

# 2280 Dundas Street west

COMMUNITY SERVICES  
AND FACILITIES STUDY

June 30, 2022

URBAN  
STRATEGIES  
INC .











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# EXECUTIVE SUMMARY

Urban Strategies has prepared this Community Services and Facilities Study on behalf of Choice Properties Limited Partnership (“the Owner”) in support of the Zoning Bylaw Amendment and Plan of Subdivision application for 2280 Dundas Street West, herein referred to as the ‘subject site’. The purpose of this study is to assess the availability of community services and facilities in the area surrounding the proposed development.

The Demographic Study Area contains 11 census tracts, and is bounded by the CN tracks to the north, Keele Street to the west, Queen Street West to the south and Lansdowne Ave to the east. This boundary was defined in consultation with City staff to create the Demographic Profile of the area.

The broader Study Area is defined by a boundary which represents an approximation of the general distance residents are willing to travel for services and generally consists of the CN tracks to the north, Keele Street to the west, Queen Street West to the south and Lansdowne and the CP rail tracks to the east. This boundary was defined in consultation with City staff to create the Facilities Inventory for the area surrounding the subject site.

This report contains five sections: an introduction, a brief description of the proposed development, a profile of the Demographic Study Area, an inventory of services and facilities located within or near the Study Area, and final conclusions.

## DEMOGRAPHIC PROFILE

The demographic profile was prepared using the recently released 2021 Census where available whereas the remainder of report uses 2016 Census data and was compared against the Toronto Community Profile.

The following are key findings from the analysis:

- The Demographic Study Area’s population decreased by -3% between 2016 and 2021, whereas the City of Toronto’s population grew by 4.5% in the same period;
- The Demographic Study Area contains a much higher proportion of adults aged 25 to 44, and a lower proportion of children 10 to 19 than the City of Toronto;
- The Demographic Study Area contains a higher proportion of children aged 0 to 4 than across the City;
- The ratio of couple families to lone parent families is significantly higher in the Demographic Study Area (83.6% to 16.4%) than across the City (78.7% to 21.2%);
- There is a higher proportion of 1-person households in the Demographic Study Area (36.6%) than in the City at large (32.3%);
- While English is the most commonly spoken language at home in both the Demographic Study Area and the City, the other most commonly spoken languages vary. In the Demographic Study Area, the top languages include Portuguese, Spanish, Polish, and Cantonese. In the City, the top languages are Mandarin, Cantonese, Tagalog and Tamil;
- The labour force participation rate is higher in the Demographic Study Area than across the City (75.34% vs 64.7%); and

- The median after-tax income of economic families in 2015 was \$89,102 in the Demographic Study Area, higher than the City’s 2015 rate of \$73,530.

## FACILITY INVENTORY

The Facilities Inventory was prepared through discussion with staff at the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB), as well as on-line research. Schools, city-run recreation centres, libraries, parks and open spaces, childcare providers, human services, and places of worship were assessed for programs offered and facilities provided, where applicable.

The Inventory found that the Study Area is served by five recreation facilities located a short distance outside the boundary; in total there are four pools among these recreation centres. The Study Area has 25 places of worship, two libraries, 23 childcare providers, and 15 diverse human service organizations. The Study Area also has 20 parks and open spaces, including High Park.

A survey of childcare providers in the Study Area indicates limited capacity to accommodate additional childcare demands. As is common across the City, there are low vacancies across all age groups. In particular, the Study Area shows very limited capacity for infants and school-age children.

At the Toronto District School Board (TDSB), there are 5 elementary schools and 3 secondary schools within or serving the Study Area. Based on projected student yields, there is sufficient capacity at TDSB schools to accommodate new secondary students and elementary students.



The Toronto Catholic District School Board (TCDSB) operates 3 elementary schools and 3 secondary schools within or serving the Study Area. There is capacity at the TCDSB to accommodate new elementary and secondary school students, based on projected pupil yields.

### BACKGROUND STUDY

The City of Toronto’s Bloor West Village Study includes a Community Services and Facilities (CS&F) report. Some of the geography studied in the Bloor West Village CS&F overlaps with the boundaries used in this report. Key conclusions of the Bloor West Village CS&F report indicate that:

- Main concerns in the Study Area include childcare space availability, particularly for infants, and schools with limited capacity to grow
- On-site parkland dedication is a priority on large sites and where opportunities exist to link or enlarge existing parks
- The City’s Facilities Master Plan recommends funding to maintain and improve existing facilities and playgrounds, as well as for new outdoor basketball and multipurpose courts as opportunities arise

The proposed development responds to these conclusions by providing a large park on-site.

