-storey (190.93m) mixed-use building with a non-residential GFA of 3,133.48 m ² and a residential GFA of 46,114.38 m ² . It	<u>Total Units</u> 606 units	<u>Estimated Population</u> 976 people	<u>Application Status</u> OPA and ZBA application under review

	includes 137 underground parking spaces.			
	<u>Section 37 Contributions</u>			
	Not yet established			
90 Isabella Street				
85	<u>Development Description</u> Proposal to develop a 69-storey mixed-use building having a gross floor area of 52,797 square metres.	<u>Total Units</u> 837 units	<u>Estimated Population</u> 1,348 people	<u>Application Status</u> ZBA application under review
	<u>Section 37 Contributions</u>			
	Not yet established			
	TOTAL	<u>UNITS</u> 46,185 units	<u>ESTIMATED POPULATION</u> 73,906 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 (1.61 persons) and the number of proposed/approved units (46,185 units). The estimated population resulting from the above noted developments is approximately 73,906 persons.

Although 1-person households account for 55% 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. Considering the City generally seeks to achieve a minimum of 10% 3-bedroom dwelling units of all dwelling units in new high-density residential developments, producing an opportunity for more families to live in the area. Couples with children (22%), typically larger 2- or 3-bedroom units due to additional space requirements.

The average household size of 1.61 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 (2.42 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 95% (38,189 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 1.61 for the study area and the proposed net increase of 174 residential dwelling units, it is estimated that the development of the subject site will result in a population increase of approximately 280 persons.

6.0 Overall Conclusions

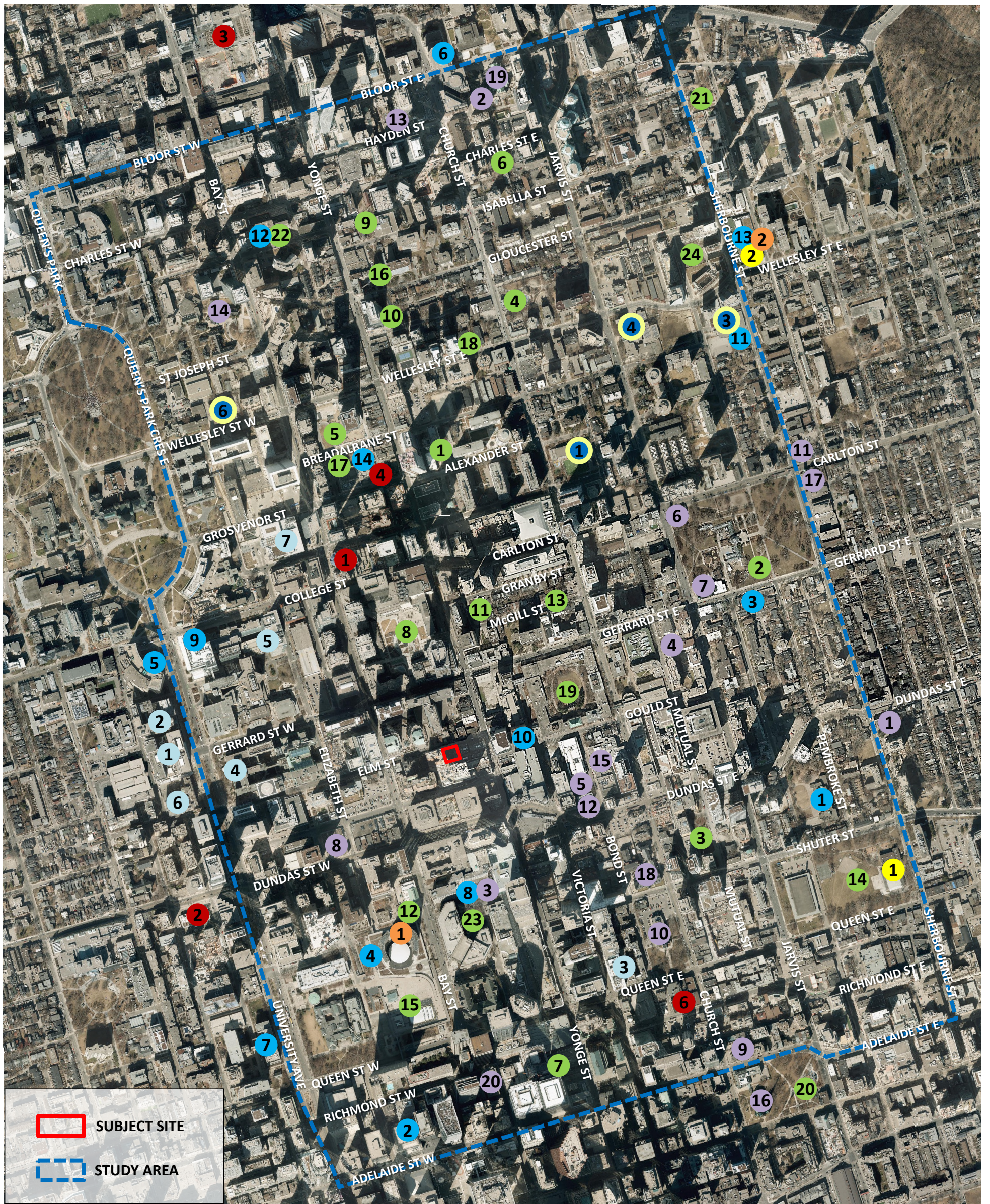
The proposal seeks approval for the redevelopment of that subject site that is in a community experiencing growth, in close proximity to transit, with multiple residential and mixed-use buildings either recently approved, under construction, or currently in the planning stages. The proposal is located 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 three-minute walking distance to College Station and five-minute walking distance to Dundas 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.

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. TDSB staff have indicated that an estimated total of four (4) students will be generated by the proposed development. TCDSB staff have advised that the proposed development will generate approximately four (4) students. TDSB elementary schools within the catchment area are currently experiencing a total vacancy rate of 15% and secondary schools are experiencing a vacancy rate of 38%. TCDSB elementary schools currently have a vacancy rate of 22% and secondary schools are currently above capacity by 0.2%. As such, the utilization data provided by both school boards identifies that there is capacity to accommodate additional students.

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



- SCHOOLS**
 1. Church St Jr Public School
 2. Jesse Ketchum Jr and Sr Public School (OSA)
 3. Our Lady of Lourdes Catholic School
 4. Jarvis Collegiate Institute
 5. Neil McNeil High School (OSA)
 6. St Joseph's College School
 7. St Mary Catholic Academy (OSA)
 8. St Patrick Catholic Secondary School
- HOSPITALS**
 1. Mount Sinai Hospital
 2. Princess Margaret Hospital
 3. St Michael's Hospital
 4. The Hospital for Sick Children
 5. Toronto General Hospital
 6. Toronto Rehabilitation Institute
 7. Women's College Hospital

- CHILD CARE FACILITIES**
 1. Garderie La Farandole Gabrielle Roy
 2. George Brown – Richmond Adelaide Childcare Centre
 3. Gerrard Early Learning Centre
 4. Hester How Day Care Centre
 5. Hydrokids - Opg
 6. Kids & Company – Bloor Street Site
 7. Life-Bridge Child Care
 8. Mothercraft Toronto Eaton Centre
 9. Queen's Park Childcare Centre
 10. Ryerson Early Learning Centre
 11. The Neighbourhood Group Community Services Our Lady of Lourdes
 12. University of Toronto Childcare on Charles
 13. Wellesley Early Learning Centre – EarlsCourt Cheche CDI
 14. YMCA Child Development Centre (YMCA)

- PARKS AND OPEN SPACE**
 1. Alexander Street Parkette
 2. Allan Gardens
 3. Arena Gardens Park
 4. Barbara Hall Park
 5. Breadalbane Park
 6. Charles Street Parkette
 7. Cloud Gardens
 8. College Park
 9. George Hislop Park
 10. James Canning Gardens
 11. Joseph Sheard Parkette
 12. Larry Sefton Park
 13. McGill Parkette
 14. Moss Park
 15. Nathan Phillip Square
 16. Norman Jewison Park
 17. Opera Place
 18. Paul Kane House Parkette
 19. Ryerson Community Park
 20. St James Park
 21. St James Town West Park
 22. St Mary St Parkette

- EMERGENCY SERVICES**
 1. Toronto Police Headquarters
 2. Police 52 Division
 3. Fire Station 312
 4. Fire Station 314
 5. Fire Station 313 (OSA)
 6. EMS Station 40
- COMMUNITY CENTRE**
 1. John Innes Community Recreation Centre
 2. Wellesley Community Centre
- LIBRARIES**
 1. City Hall Library
 2. St James Town Library

- PLACES OF WORSHIP**
 1. All Saints Anglican Church
 2. Anglican Church of Canada
 3. Church of the Holy Trinity
 4. Dharma Friends
 5. First Evangelical Lutheran Church
 6. Grace Toronto Church
 7. Jarvis Street Baptist Church
 8. Masjid Toronto
 9. Masjid Toronto @ Adelaide
 10. Metropolitan United Church
 11. Sacre Coeur Catholic Parrish
 12. Sheikh Deadat Centre
 13. St Andrew's United Church
 14. St Basil's Catholic Parrish
 15. St George's Greek Orthodox Church
 16. St James Cathedral
 17. St Luke's United Church
 18. St Michael's Roman Catholic Church
 19. St Paul's Bloor Street
 20. St Stephen's Chapel

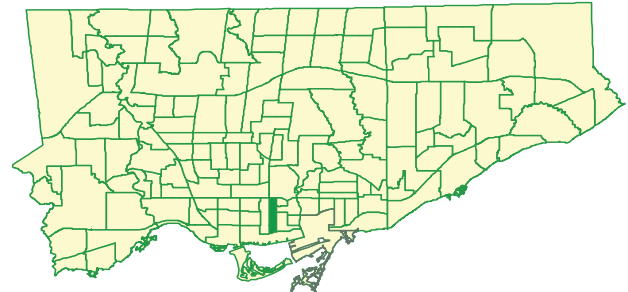
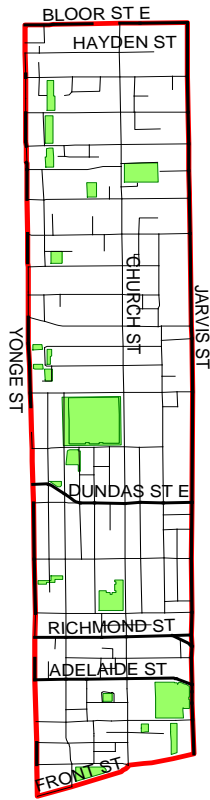
COMMUNITY SERVICES AND FACILITIES



Source: map.toronto.ca/maps. TorontoMaps v2. 2020

APPENDIX B
COLLECTIVE NEIGHBOURHOOD PROFILE DATA

Church-Yonge Corridor



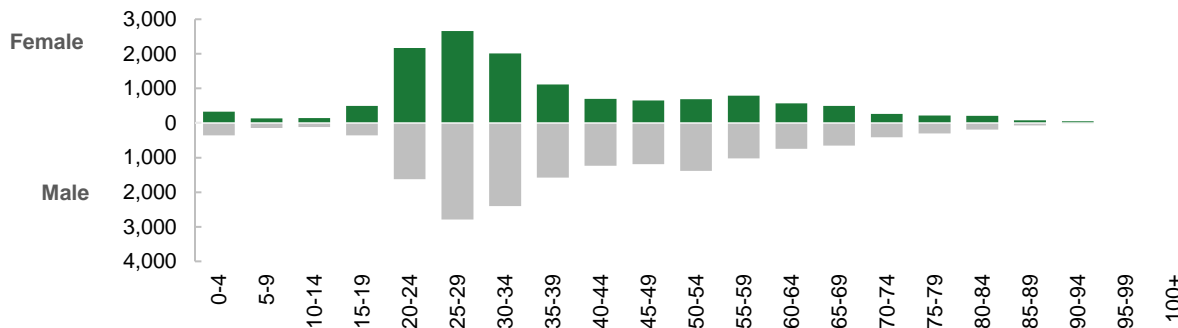
Neighbourhood Snapshot

Population **31,340**

Population Change
2011-2016 **+10.6%**

Population Density **23,044**
people per square km

Population



Female
45.3%

Male
54.7%

Children
0-14 years

1,215 (4%)

City Rate: 15%

Youth
15-24 years

4,640 (15%)

City Rate: 12%

Working Age
25-54 years

18,405 (61%)

City Rate: 45%

Pre-Retirement
55-64 years

3,120 (10%)

City Rate: 12%

Seniors
65+ years

2,935 (10%)

City Rate: 16%

Notes

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

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

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

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

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

Source

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

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

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

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

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

Neighbourhood at-a-glance

Population			Language		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Population	31,340	2,731,571	Mother tongue not English	39.9%	47.0%
Population change	+10.6%	+4.5%	Home language not English	17.2%	29.2%
Male	54.7%	48.1%	>1 language spoken at home	23.7%	23.9%
Female	45.3%	51.9%	No knowledge of English	1.5%	5.0%
Male/female ratio	120.6	92.6			
Children Age 0-14	4.0%	14.6%			
Youth Age 15-24	15.3%	12.5%			
Working Age 25-64	71.0%	57.3%			
Seniors Age 65+	9.7%	15.6%			
Dependency ratio	19.8	55.1			
Households			Immigration & identity		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Private households	19,680	1,112,930	Immigrants	36.0%	51.2%
Household size	1.54	2.42	Recent immigrants	6.5%	7.0%
Married (age 15+)	22.2%	43.3%	Non-permanent residents	9.0%	3.5%
1 person households	58.0%	32.3%	Second generation	23.1%	27.5%
Seniors living alone	50.3%	26.7%	Visible minority population	41.0%	51.5%
			Aboriginal identity	1.3%	0.9%
			Canadian citizens	81.6%	85.3%
Housing			Income		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Renter households	70.5%	47.2%	Median household income	\$56,366	\$65,829
Ground-related housing	8.3%	55.7%	Median family income	\$90,519	\$82,859
5+ storey apartments	91.7%	44.3%	Median FY/FT work income	\$64,247	\$55,246
Unsuitable housing	8.7%	12.1%	Without income	2.5%	4.7%
Unaffordable housing	45.3%	36.6%	Income from gov't transfers	5.1%	9.3%
Inadequate housing	5.4%	7.1%	Poverty (MBM)	28.7%	21.9%
			Low income (LIM-AT)	26.0%	20.2%
			Low income (LICO-AT)	25.8%	17.4%
Commuting			Education & Labour		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Public transit to work	38.7%	37.0%	Bachelor's degree or higher	64.0%	44.1%
> 1 hour commutes	8.5%	16.2%	Unemployment rate	8.5%	8.2%
			Participation rate	75.1%	64.7%
			Full-time/full-year workers	53.2%	49.9%

Definitions: Neighbourhood at-a-glance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

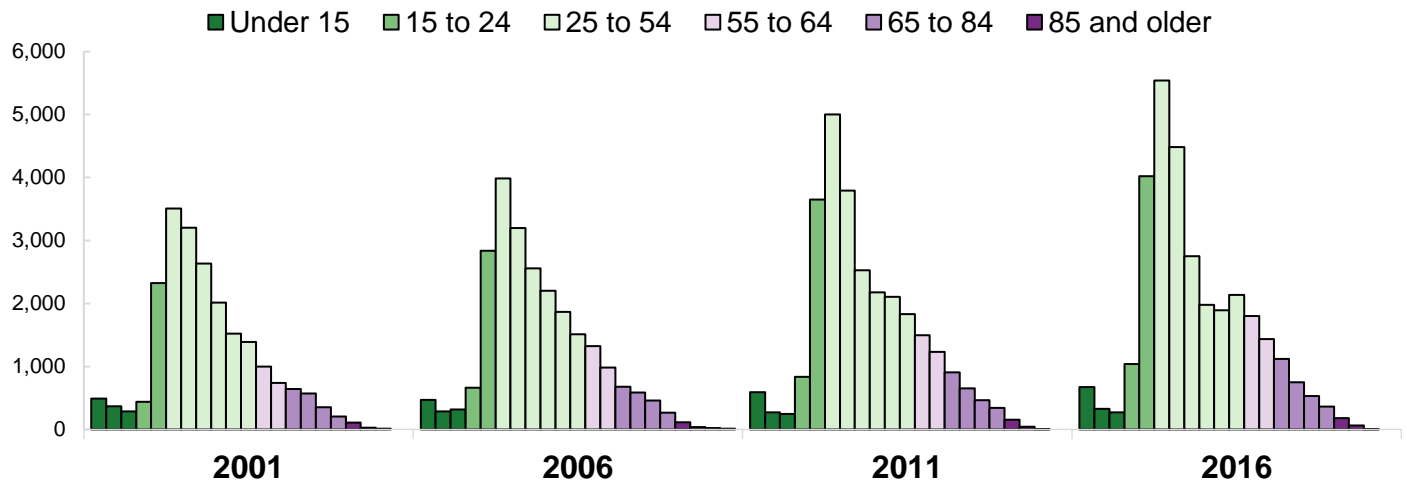
Unemployment rate is the percentage of the labour force age 15 and older who were unemployed during the week of Sunday May 1 to Saturday May 7, 2016.