### CONCLUSIONS

This community services and facilities study indicates that the area around the subject site is growing more slowly and has smaller households than the City at large. Residents of the Demographic Study Area have a higher labour force participation rate and tend to have higher family incomes than the City at large.

The Study Area is well-served in terms of parks, recreation facilities including pools and exercise facilities, places of worship and libraries.



# THE SUBJECT LANDS

This Community Services & Facilities Study has been prepared in support of the Zoning Bylaw Amendment and Plan of Subdivision application to facilitate the development of the Subject Lands, which include the properties known municipally as 2238, 2252, 2264, 2280, 2288, and 2290 Dundas St W, and 104-105 Ritchie Ave.

The site includes a retail plaza occupied by Loblaws and the LCBO (as well as a large vacant component formerly occupied by Zellers and subsequently used as the Community Ideas Centre during the 2018 OPA application process), and a smaller semi-vacant retail area occupied by Kal Tire (and formerly Coffee Time), as well as a standalone retail building occupied by Pizza Nova.

At the southwest corner of the site, fronting onto Dundas St W, there is a 3-storey residential building and a 3-storey medical building with multiple retail storefronts at grade and office above (total GFA of 4,168 m2). The total combined area of these properties is 16,997 square metres (1.7 ha).

NOTE: The existing school at 1515 Bloor St W is not part of this application.

AREAS	
GROSS SITE AREA	43,942 m²
PUBLIC RIGHT OF WAY	11,532 m²
WIDENINGS	459 m²
PARKLAND DEDICATION	4,400 m²
NET SITE AREA	27,551 m²



Figure 3: The Subject Site



## PURPOSE & METHODOLOGY

The purpose of this study is to assess the degree to which the Proposed Development will impact existing public services and facilities in the area. The study presents all mandatory information as per the Toronto Development Guide, including a demographic profile of the community and an inventory of existing services - schools, parks, City-run recreation facilities, libraries, daycares, places of worship and human services - including, where available, enrollment capacity and utilization information.

Both the Study Area and Demographic Study Area were determined in consultation with City staff as an approximation of the general distance residents are willing to travel for services, and consists of eleven census tracts, based on the 2016 Census Tract boundaries. The study was conducted by consulting with staff at both School Boards serving the City of Toronto, on-line research, and consultation with various City Staff.

Demographic information was compiled using Statistics Canada’s recently and partially released 2021 Census information where available and 2016 Census information for the remainder. Development applications were assessed using the City’s Development Applications website.

The Facilities Inventory was compiled using the Wellbeing Toronto database survey for facilities including Places of Worship, Human Services, Recreation Centres, and Parks. Libraries were located using the Toronto Public Library website. Childcare providers were contacted, where possible, to assess the number of vacancies at childcare facilities within the Study Area.