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

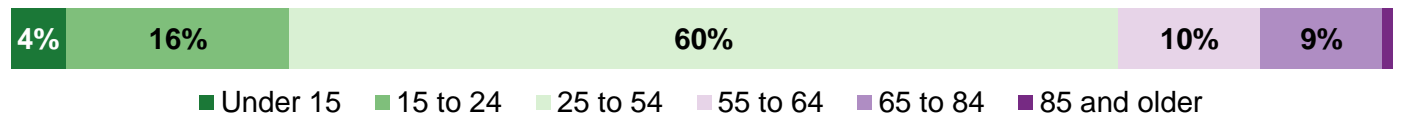
Full-time/full-year workers is the percentage of workers aged 15 years and over who worked full year (49 weeks and over) and mostly full time (30 hours or more per week) in 2015.

Population by age groups

Population by 5-year age groups, 2001-2016



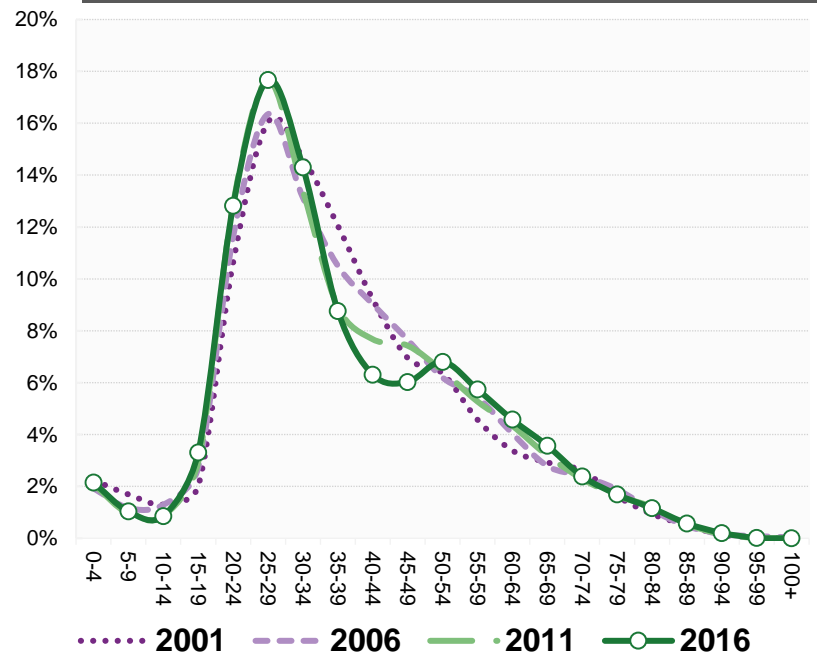
Relative size of age cohorts, 2016



Age	2001	2006	2011	2016	Trend
0-4	490	470	590	675	↗
5-9	370	285	270	325	↘
10-14	285	315	245	270	↘
15-19	440	665	835	1,040	↗
20-24	2,325	2,835	3,650	4,020	↗
25-29	3,510	3,985	5,000	5,540	↗
30-34	3,205	3,200	3,795	4,485	↗
35-39	2,635	2,560	2,525	2,750	↘
40-44	2,015	2,200	2,175	1,980	↘
45-49	1,520	1,865	2,105	1,890	↗
50-54	1,390	1,510	1,830	2,135	↗
55-59	1,000	1,325	1,495	1,800	↗
60-64	740	985	1,230	1,435	↗
65-69	640	680	905	1,120	↗
70-74	570	585	650	750	↗
75-79	355	460	465	530	↗
80-84	205	265	345	365	↗
85-89	110	115	155	180	↗
90-94	30	40	45	65	↗
95-99	10	20	5	5	↘
100+	0	10	0	0	↘

Average age in 2016			City
Median age	34.2	36.4 Male 32.1 Female	39.3
Mean age	39.0	40.2 Male 37.5 Female	40.6

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



Definitions: Population by age groups

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

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

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

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

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

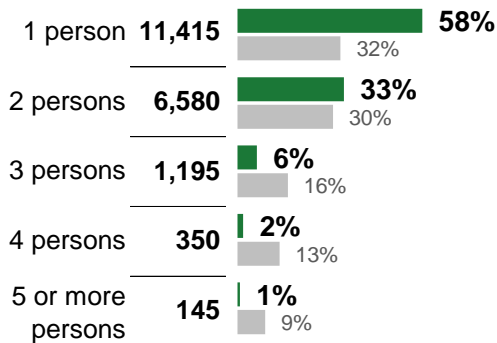
Relative size of 5-year age groups, 2001-2016 presents the 5-year age group population as a percentage of the total population. This chart provides another perspective on the demography of the neighbourhood by showing how the relative size of different age groups has changed (or remained stable, or aged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

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

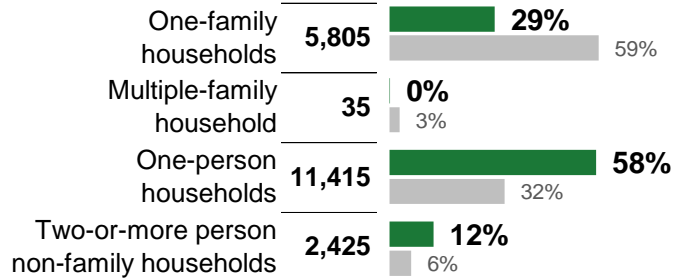
[2016 Census topic: Age and sex](#)

Families, households & marital status

Number of households by size



Number of households by type



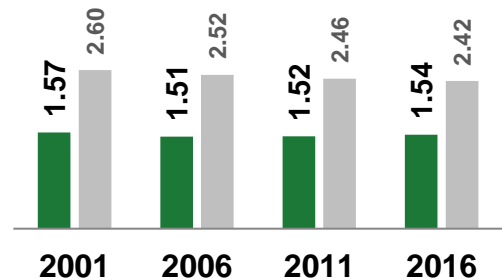
■ Church-Yonge Corridor ■ City of Toronto

Living arrangements

City avg.

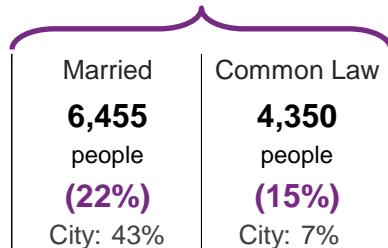
795 or 6%	of single adults (age 20-34) live with their parents	34%
9,940 or 38%	of adults (age 15-64) live alone	13%
1,345 or 50%	of seniors (age 65-84) live alone	25%
135 or 56%	of seniors (age 85+) live alone	39%

Average household size

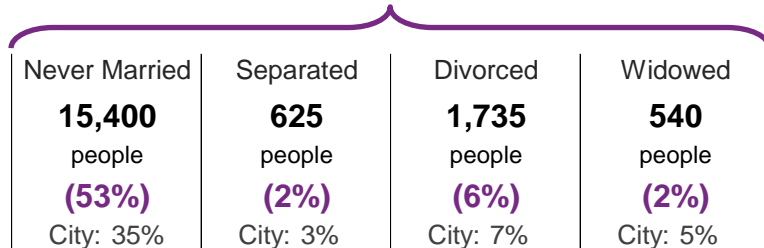


Marital status

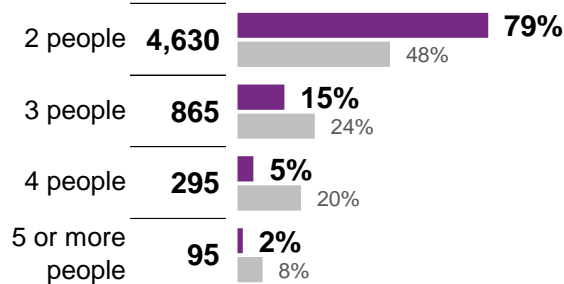
Married or living common law



Not married and not living common law

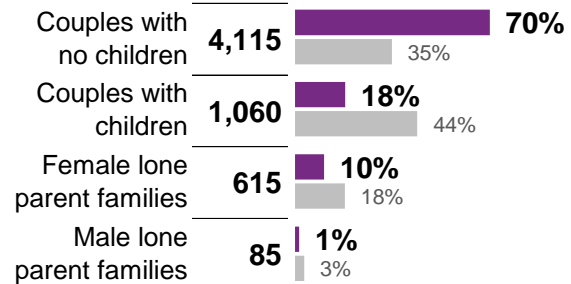


Number of census families by size of family



■ Church-Yonge Corridor ■ City of Toronto

Number of census families by family type



■ Church-Yonge Corridor ■ City of Toronto

Definitions: Families, households & marital status

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

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

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

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

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

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

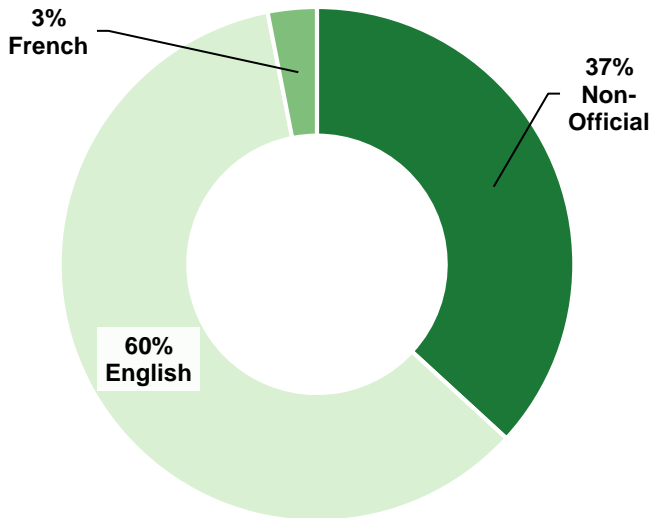
Living arrangements provides information about some select family characteristics of adults in the area. **Single adults (age 20-34) living with their parents** refers to people age 20 to 34 who are children in a census family (as in sons, daughters, or grandchildren). This category does not include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

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

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

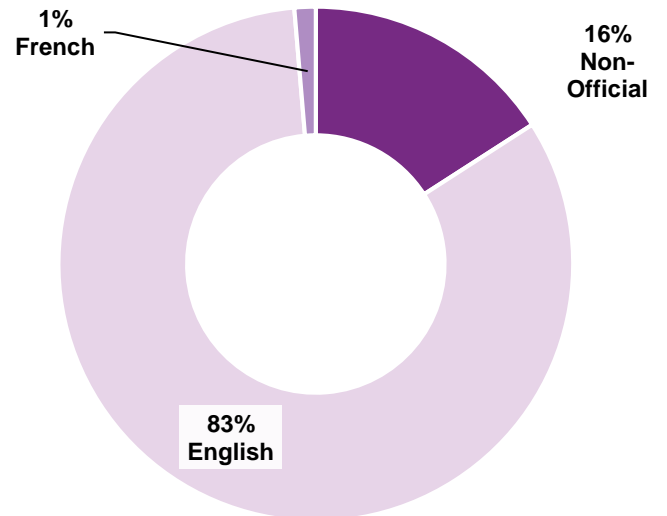
Language

Mother tongue (single-response)



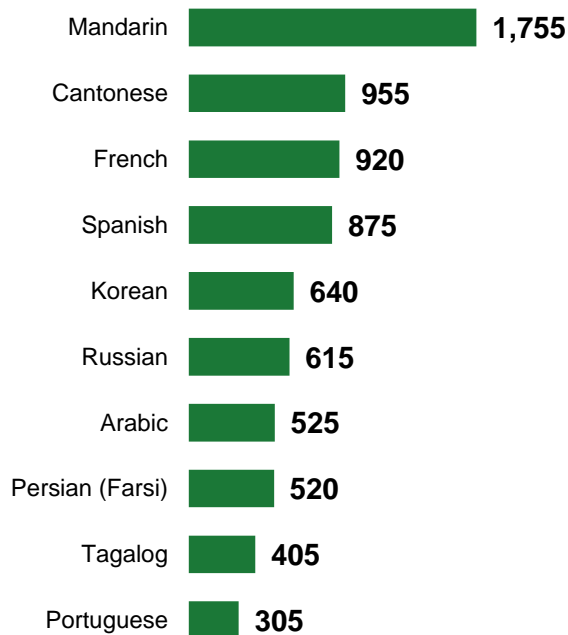
City rate for non-official mother tongue: **46%**

Home language (single-response)

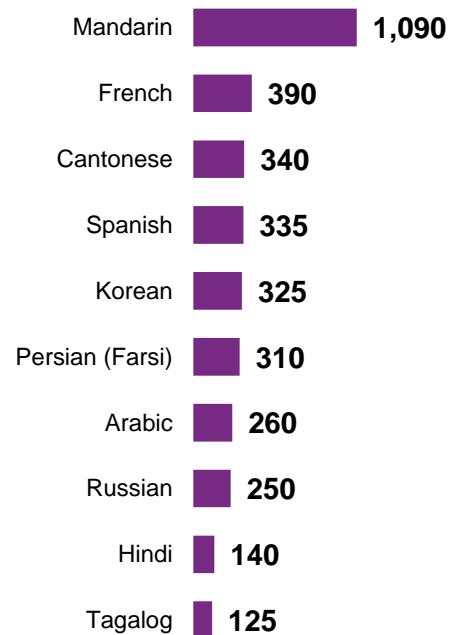


City rate for non-official home language: **29%**

Top-10 non-English mother tongue languages

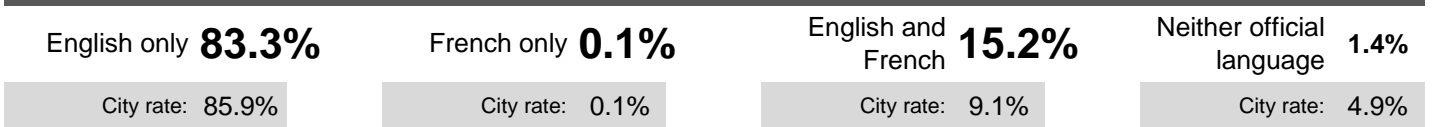


Top-10 non-English home languages



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

Knowledge of official languages



Definitions: Language

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

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

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

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

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

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

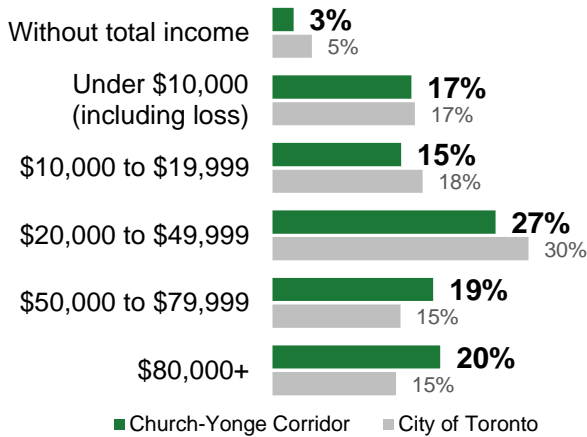
Knowledge of official languages refers to whether the person can conduct a conversation in English, French, in both languages or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

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

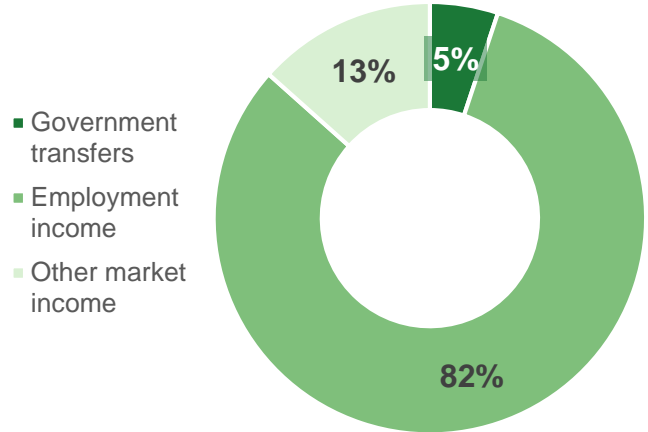
[2016 Census topic: Language](#)

Individual income & low income

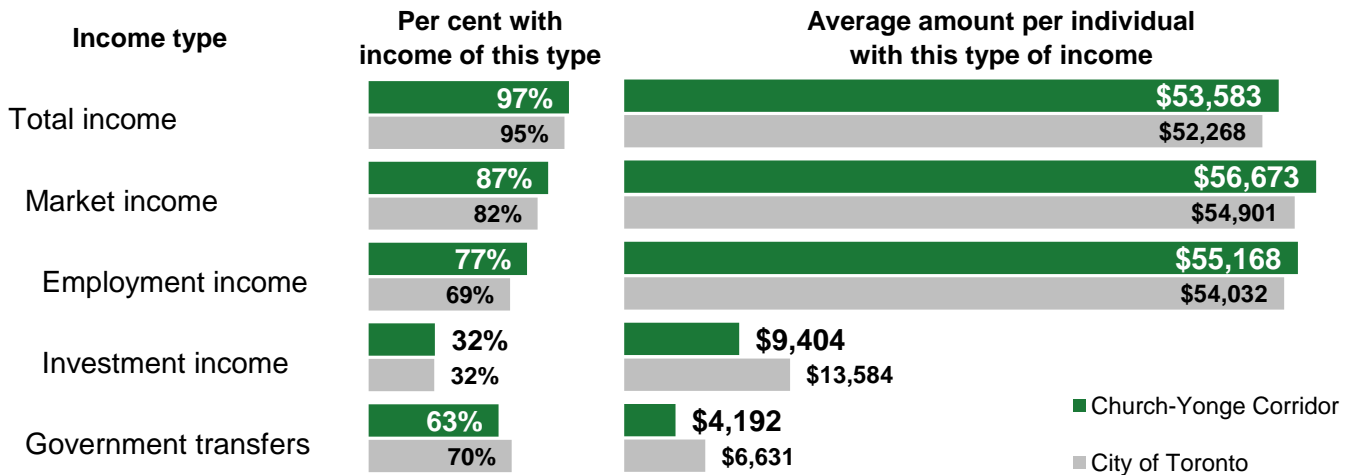
Total individual income (% by groups)



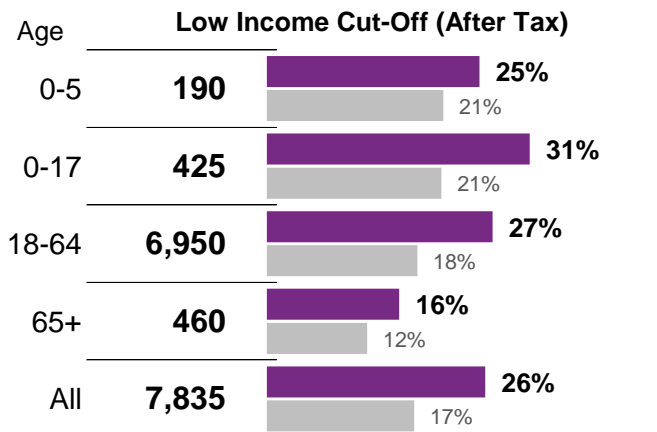
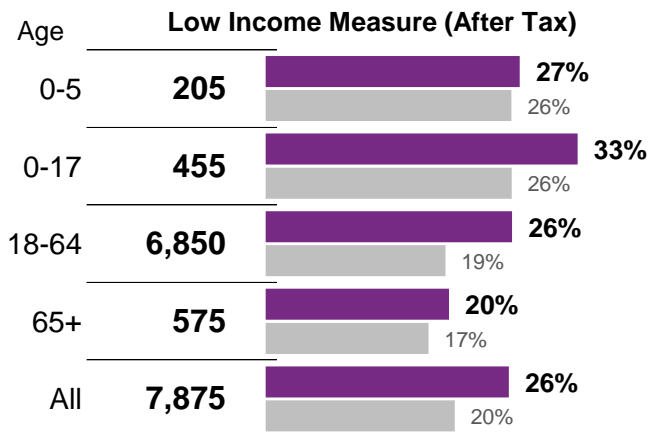
Composition of income



Income sources, individuals age 15+



Low income, population and rates (by age groups)



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

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

Definitions: Individual income & low income

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

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

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

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

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

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

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

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

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

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

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

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

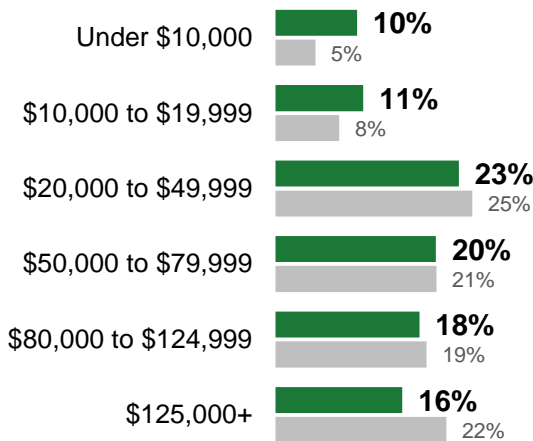
The **Low Income Cut Off (After Tax)** is a different measure that reflects the ability of economic families (or persons not in economic families) to afford necessities of food, shelter and clothing. The LICO threshold varies with the size of the economic family unit, but also with the size of the population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

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

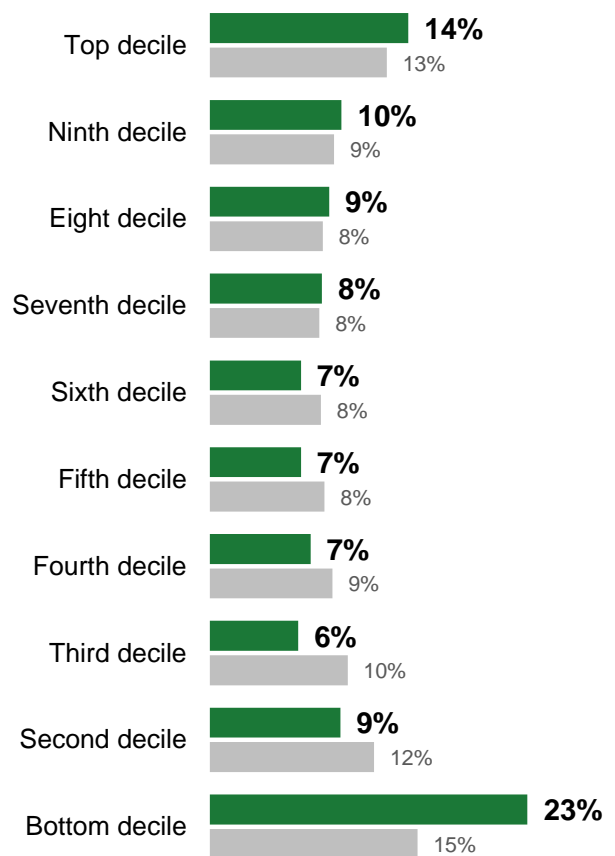
[2016 Census topic: Income](#)

Household & family income, poverty

Total household income (% by groups)

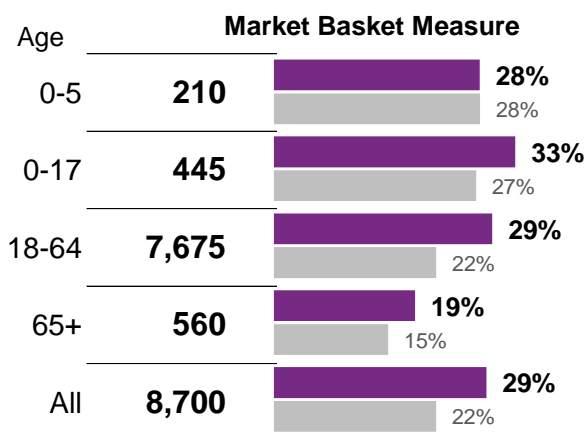


Economic family income by decile group



■ Church-Yonge Corridor ■ City of Toronto

Poverty, population and rates (by age groups)



Total income for households and economic families by type

	Count	Avg. Size	Mean Income	Median Total Income
Households	19,680		\$77,234	\$56,366
One-person households	11,415		\$57,381	\$44,747
Two-or-more person households	8,265		\$104,654	\$81,454
Economic families	6,245	2.3	\$115,164	\$90,519
Couple families without kids or other relatives	4,055	2.0	\$126,726	\$101,422
Couple families with kids or other relatives	1,060	3.5	\$117,285	\$83,401
Lone parent families	695	2.3	\$67,459	\$47,354
Persons not in economic families	15,835		\$50,475	\$37,771

Definitions: Household & family income, poverty

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

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

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

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

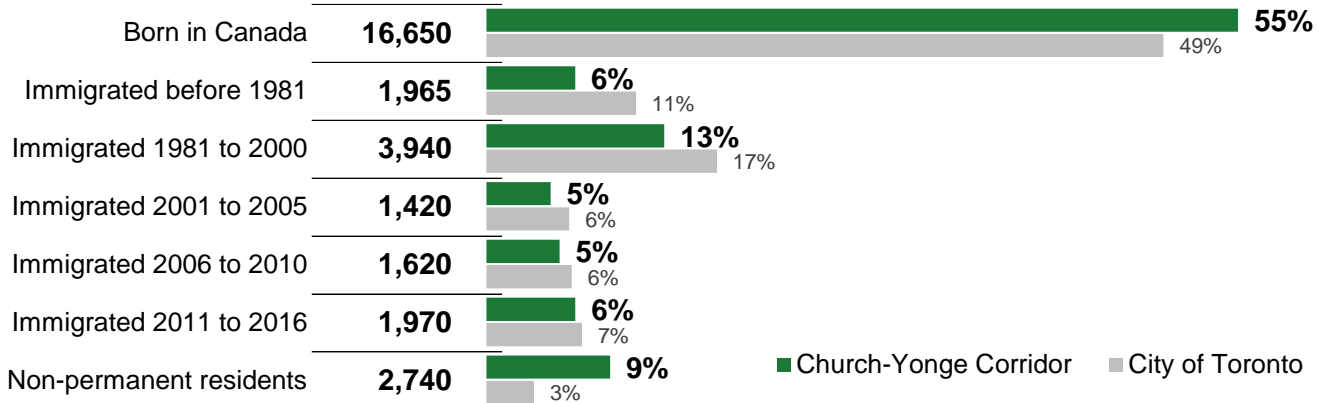
Total income for households and economic families by type provides information about total income for various household and economic family types. For each household and family type, the total count is presented, and for economic families the mean size of families in that neighbourhood is also presented.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

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

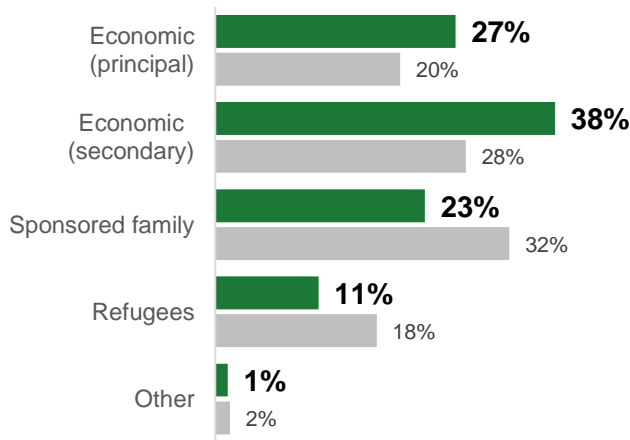
[2016 Census topic: Income](#)

Immigration

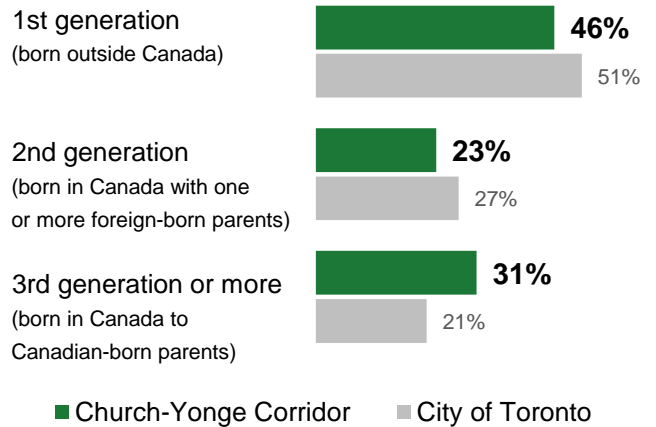
Immigrant status and period of immigration