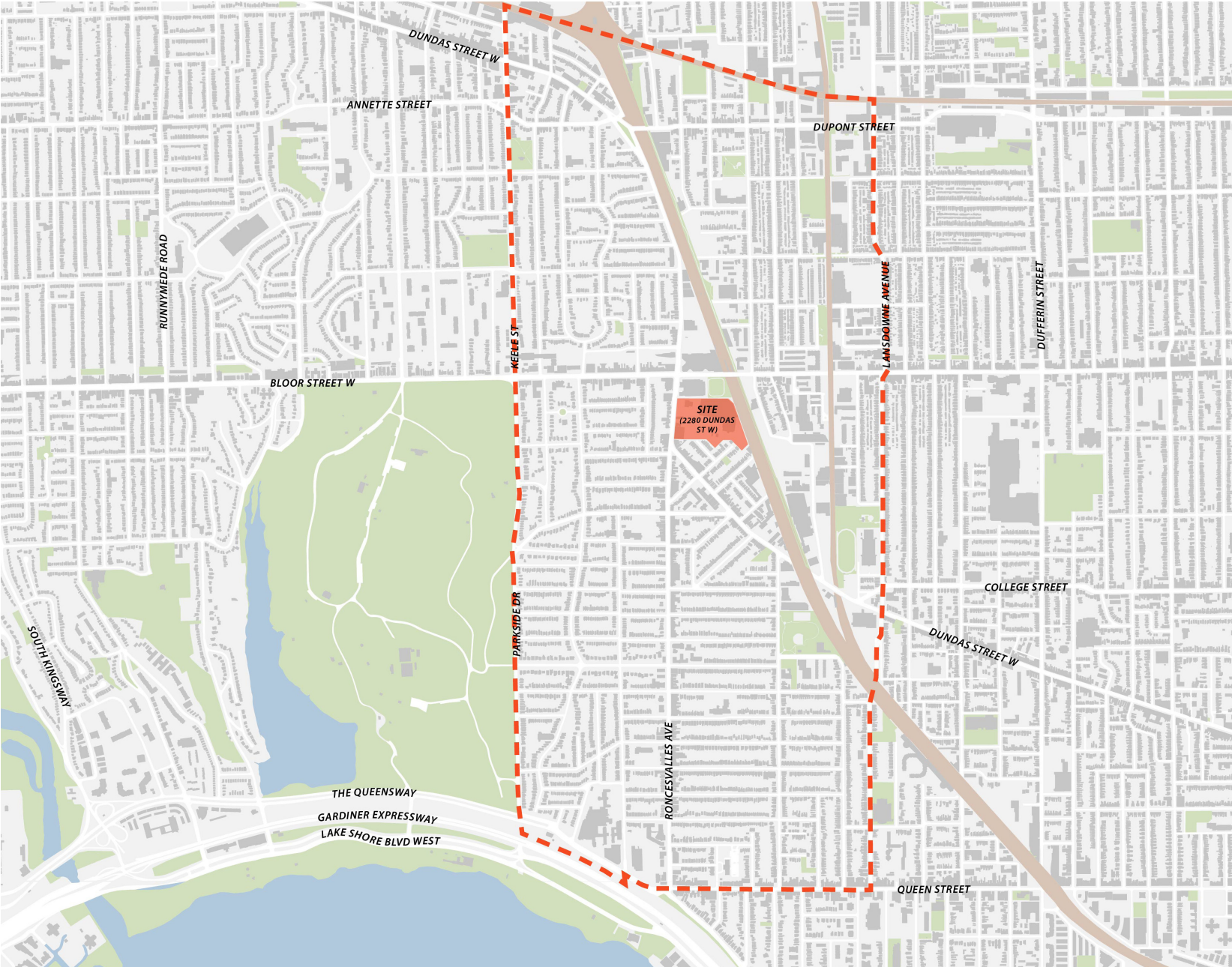


Figure 4: The Subject Site and Study Area



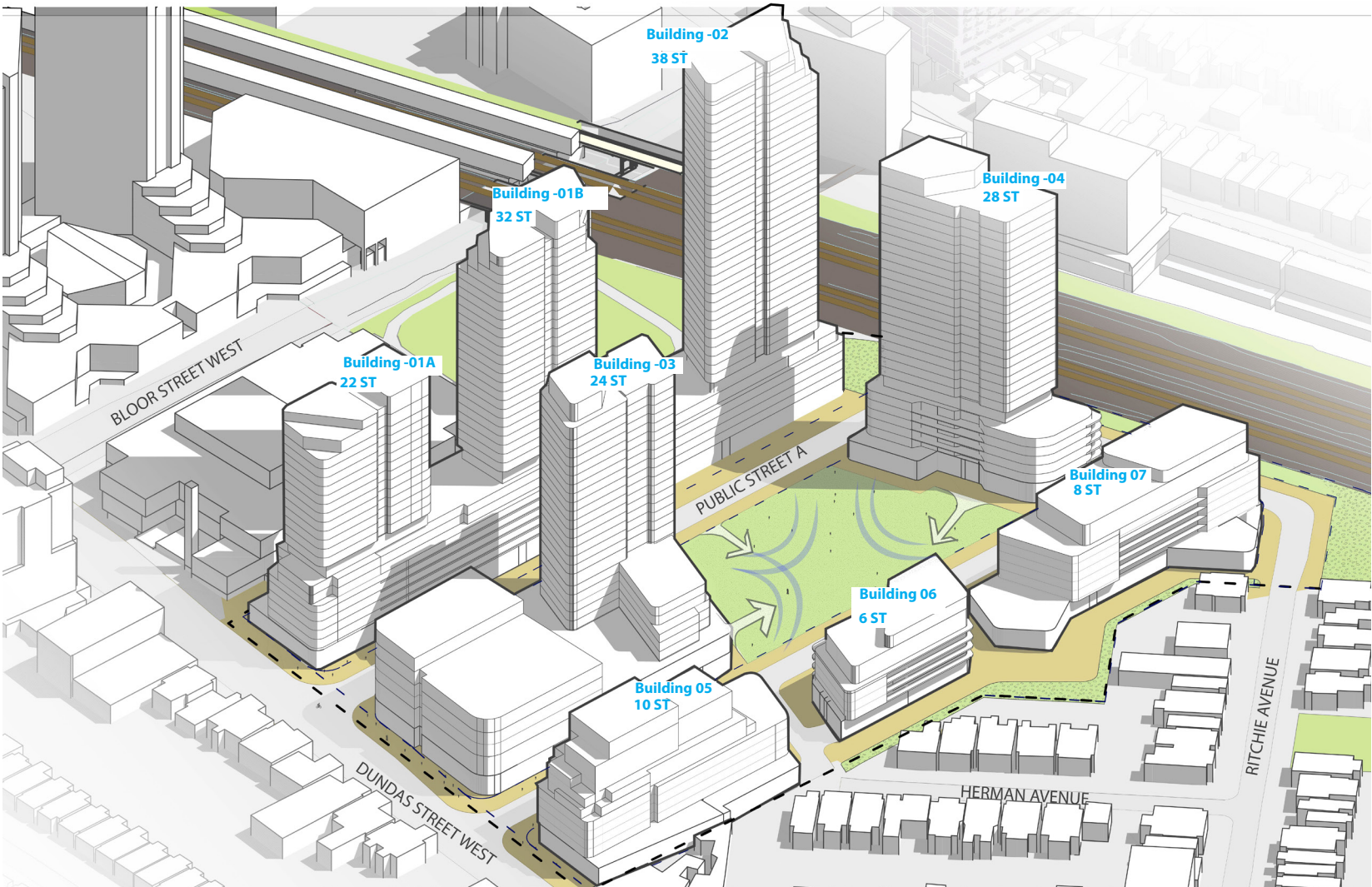
# THE PROPOSED DEVELOPMENT

The Proposed Development will redevelop the site to support mixed-use, transit-oriented intensification while achieving a range of city building and urban design objectives. The Proposal includes seven mixed-use and residential buildings (including five residential towers) on four development blocks. It will offer both ownership and rental housing options, and will be anchored around a new community public park and public street system.

The redevelopment proposes a total gross floor area of 151,895 square metres comprised of 135,274 square metres of residential and 16,621 square metres of non-residential uses (including 9,410 square metres of retail and 7,649 square metres of office). The Proposed Development includes approximately 1,923 residential units in a range of unit sizes, and includes 735 rental units within 3 rental buidlings. The proposal includes a large 4,400 square metre public park and a series of other open spaces around the site. A new u-shaped public street system will provide connections to the neighbourhood, including a vehicular connection at Ritchie Ave and a pedestrian connection at Herman Ave.

## DEVELOPMENT STATISTICS

GFA		
TOTAL RESIDENTIAL GFA	135,274 m2	89%
TOTAL NON RESIDENTIAL GFA	16,621 m2	11%
TOTAL DEVELOPMENT GFA	151,895 m2	100%
TOTAL RESIDENTIAL UNITS	1,923	



Existing Site Boundary Proposed Site Boundary



2280 DUNDAS ST W BY THE NUMBERS



**152,000 sq. m. of  
TOTAL GFA**

The Proposed Development is a complete, mixed-use community that includes:

- Diverse housing
- New Retail
- Office space
- Community park and open spaces
- Rental housing



**~700 Jobs  
(retail and 7,600  
sq.m of office)**

The proposed development will maintain and create over 500 office and retail jobs.