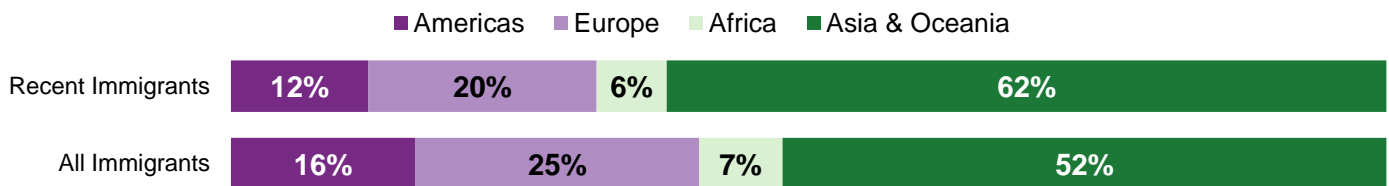
Admission category (landed after 1980 only)



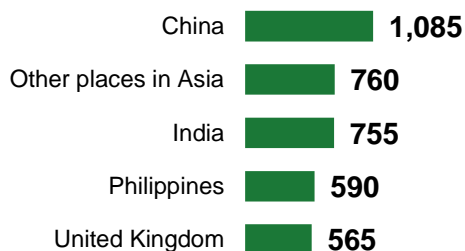
Generation status



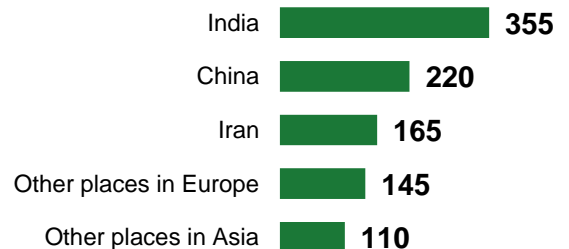
Place of birth of immigrants by world region



Top selected places of birth, all immigrants



Top selected places of birth, recent immigrants



Definitions: Immigration

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

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

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

Non-immigrants are Canadian citizens by birth.

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

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

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

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

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

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

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

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

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

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

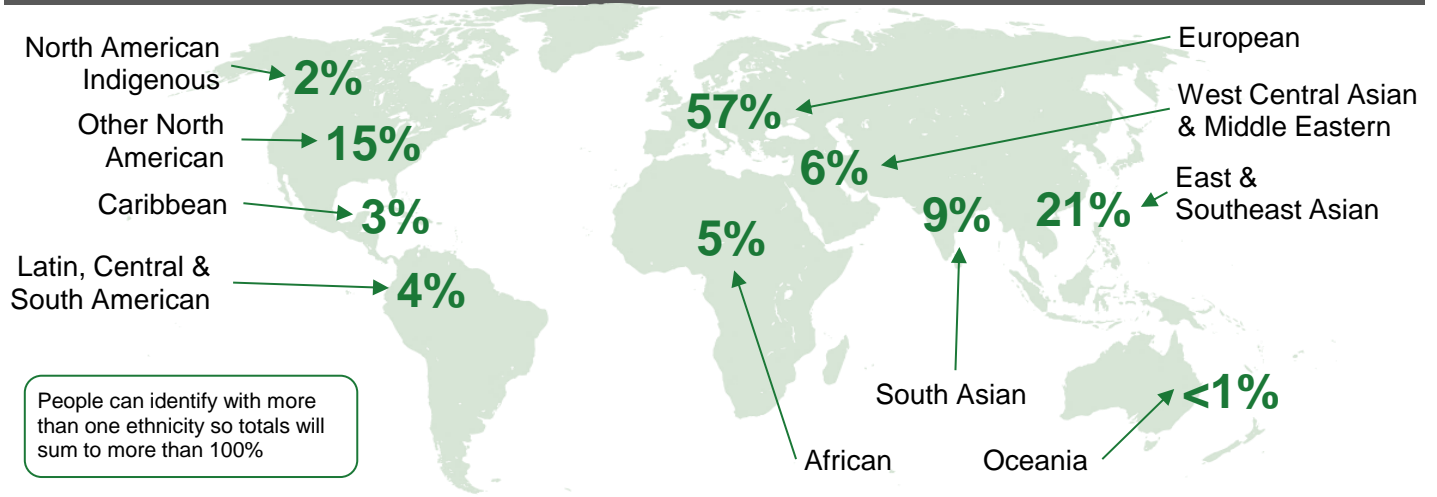
First generation includes persons who were born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada; **Second generation** includes persons who were born in

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

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

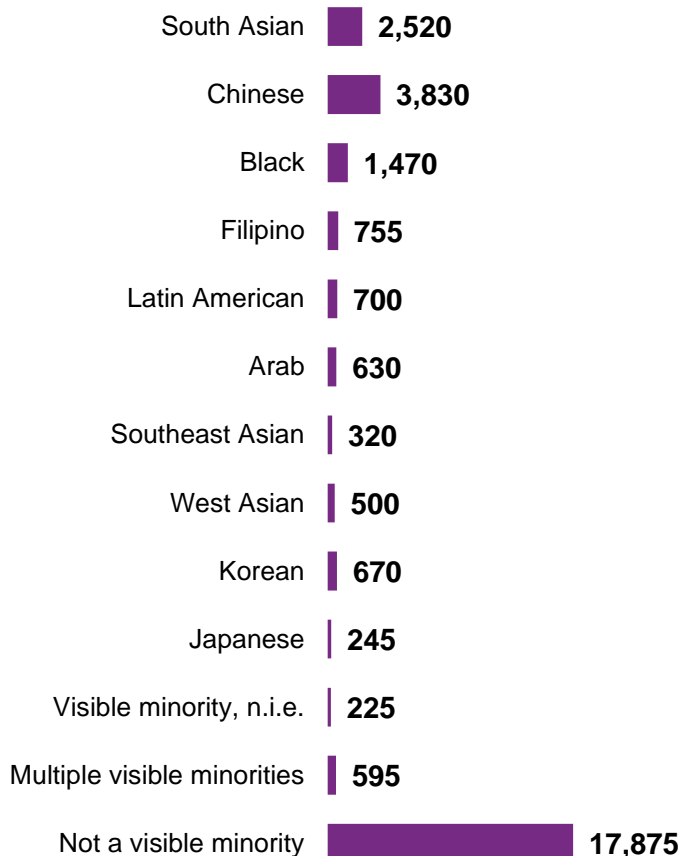
Ethnocultural diversity

Ethnic origins by world region, 2016

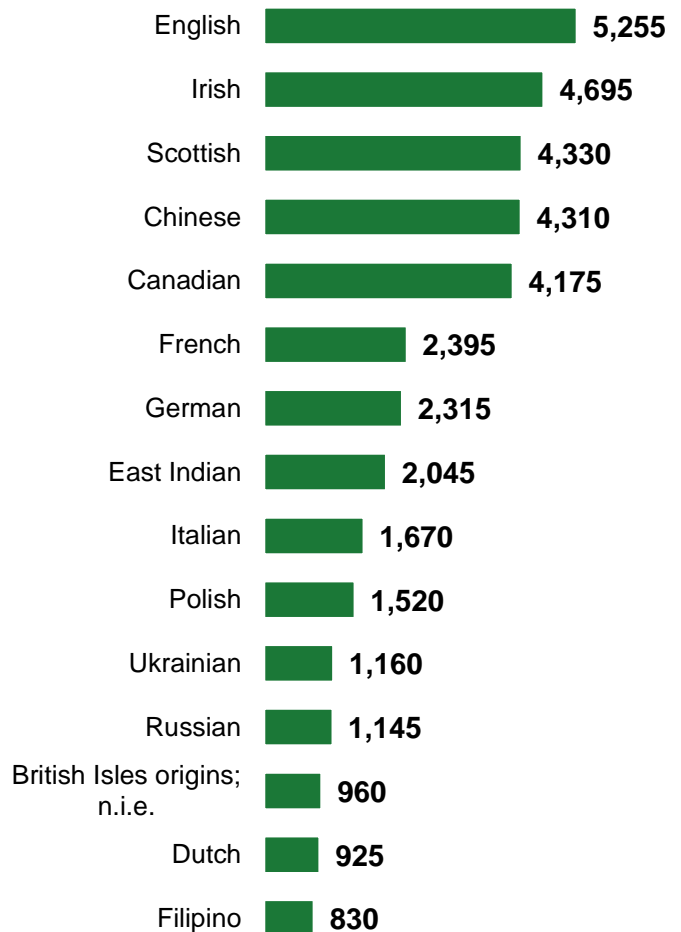


Visible minority populations, 2016

Visible minority population **41%** City avg. 51%



Top 15 ethnic origins, 2016



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

Definitions: Ethnocultural diversity

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

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

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

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

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

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

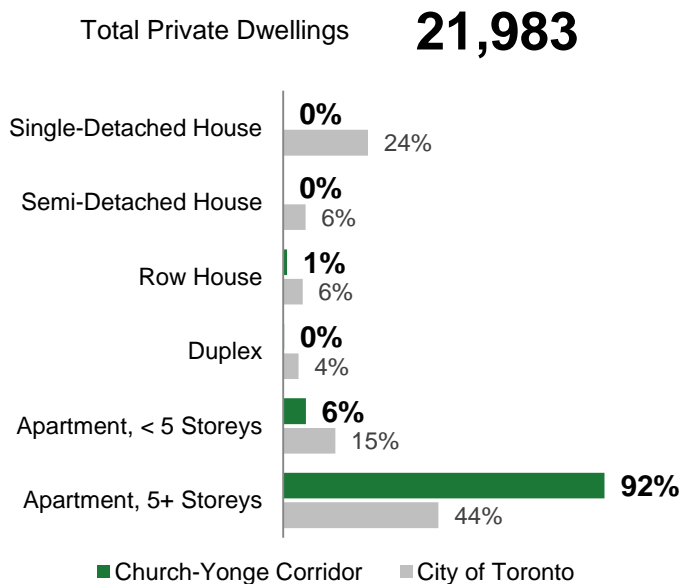
Visible minority refers to whether a person belongs to a visible minority group as defined by the *Employment Equity Act* and, if so, the visible minority group to which the person belongs. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian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

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

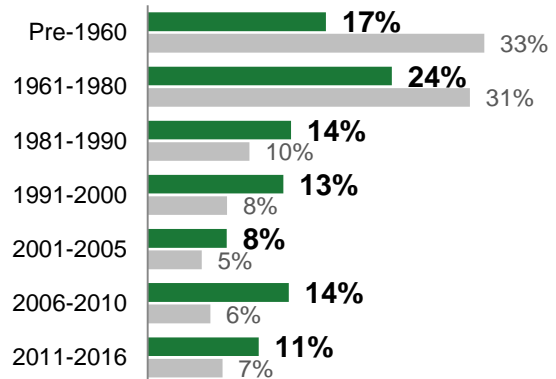
[2016 Census topic: Immigration and ethnocultural diversity](#)

Housing & mobility

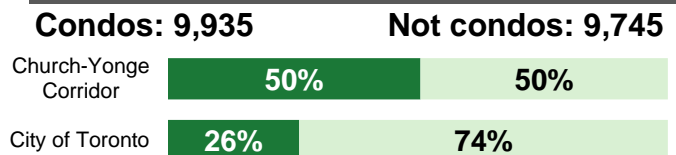
Private dwellings by structure type



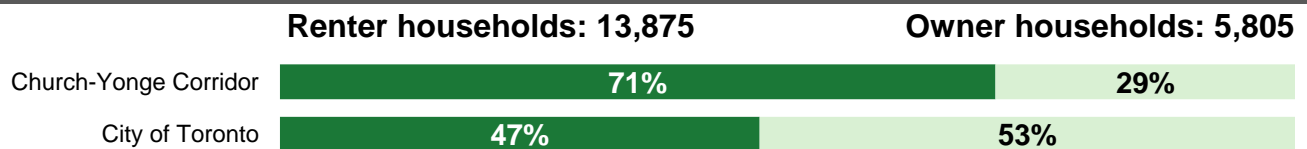
Period of construction



Occupied dwellings by condominium status



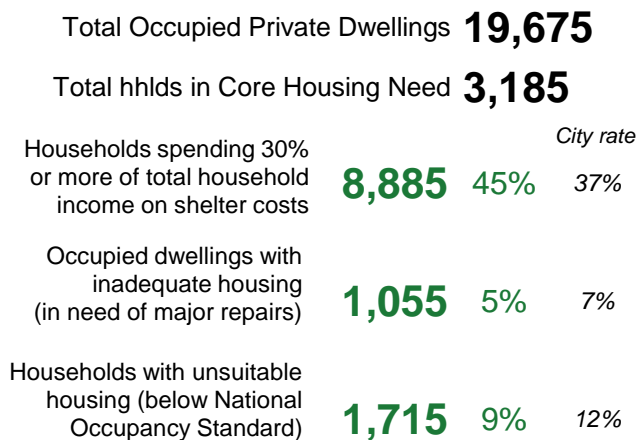
Households by tenure



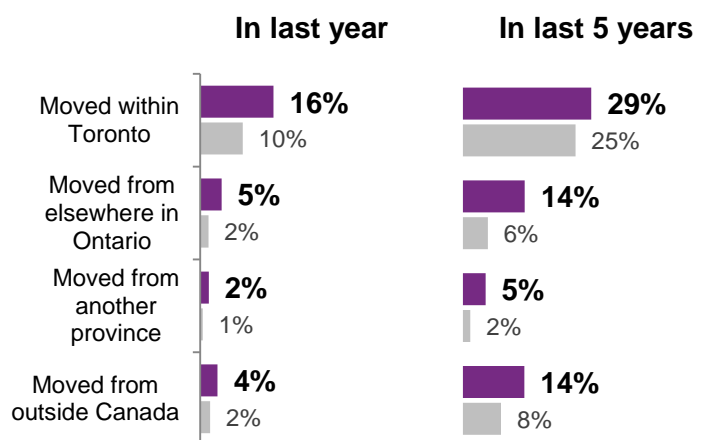
Shelter costs

Renter Households			Owner Households		
	Church-Yonge Corridor	City Avg.		Church-Yonge Corridor	City Avg.
Median Shelter Cost	\$1,361	\$1,201	Median Shelter Cost	\$1,650	\$1,496
Mean Shelter Cost	\$1,389	\$1,242	Mean Shelter Cost	\$1,799	\$1,682
Unaffordable Housing	49.5%	46.8%	Unaffordable Housing	35.4%	27.4%
Subsidized Housing	13.5%	15.1%	With a mortgage	61.8%	57.5%

Core Housing Need



Mobility



Definitions: Housing & mobility

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

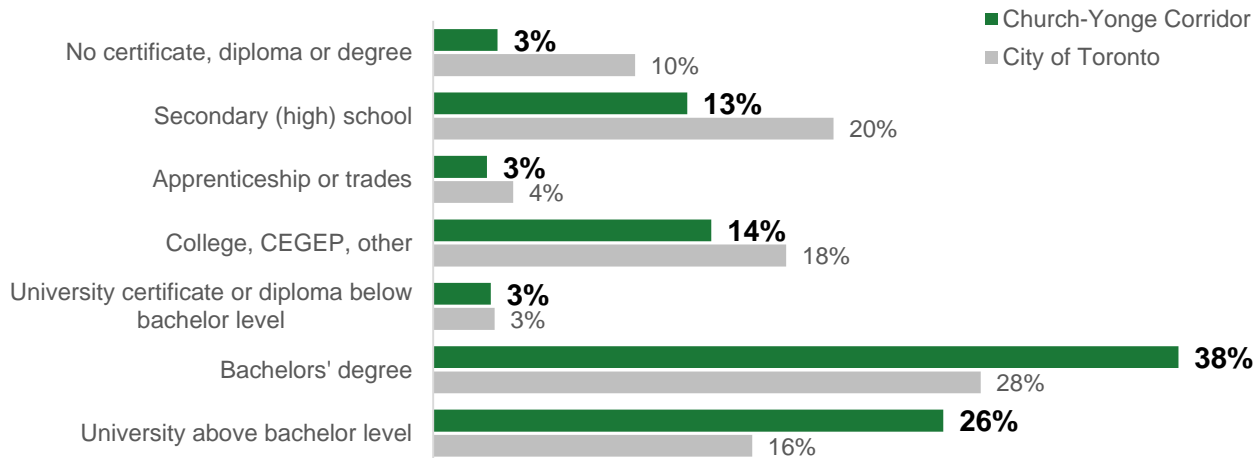
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Housing](#)

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

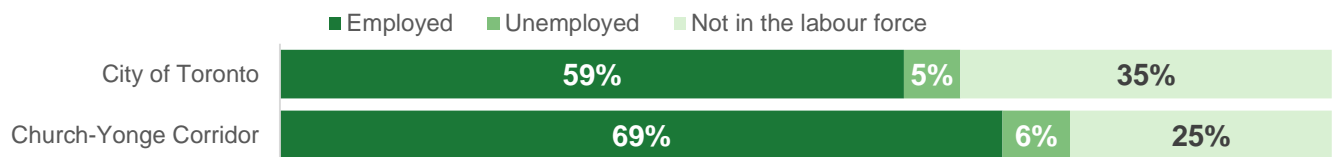
Education & labour

Educational attainment

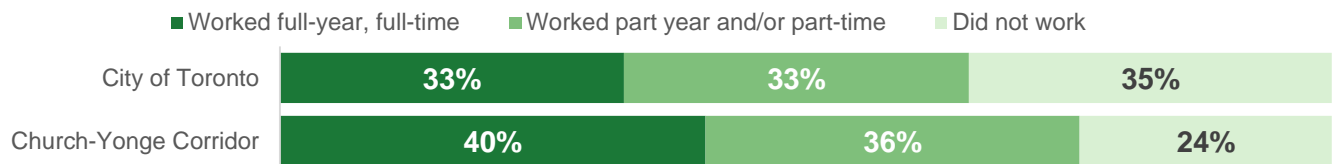


Labour force status

Unemployment Rate	8.5%	City 8.2%	Participation Rate	75.1%	City 64.7%	Employment Rate	68.7%	City 59.3%
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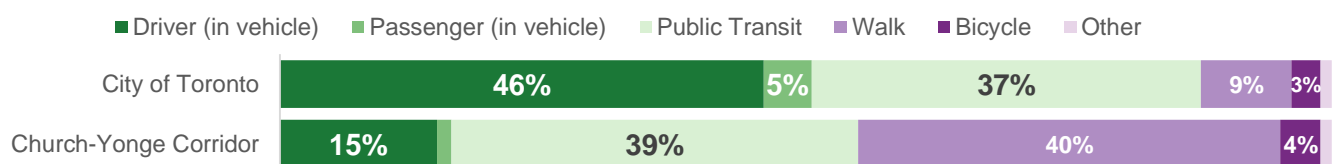


Work activity in 2015

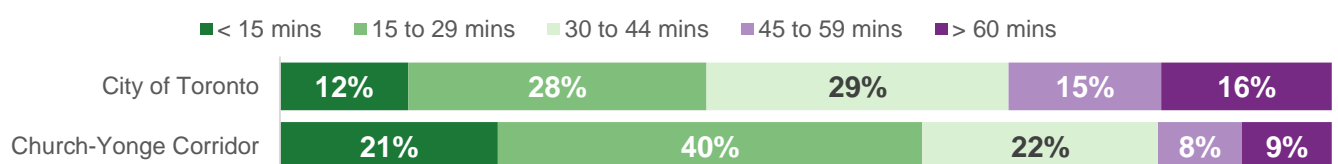


Average weeks worked in 2005	43.1	City 42.3	Median income FY/FT workers	\$64,247	City \$55,246	Median income all workers	\$42,169	City \$33,602
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Main mode of commuting to work



Commute time



Definitions: Education & labour

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

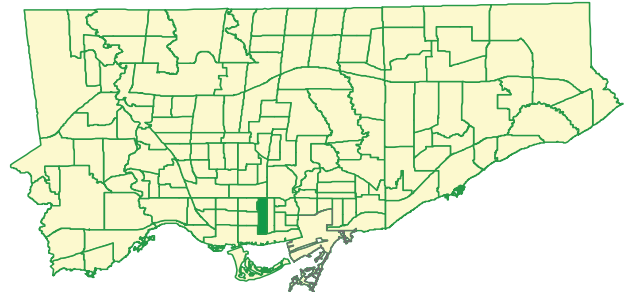
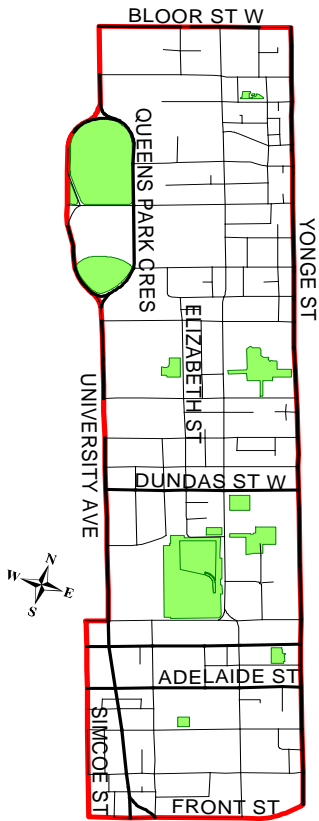
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Education](#)

[2016 Census topic: Labour](#)

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

Bay Street Corridor



Neighbourhood Snapshot

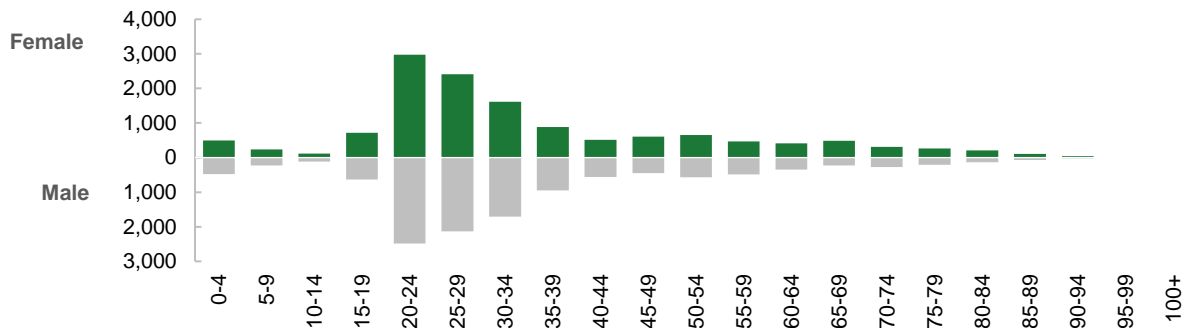
Population **25,797**

Population Change
2011-2016 **+33.3%**

Population Density **14,097**

people per square km

Population



Female
52.8%

Male
47.2%

Children
0-14 years

1,660 (6%)

City Rate: 15%

Youth
15-24 years

6,820 (27%)

City Rate: 12%

Working Age
25-54 years

13,050 (51%)

City Rate: 45%

Pre-Retirement
55-64 years

1,710 (7%)

City Rate: 12%

Seniors
65+ years

2,365 (9%)

City Rate: 16%

Notes

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

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

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

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

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

Source

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

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

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

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

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

Neighbourhood at-a-glance

Population			Language		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Population	25,797	2,731,571	Mother tongue not English	57.2%	47.0%
Population change	+33.3%	+4.5%	Home language not English	33.0%	29.2%
Male	47.2%	48.1%	>1 language spoken at home	31.6%	23.9%
Female	52.8%	51.9%	No knowledge of English	2.8%	5.0%
Male/female ratio	89.2	92.6			
Children Age 0-14	6.5%	14.6%			
Youth Age 15-24	26.6%	12.5%			
Working Age 25-64	57.6%	57.3%			
Seniors Age 65+	9.2%	15.6%			
Dependency ratio	26.6	55.1			
Households			Immigration & identity		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Private households	15,075	1,112,930	Immigrants	40.9%	51.2%
Household size	1.70	2.42	Recent immigrants	8.9%	7.0%
Married (age 15+)	29.1%	43.3%	Non-permanent residents	20.1%	3.5%
1 person households	50.5%	32.3%	Second generation	21.0%	27.5%
Seniors living alone	44.2%	26.7%	Visible minority population	62.2%	51.5%
			Aboriginal identity	0.6%	0.9%
			Canadian citizens	67.1%	85.3%
Housing			Income		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Renter households	67.9%	47.2%	Median household income	\$48,737	\$65,829
Ground-related housing	1.9%	55.7%	Median family income	\$78,348	\$82,859
5+ storey apartments	98.1%	44.3%	Median FY/FT work income	\$69,760	\$55,246
Unsuitable housing	12.6%	12.1%	Without income	4.6%	4.7%
Unaffordable housing	57.2%	36.6%	Income from gov't transfers	3.9%	9.3%
Inadequate housing	2.7%	7.1%	Poverty (MBM)	39.3%	21.9%
			Low income (LIM-AT)	37.7%	20.2%
			Low income (LICO-AT)	36.3%	17.4%
Commuting			Education & Labour		
	Neighbourhood	Toronto		Neighbourhood	Toronto
Public transit to work	30.0%	37.0%	Bachelor's degree or higher	79.0%	44.1%
> 1 hour commutes	7.2%	16.2%	Unemployment rate	10.2%	8.2%
			Participation rate	62.6%	64.7%
			Full-time/full-year workers	47.3%	49.9%

Definitions: Neighbourhood at-a-glance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

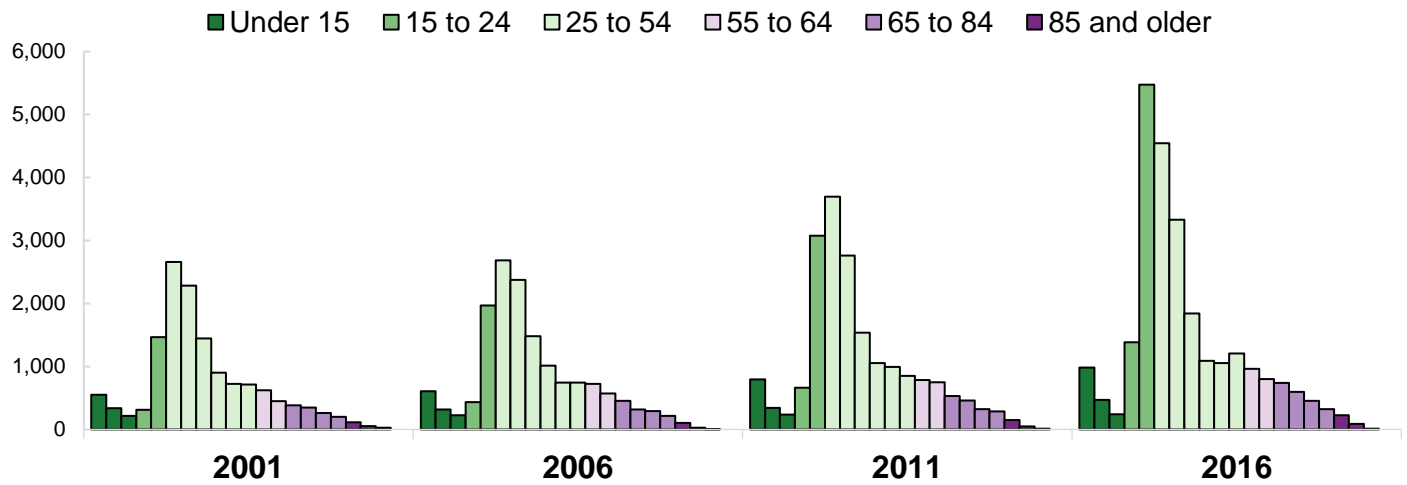
Unemployment rate is the percentage of the labour force age 15 and older who were unemployed during the week of Sunday May 1 to Saturday May 7, 2016.

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

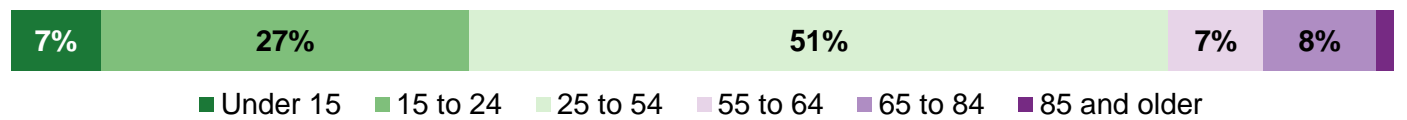
Full-time/full-year workers is the percentage of workers aged 15 years and over who worked full year (49 weeks and over) and mostly full time (30 hours or more per week) in 2015.