**1,900+  
Residential Units  
(135,000 sq. m. of  
residential GFA )**

The residential unit mix will help to create a diverse and affordable community. The residential buildings will include:

- 1, 2 and 3-bedroom units
- Affordable units
- Rental units in 3 rental buildings
- 8 rental replacement units



**9,000 sq. m. of  
Retail GFA  
(with Loblaws and  
other anchors)**

The Proposed Development will include a wide range of retail uses to support a vibrant neighbourhood and provide convenience for community members. This will include a diverse range of small-scale retail and main street retail, plus Loblaws and a drug store as anchor retailers.



**4,400 square metre  
Public Park with  
other open spaces**

Public realm and open space are defining features of the Proposed Development. A new 4,400m2 public park is the heart of the Site. Approximately XXX% of the development will be public realm and open space, including the required dedication of public park land, new open spaces and improved public realm along the new streets and Dundas St W.



## DEMOGRAPHIC PROFILE

This section contains highlights from an analysis of the Demographic Study Area based on information from the recently and partially released 2021 Census information where available and 2016 Census information for the remainder. The results of the analysis are compared with the demographic profile of the City of Toronto. The analysis features information including population and age, housing and household composition, immigrant population, labour force participation, and socio-economic characteristics. Finally, this section provides a snapshot of current development activity which may impact the Study Area.

The Study Area contains 10 census tracts, as noted in Figure 5, at right. Detailed statistics can be found in Appendix A.