Population by age groups

Population by 5-year age groups, 2001-2016



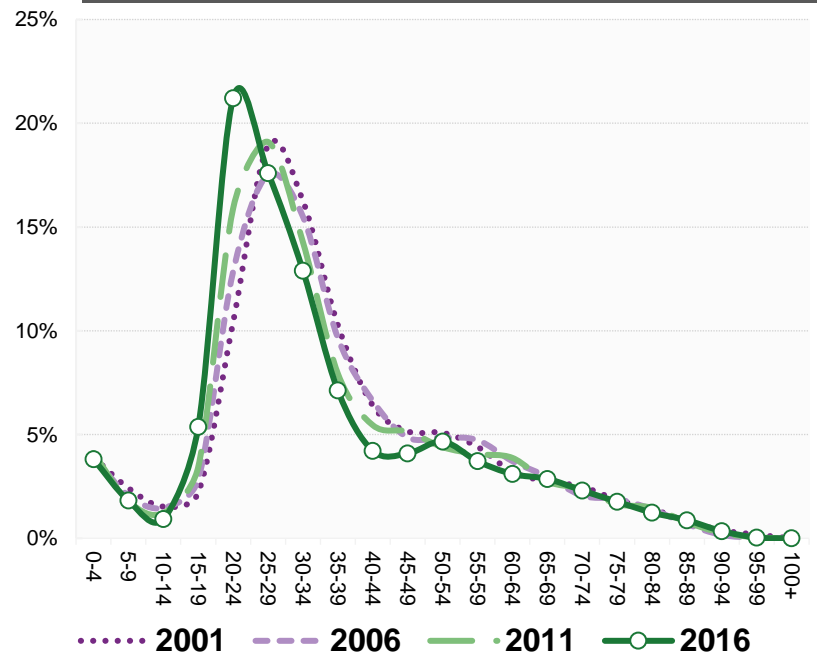
Relative size of age cohorts, 2016



Age	2001	2006	2011	2016	Trend
0-4	550	605	795	985	↗
5-9	340	315	345	470	↗
10-14	215	225	235	240	↗
15-19	310	435	665	1,385	↗
20-24	1,465	1,970	3,075	5,475	↗
25-29	2,660	2,685	3,695	4,545	↗
30-34	2,285	2,375	2,760	3,330	↗
35-39	1,445	1,480	1,535	1,840	↗
40-44	900	1,015	1,055	1,090	↗
45-49	725	745	995	1,055	↗
50-54	715	745	850	1,205	↗
55-59	620	725	785	960	↗
60-64	450	570	750	800	↗
65-69	385	455	530	740	↗
70-74	350	315	460	595	↗
75-79	260	290	320	455	↗
80-84	200	215	285	320	↗
85-89	115	105	150	225	↗
90-94	55	25	50	90	↗
95-99	25	5	10	10	↔
100+	0	0	0	0	↔

Average age in 2016		City
Median age	29.7	29.9 Male 29.5 Female 39.3
Mean age	35.0	34.5 Male 35.5 Female 40.6

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



Definitions: Population by age groups

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

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

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

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

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

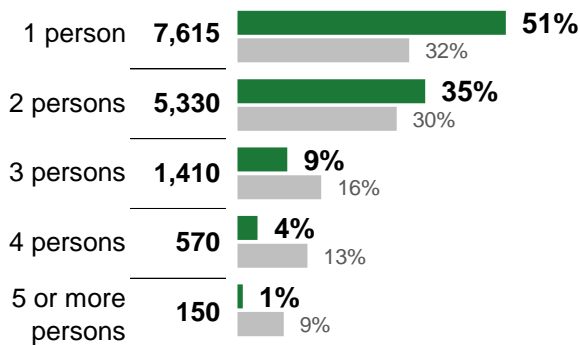
Relative size of 5-year age groups, 2001-2016 presents the 5-year age group population as a percentage of the total population. This chart provides another perspective on the demography of the neighbourhood by showing how the relative size of different age groups has changed (or remained stable, or aged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

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

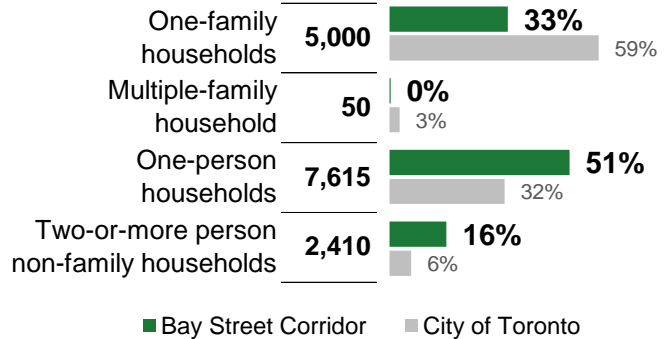
[2016 Census topic: Age and sex](#)

Families, households & marital status

Number of households by size



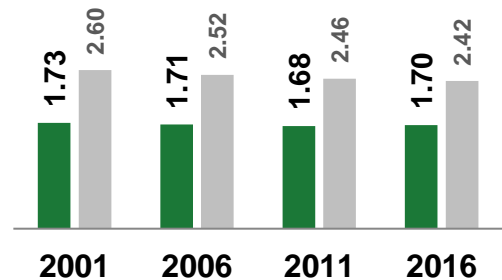
Number of households by type



Living arrangements

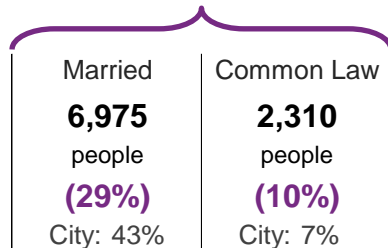
Living Arrangement	Bay Street Corridor	City avg.
975 or 7% of single adults (age 20-34) live with their parents	34%	
6,565 or 30% of adults (age 15-64) live alone	13%	
875 or 42% of seniors (age 65-84) live alone	25%	
170 or 56% of seniors (age 85+) live alone	39%	

Average household size

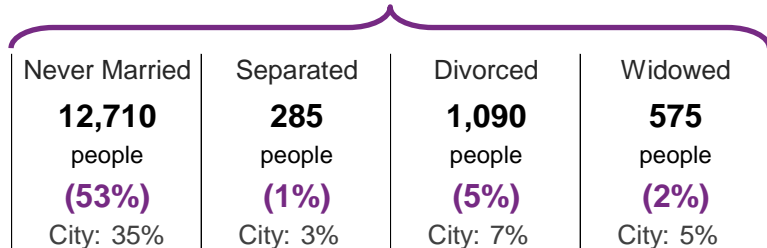


Marital status

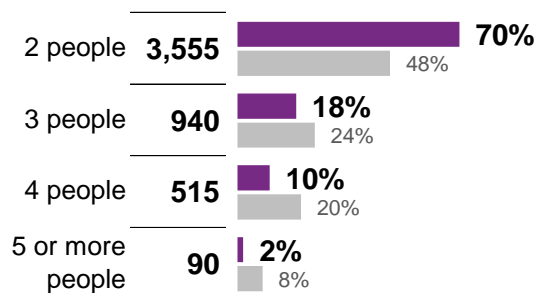
Married or living common law



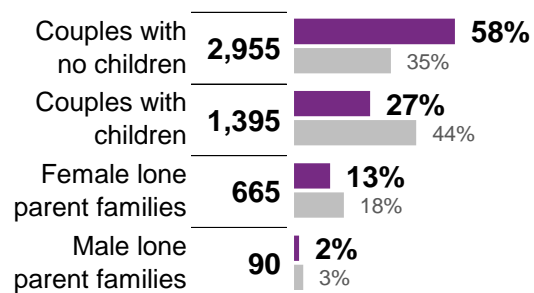
Not married and not living common law



Number of census families by size of family



Number of census families by family type



■ Bay Street Corridor ■ City of Toronto

■ Bay Street Corridor ■ City of Toronto

Definitions: Families, households & marital status

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

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

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

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

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

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

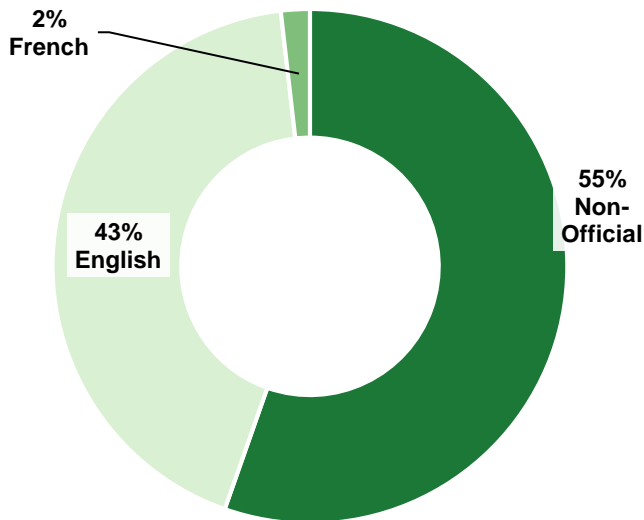
Living arrangements provides information about some select family characteristics of adults in the area. **Single adults (age 20-34) living with their parents** refers to people age 20 to 34 who are children in a census family (as in sons, daughters, or grandchildren). This category does not include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

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

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

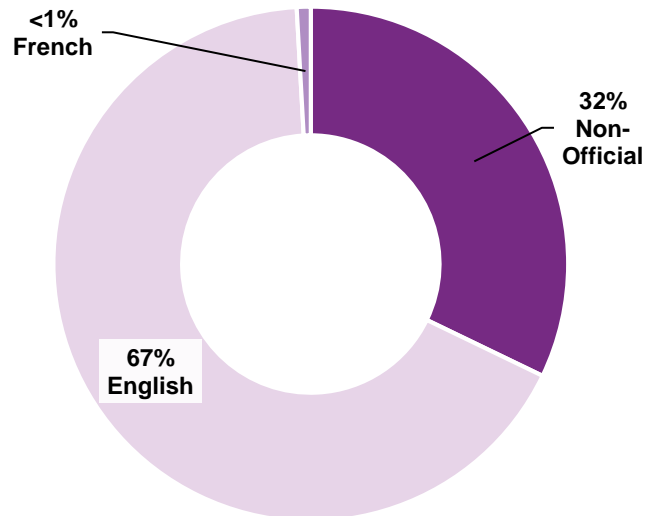
Language

Mother tongue (single-response)



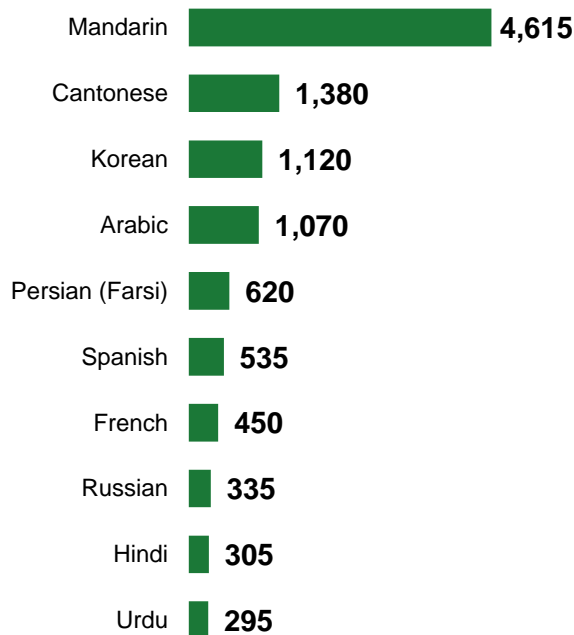
City rate for non-official mother tongue: **46%**

Home language (single-response)

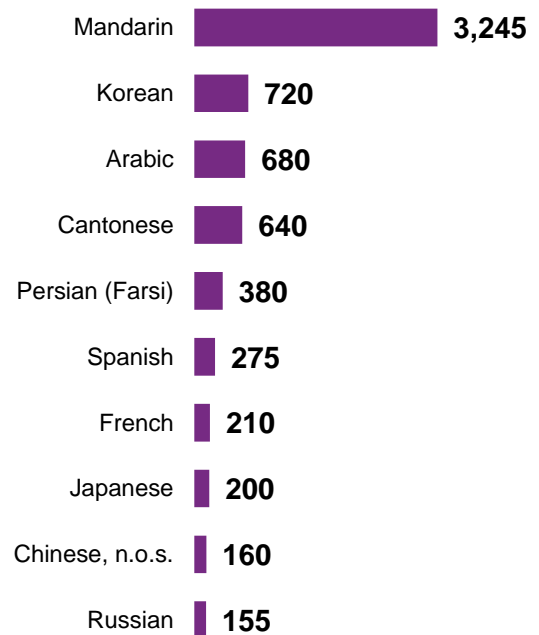


City rate for non-official home language: **29%**

Top-10 non-English mother tongue languages



Top-10 non-English home languages



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

Knowledge of official languages

English only **85.3%**

City rate: 85.9%

French only **0.1%**

City rate: 0.1%

English and French **11.9%**

City rate: 9.1%

Neither official language **2.7%**

City rate: 4.9%

Definitions: Language

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

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

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

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

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

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

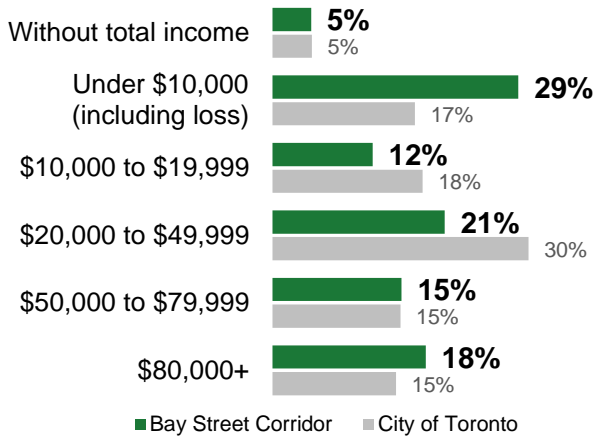
Knowledge of official languages refers to whether the person can conduct a conversation in English, French, in both languages or in neither language. For a child who has not yet learned to speak, this includes languages that the child is learning to speak at home.