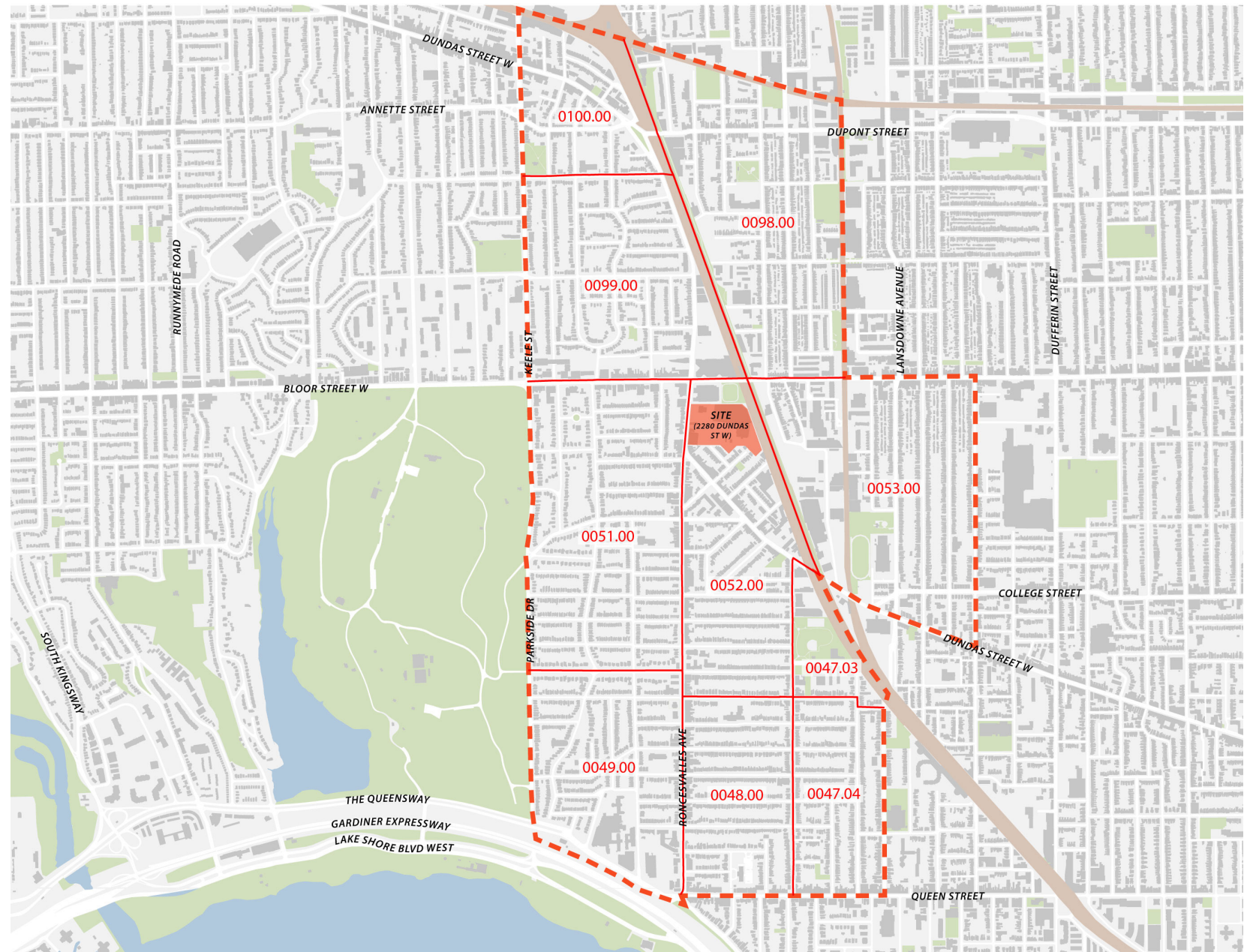


Figure 5: 2016 Census Tracts



POPULATION & AGE

The population of the Study Area in 2021 was 41,586 people, down from 42,867 in 2016. This is a decrease of 3% between 2016 and 2021.

The age distribution in the Study Area differs from the City, with a significantly higher percentage of adults aged 25 to 48, and a lower proportion of children aged 10 to 19 years.

However, the Study Area has a higher rate of children aged 0-4, which indicates a high number of young families. This suggests that there may be a growing demand for childcare services in the Demographic Study Area. There is also a lower proportion of adults over 55 in the Study Area as compared to the City, indicating that there may be a reduced demand for services geared towards an older population.

Population Year	Study Area	City of Toronto
Population in 2016	42,867	2,731,571
Population in 2021	41,586	2,794,356
2016 to 2021 population change (%)	-3%	4.5%

Figure 6: Population

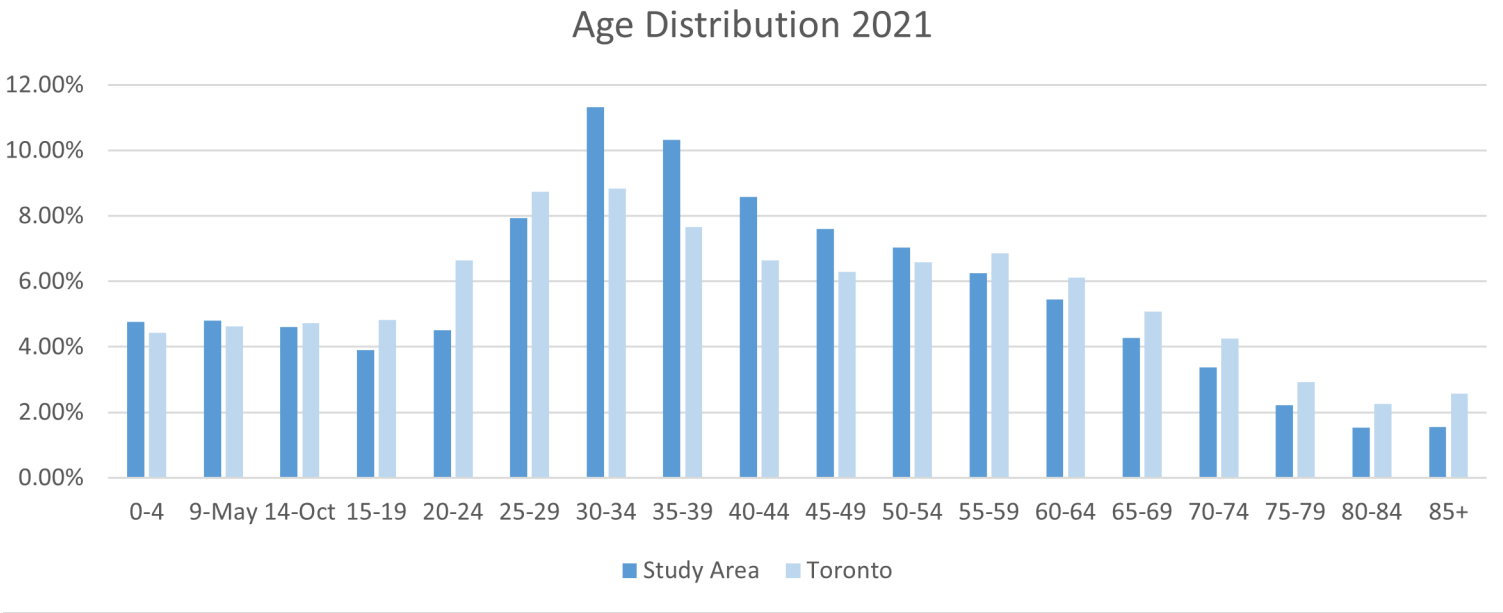


Figure 7: Age Distribution by Percentage of Total Population, 2021



HOUSING AND HOUSEHOLD COMPOSITION

The Study Area is home to 19,060 private households. There is a greater proportion of 1-person households in the Demographic Study Area than across the City (36.6% vs 32.3%); there is also a greater proportion of 2-person households than across the City (31.4% vs 29.9%). The City has a consistently greater proportion of 3, 4, and 5 or more person households than the Demographic Study Area. The Demographic Study Area has a smaller average number of persons per household (2.2) than the City (2.4).

The most common dwellings in the Demographic Study Area are apartment buildings. In the Demographic Study Area, 44.6% of dwellings are apartment buildings under 5 storeys, compared with only 14.9% across the City. Apartment buildings of 5 storeys or more comprise 21.2% of dwellings in the Demographic Study Area. Across the City, 44.3% of dwellings are apartment buildings of the same type. Further, there are fewer single detached houses in the Demographic Study Area (10.8%) than in the City (24.2%).

This suggests that apartment units are quite common in the Demographic Study Area, and as household sizes tend to be smaller than across the City, these unit types may be in demand for residents in the Study Area.

Housing Size 2016	Study Area	City of Toronto
Total number of private households	19,060	1,112,930
1 person	6,985 (36.6%)	359,955 (32.3%)
2 persons	5,985 (31.4%)	333,425 (29.9%)
3 persons	2,795 (14.7%)	175,720 (15.8%)
4 persons	2,265 (11.9%)	146,580 (13.2%)
5 or more persons	1045 (5.5%)	97,245 (8.7%)
Average # of persons per household	2.2	2.4

Figure 10: Household Size

Housing Characteristics 2016	Study Area	City of Toronto
Total occupied private dwellings	19,070.00	1,112,930
Single-detached house	2,045 (10.7%)	269,675 (24.2%)
Semi detached house	2,395 (12.6%)	71,230 (6.4%)
Row House	570 (3.0%)	61,630 (5.5%)
Apartment; Duplex	1,360.00 (7.1%)	48,540 (4.4%)
Apartment; building under 5 storeys	8,505.00 (44.6%)	165,625 (14.9%)
Apartment; building 5 or more storeys	4,040.00 (21.2%)	493,280 (44.3%)