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

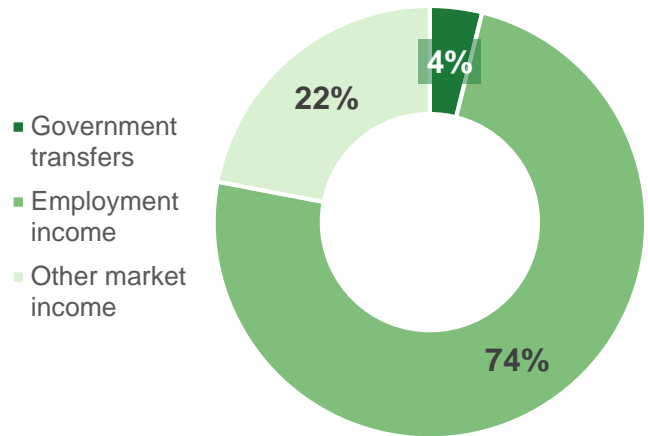
[2016 Census topic: Language](#)

Individual income & low income

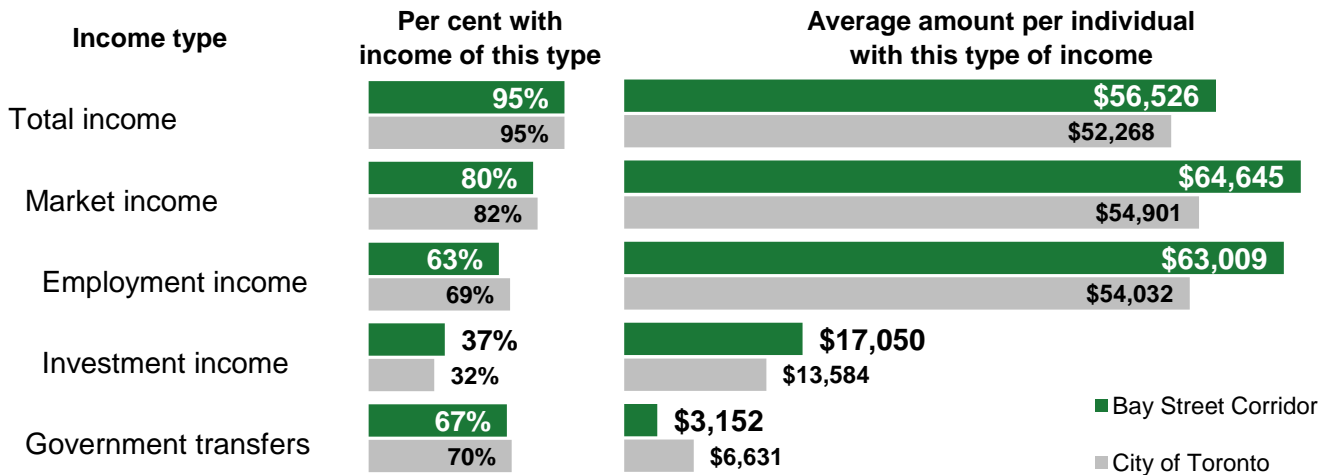
Total individual income (% by groups)



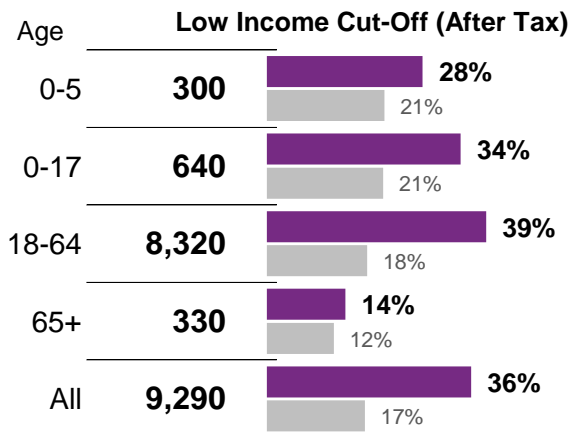
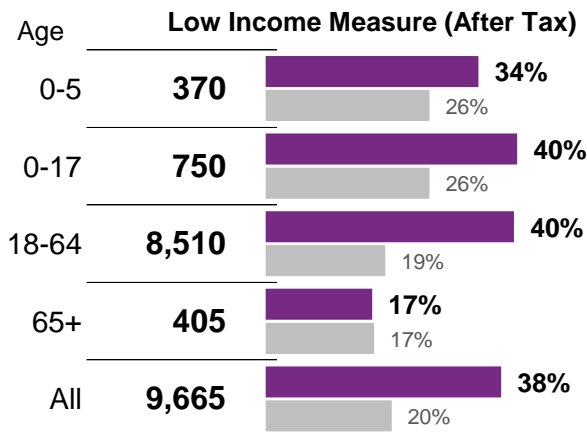
Composition of income



Income sources, individuals age 15+



Low income, population and rates (by age groups)



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

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

Definitions: Individual income & low income

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

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

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

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

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

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

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

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

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

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

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

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

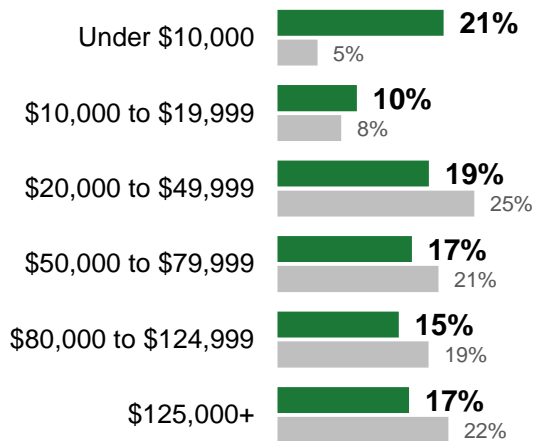
The **Low Income Cut Off (After Tax)** is a different measure that reflects the ability of economic families (or persons not in economic families) to afford necessities of food, shelter and clothing. The LICO threshold varies with the size of the economic family unit, but also with the size of the population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

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

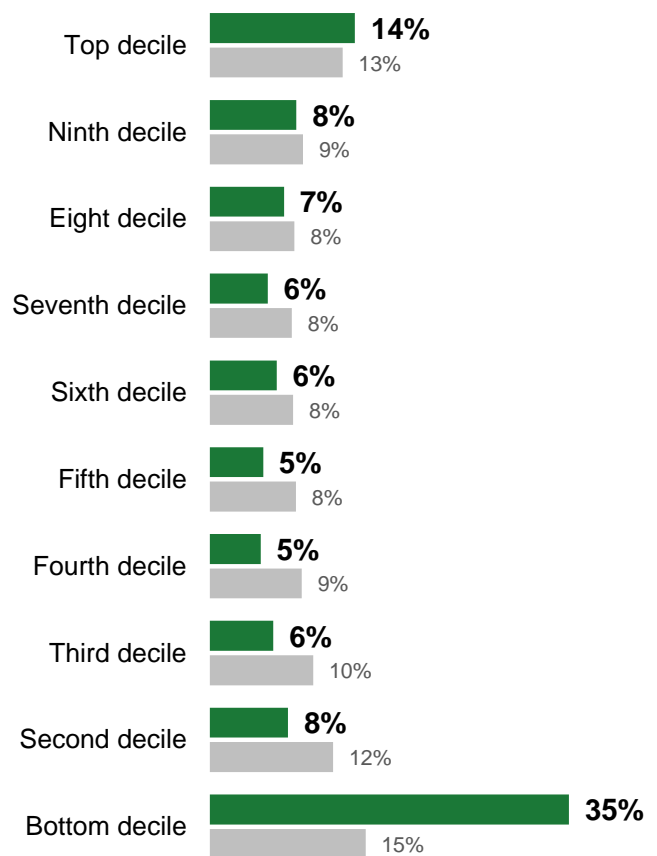
[2016 Census topic: Income](#)

Household & family income, poverty

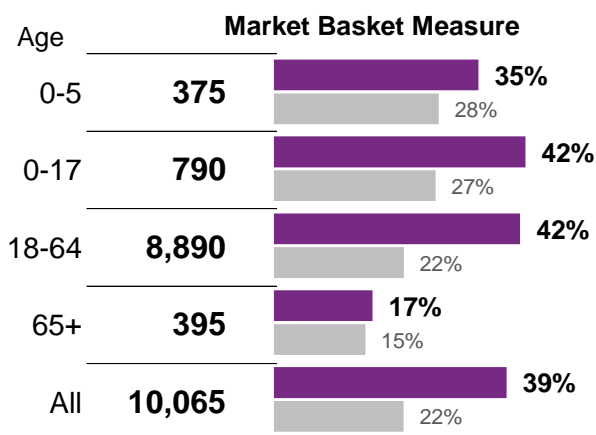
Total household income (% by groups)



Economic family income by decile group



Poverty, population and rates (by age groups)



■ Bay Street Corridor ■ City of Toronto

Total income for households and economic families by type

	Count	Avg. Size	Mean Income	Median Total Income
Households	15,075		\$85,657	\$48,737
One-person households	7,615		\$59,241	\$37,755
Two-or-more person households	7,460		\$112,627	\$60,271
Economic families	5,560	2.5	\$136,135	\$78,348
Couple families without kids or other relatives	2,875	2.0	\$165,944	\$96,401
Couple families with kids or other relatives	1,395	3.6	\$141,001	\$75,262
Lone parent families	745	2.3	\$66,485	\$36,296
Persons not in economic families	12,025		\$44,790	\$21,182

Definitions: Household & family income, poverty

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

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

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

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

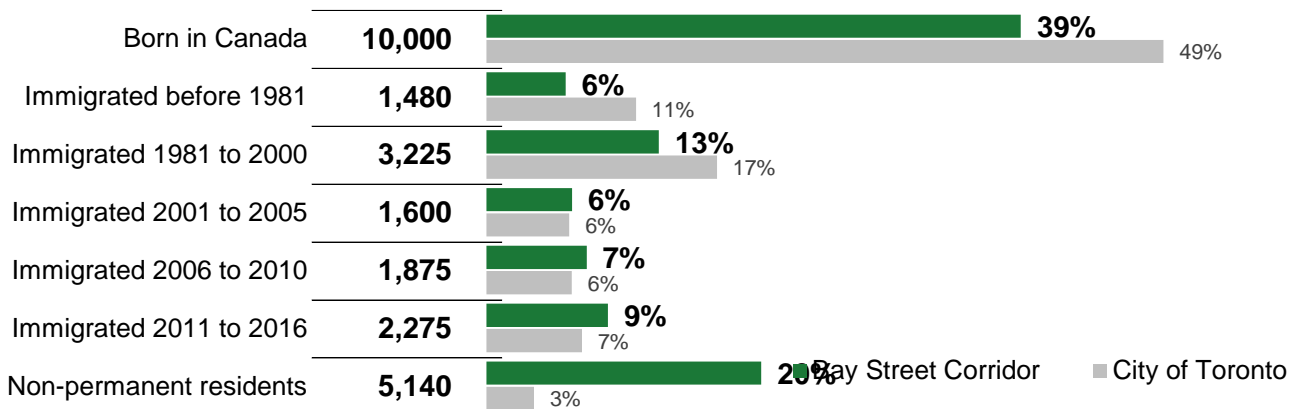
Total income for households and economic families by type provides information about total income for various household and economic family types. For each household and family type, the total count is presented, and for economic families the mean size of families in that neighbourhood is also presented.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

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

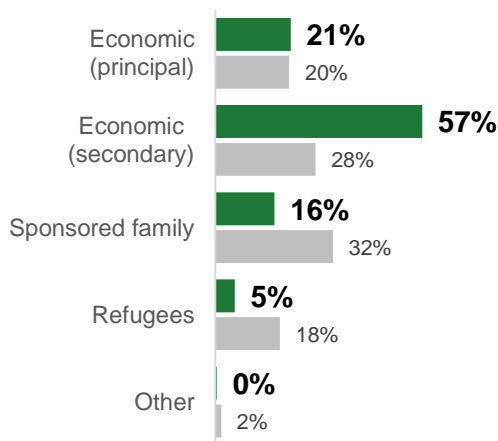
[2016 Census topic: Income](#)

Immigration

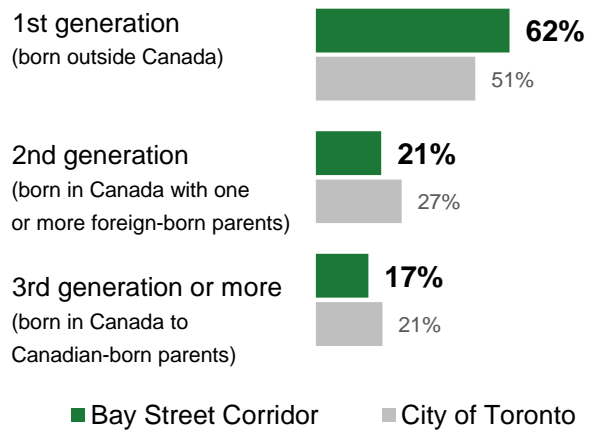
Immigrant status and period of immigration



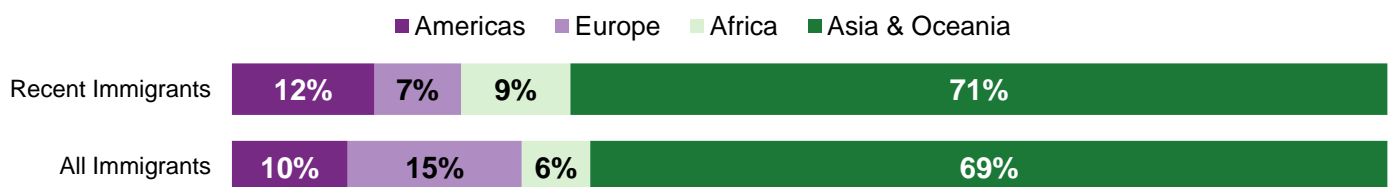
Admission category (landed after 1980 only)



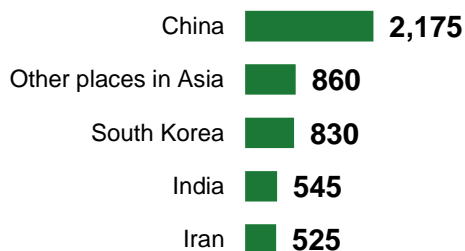
Generation status



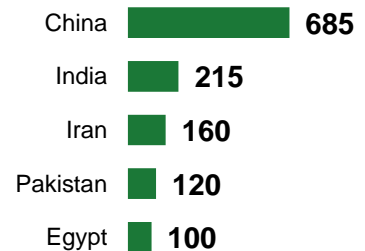
Place of birth of immigrants by world region



Top selected places of birth, all immigrants



Top selected places of birth, recent immigrants



Definitions: Immigration

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

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

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

Non-immigrants are Canadian citizens by birth.

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

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

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

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

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

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

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

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

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

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

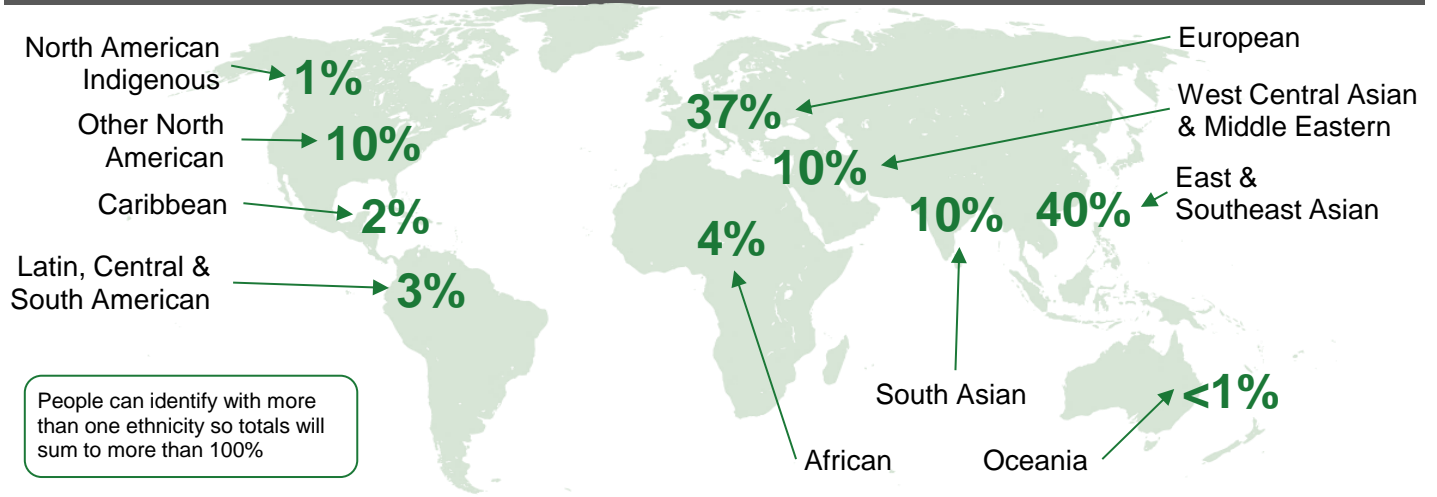
First generation includes persons who were born outside Canada. For the most part, these are people who are now, or once were, immigrants to Canada; **Second generation** includes persons who were born in

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

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

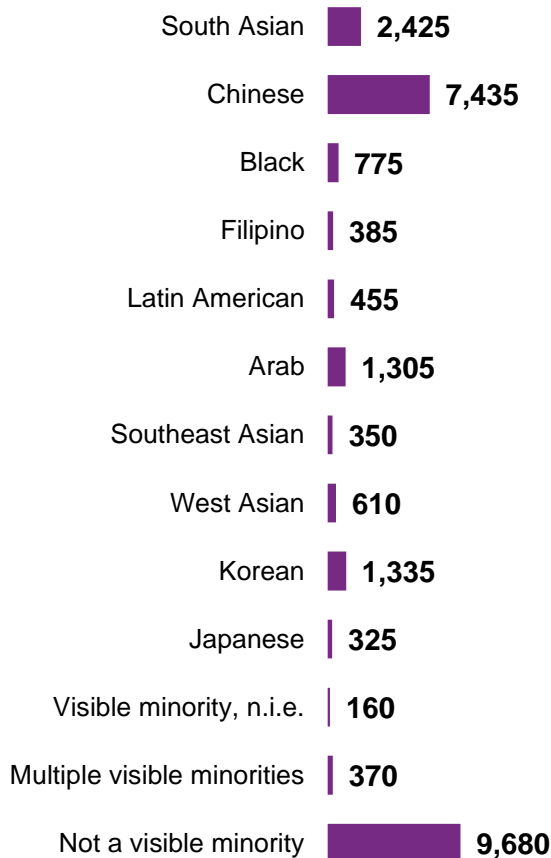
Ethnocultural diversity

Ethnic origins by world region, 2016

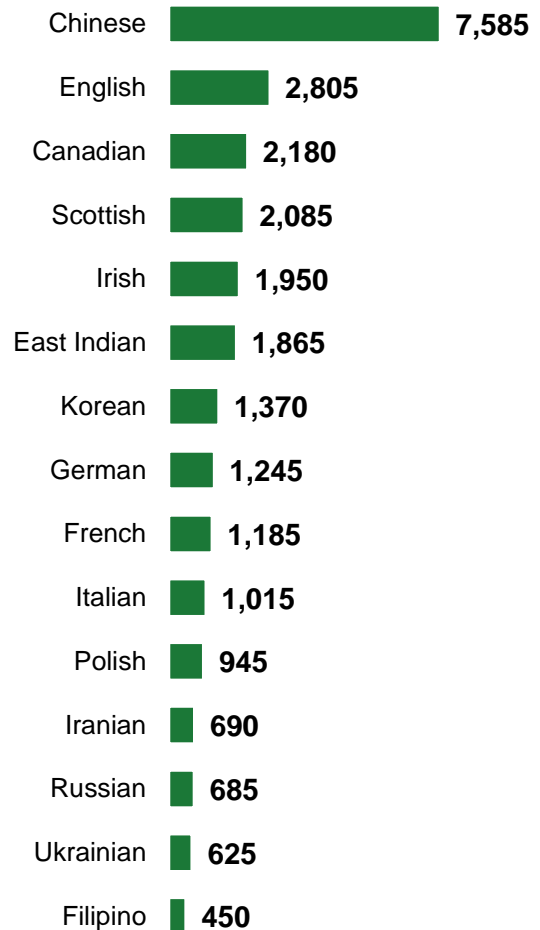


Visible minority populations, 2016

Visible minority population **62%** City avg. 51%



Top 15 ethnic origins, 2016



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

Definitions: Ethnocultural diversity

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

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

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

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

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

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

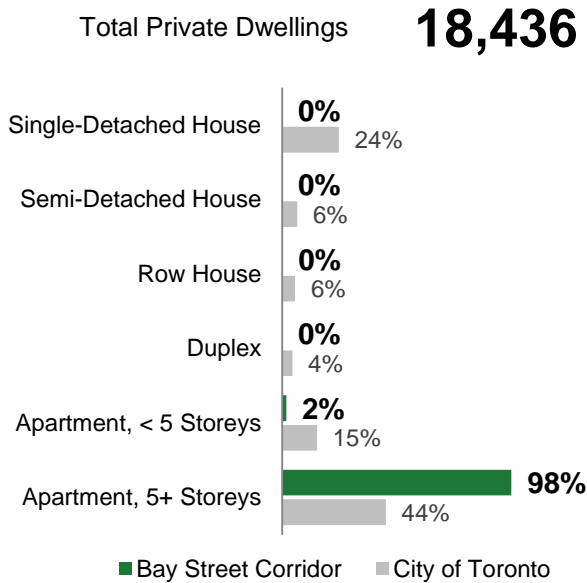
Visible minority refers to whether a person belongs to a visible minority group as defined by the *Employment Equity Act* and, if so, the visible minority group to which the person belongs. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian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

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

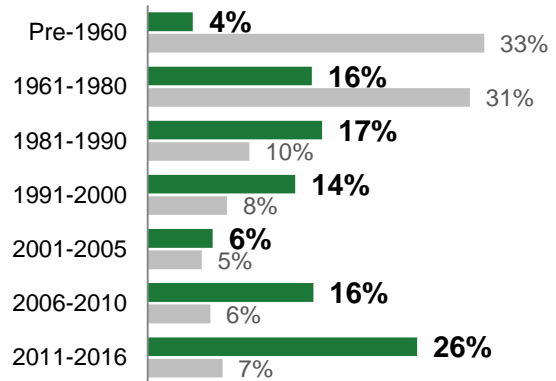
[2016 Census topic: Immigration and ethnocultural diversity](#)

Housing & mobility

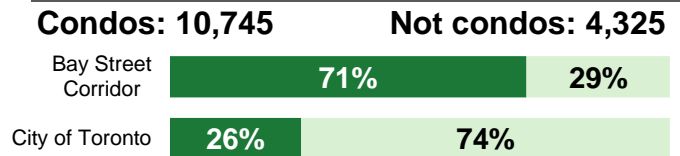
Private dwellings by structure type



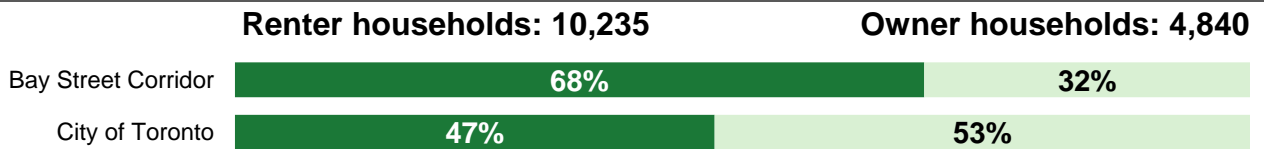
Period of construction



Occupied dwellings by condominium status



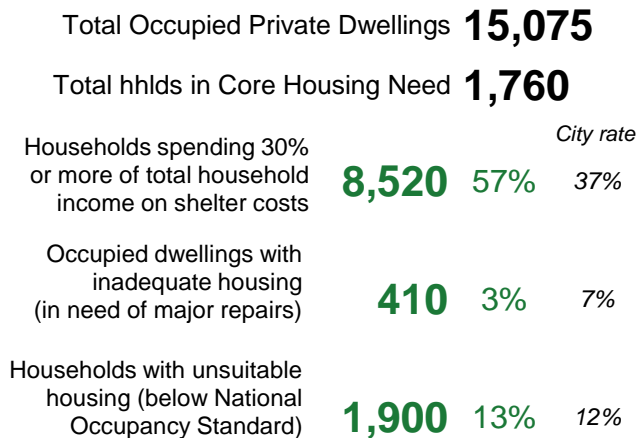
Households by tenure



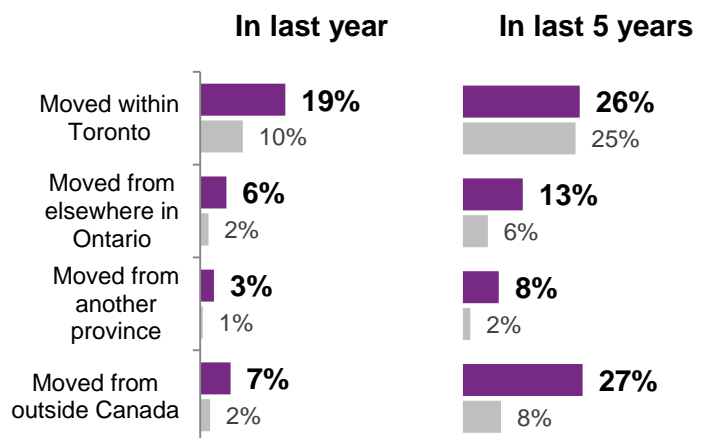
Shelter costs

Renter Households			Owner Households		
		City Avg.			City Avg.
Median Shelter Cost	\$1,740	\$1,201	Median Shelter Cost	\$1,617	\$1,496
Mean Shelter Cost	\$1,784	\$1,242	Mean Shelter Cost	\$1,792	\$1,682
Unaffordable Housing	60.3%	46.8%	Unaffordable Housing	50.7%	27.4%
Subsidized Housing	9.3%	15.1%	With a mortgage	57.0%	57.5%

Core Housing Need



Mobility



Definitions: Housing & mobility

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

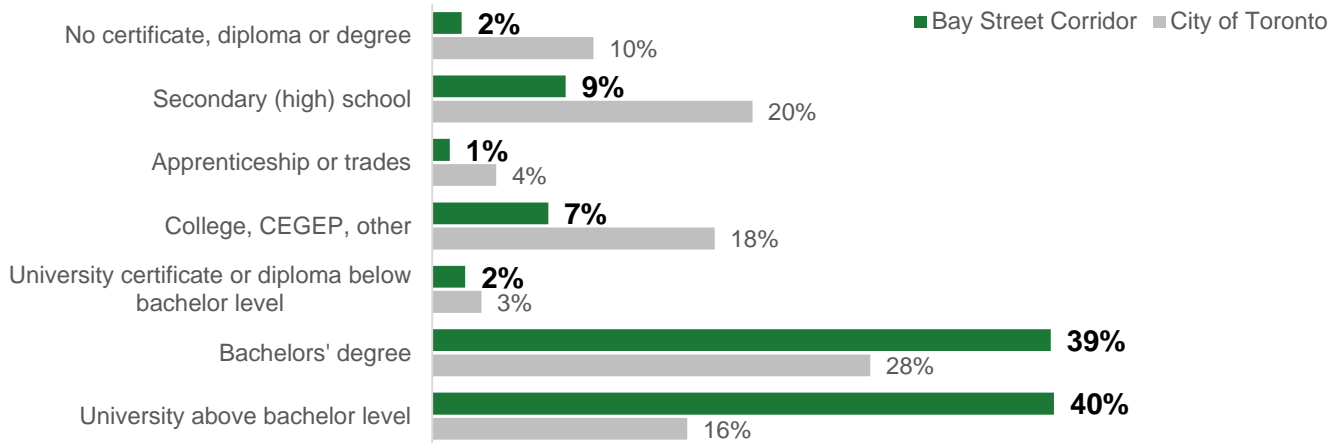
More information can be found in Statistics Canada's 2016 Census reference materials

[2016 Census topic: Housing](#)

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

Education & labour

Educational attainment

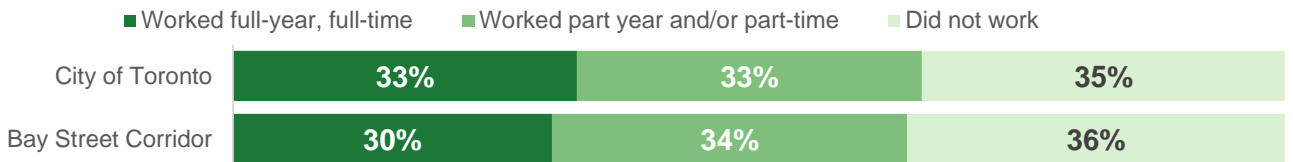


Labour force status

Unemployment Rate	10.2%	City 8.2%	Participation Rate	62.6%	City 64.7%	Employment Rate	56.2%	City 59.3%
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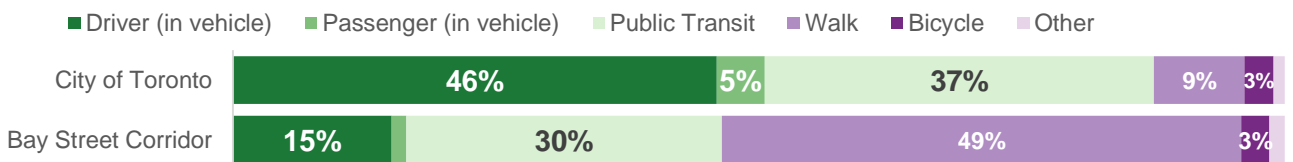


Work activity in 2015

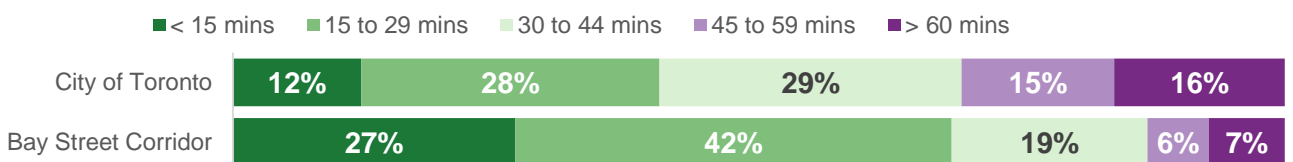


Average weeks worked in 2005	40.3	City 42.3	Median income FY/FT workers	\$69,760	City \$55,246	Median income all workers	\$37,928	City \$33,602
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Main mode of commuting to work



Commute time



Definitions: Education & labour

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[2016 Census topic: Education](#)

[2016 Census topic: Labour](#)

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

APPENDIX C
SOURCES

Contacts	
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Toronto Catholic District School Board (TCDSB)	Eli Aaron Planning Technician TCDSB Planning Services eli.aaron@tcdsb.org

Sources:

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2. **City of Toronto Website, 2021**
 - a. Children's Services
 - b. Parks, Forestry and Recreation
 - c. Staff Reports and by-laws for development applications
3. **City of Toronto**, Parks Plan Overview, Parks, Forestry and Recreation Division, June 2011
4. **City of Toronto**, Parks Plan 2013-2017, Parks, Forestry and Recreation Division
5. **City of Toronto**, 2015-2019 Toronto Child Service Plan
6. **Parkland Acquisition: Strategic Directions Report**, City of Toronto, Economic Development Culture and Tourism, September 2002
7. The Fun Guide, Toronto Parks, Forestry and Recreation, Toronto & East York District
8. Toronto District School Board Website: www.tdsb.on.ca
9. Toronto Catholic District School Board Website: www.tcdsb.org
10. The Downtown Community Services and Facilities Report.