Figure 9: Housing Characteristics

FAMILY CHARACTERISTICS

The Demographic Study Area is home to 10,905 census families. Of these families, 9,120 are couples and 1,785 are lone-parents. There is a smaller proportion of couple families with children in the Demographic Study Area than across the City (42.4 vs 55.8%) but a higher proportion of couple families without children (49% vs 44.2%). The Demographic Study Area also has a slightly smaller average family size than the City (2.8 vs 2.9). While this could suggest a decreased demand for childcare services, given the higher proportion of children under 4 years, there may be a growing demand for childcare.

Family Characteristics 2016	Study Area	City of Toronto
Families	10,905	718,755
Lone-parent families	1,785 (16.4%)	152,595(21.2%)
Couple families in private households	9,120 (83.6%)	566,155 (78.7%)
Without children	4,510 (41.4%)	250,085 (44.2%)
With children	4,625 (42.4%)	316,075 (55.8%)
Average size of census families	2.8	2.9

Figure 8: Family Characteristics



IMMIGRANT POPULATION

Immigrants make up a smaller proportion of the Demographic Study Area’s population than across the City (29.5% vs 48.6%). Immigrants in the Demographic Study Area are more likely to have arrived in Canada before 1990, and less likely to have arrived between 2001-2016 than immigrants across the City.

As Figure 14 illustrates, the region of birth of the immigrant population in the Demographic Study Area is quite different to that of the City’s overall immigrant population. The Demographic Study Area has a high population of immigrants from Portugal and Poland, as well as from the United Kingdom and United States.

More residents speak English at home (79.1%) in the Demographic Study Area than the City average (64.3%). In addition, the top five languages spoken at home in the Demographic Study Area are markedly different from those spoken throughout the City. The Study Area has a higher proportion of Portuguese, Spanish, Polish and Cantonese home languages, while the City’s most commonly spoken home languages after English include Mandarin, Cantonese, Tagalog and Tamil.

Immigrants 2016	Study Area	City of Toronto
Total Population by Immigrant Status	41,950	2,691,665
Non-Immigrant population	28,320 (67.5%)	1,332,090 (49.5%)
Immigrant population	12,390 (29.5%)	1,266,005 (47.0%)
Non-permanent residents	1,250 (3.0%)	93,575 (3.5%)

Figure 11: Immigration Population

Period of Immigration 2016	Study Area	City of Toronto
Total pop. by period of immigration	12,390	1,266,005
Before 1981	4,305 (34.7%)	294,065 (23.2%)
1981 to 1990	2,415 (19.5%)	171,565 (13.6%)
1991 to 2000	2,325 (18.8%)	281,870 (22.3%)
2001 to 2010	2,005 (16.2%)	330,550 (26.1%)
2011 to 2016	1,320 (10.7%)	187,950 (14.8%)

Figure 12: Immigrant Population by Period of Immigration

Top 5 Home Languages 2016	Study Area	City of Toronto
#1	English (79.1%)	English (64.3%)
#2	Portuguese (3.5%)	Mandarin (3.2%)
#3	Chinese (1.8%)	Cantonese, (3.1%)
#4	Polish (1.5%)	Tagalog (1.6%)
#5	Spanish (1.3%)	Tamil (1.6%)

Figure 13: Top 5 Languages Spoken at Home

Top 5 Places of Birth 2016	Study Area	City of Toronto
#1	Portugal (14.5%)	China (10.4%)
#2	Poland (8.16%)	Philippines (9.4%)
#3	United Kingdom (6.5%)	India (6.3%)
#4	United States (4.93%)	Sri Lanka (4.2%)
#5	China (4.89%)	Italy (3.6%)

Figure 14: Top 5 Countries of Birth Outside Canada



LABOUR FORCE

The Demographic Study Area’s population has a higher labour force participation rate than the City at large (75.34 vs 64.7%). Further, the unemployment rate in the Demographic Study Area is lower than across the City (5.9% vs 8.2%). Compared to the City at large, the Study Area has a higher proportion of occupation types in ‘Management’, “Art, Culture, Recreation & Sport’ and ‘Social Science, Education, Government, and Religion’ and a lower rate of ‘Business, Finance and Administration’, ‘Health’, and ‘Sales and Service’. Proportionally, the Study Area was consistent with the City in occupational areas such as ‘Natural & Applied Sciences’ and ‘Natural Resources’.

This indicates that residents of the Demographic Study Area are more likely than the City’s average resident to be employed, and that their areas of employment are likely to be in the knowledge economy or office jobs, rather than service sector or manufacturing jobs.

Labour Force 2016	Study Area	City of Toronto
Total pop 15 year & up by activity	35,840	2,294,790
In the labour force	26,635	1,483,680
Employed	24,955	1,361,375
Unemployed	1,660	122,305
Not in the labour force	9,200	81,105
Participation rate	75.34%	64.7%
Employment rate	70.85%	59.3%
Unemployment rate	5.9%	8.2%

Figure 15: Labour Force Characteristics

Occupations 2016	Study Area	City of Toronto
All occupations	26,205	1,437,545
Management	3,465 (13.2%)	163,965 (11.4%)
Business, Finance & Administration	3,840 (14.7%)	258,870 (18.0%)
Natural & Applied Sciences	2,080 (7.9%)	117,635 (8.2%)
Health	1,130 (4.3%)	84,360 (5.9%)
Social Science, Education, Government Services, & Religion	4,300 (16.4%)	186,795 (13.0%)
Art, Culture, Recreation & Sport	3,475 (13.3%)	80,195 (5.6%)
Sales and Service	5,410 (20.6%)	345,145 (24.0%)
Trades, transport & equipment operators & related	1,830 (7.0%)	131,110 (9.1%)
Natural Resources	135 (0.5%)	7,555 (0.5%)
Unique to Processing, Manufacturing & Utilities	545 (2.1%)	61,900 (4.3%)

Figure 15: Occupation Types



SOCIO-ECONOMIC CHARACTERISTICS

The Demographic Study Area has a higher proportion of residents who have achieved a postsecondary certificate, diploma, or degree compared to the City (66.8% vs 59.1%). Similarly, the proportion of the population that has achieved a university certificate, diploma or degree at the bachelor level or above is higher in the Study Area than across the City (46.1% vs 36.4%).

The median total household income in the Demographic Study Area is higher than the City's (\$73,164 vs \$65,829). Similarly, the median after-tax income for 2-person households is higher (\$86,993 vs \$73,695). The median after-tax income of economic families in the Demographic Study Area is higher than across the City (\$89,102 vs \$73,530). However, the average size of economic families in the Study Area is smaller than throughout the City (2.9 vs 3.1).

This information indicates that residents of the Demographic Study Area are typically well-educated, with smaller family sizes and higher family incomes than across the City.

Education 2016	Study Area	City of Toronto
Total population aged 25 to 64 years by highest achievement	35,830	2,294,790
No certificate, diploma, or degree	4,865 (13.6%)	377,340 (16.4%)
High school diploma or equivalent	7,040 (19.6%)	561,095 (24.5%)
Postsecondary certificate, diploma or degree	23,940 (66.8%)	1,356,355 (59.1%)
Apprenticeship or trades certificate or diploma	1,245 (3.5%)	94,005 (4.1%)
College, CEGEP or other non- university certificate or diploma	5,390 (15.0%)	362,080 (15.8%)
University certificate or diploma below bachelor level	830 (2.3%)	35,015 (2.8%)
University certificate, diploma or degree at bachelor level or above	16,505 (46.1%)	835,255 (36.4%)
Bachelor Degree	10,410 (29.1%)	534,610 (23.3%)
University certificate, diploma or degree above bachelor level	1,000 (2.8%)	sf239,120 (16%)

Figure 17: Educational Achievement

Income 2016	Study Area	City of Toronto
Median Total Household Income (2016)	\$73,164	\$65,289
Median after-tax 1-Person Household Income (2016)	\$34,672	\$34,172
Median after-tax 2-Person Household Income (2016)	\$86,993	\$73.695
Median after-tax Income of Economic Families	\$89,102	\$73,530
Average size of Economic Families	2.9	3.1

Figure 18: Income Characteristics



DEVELOPMENT ACTIVITY

A search on the City of Toronto’s on-line Development Applications database was conducted to evaluate the level of development activity within and surrounding the Demographic Study Area. The database provides the description and status of development applications. As of April 2022, four major mixed use or residential development applications consisting of multiple buildings each were listed, as illustrated on page 15. Other applications include industrial, smaller scale residential,

#	Address	Use	Units	Application Type
1	158 Sterling Road	Residential	717	Rezoning, SPA
2	90 Croatia Street	Mixed Use	2162	OPA, Rezoning , Subdivision, SPA
3	1245 Dupont Street	Mixed Use	3266	OPA, Rezoning
4	35 High Park Ave	Mixed Use	764 proposed + 968 existing	OPA, Rezoning, SPA, Subdivision
5	1439 Bloor St W	Mixed Use	170	SPA
6	1183 Dufferin Street	Residential	14	OPA, Rezoning, SPA, Condo Approval
7	2376 Dundas Street West	Mixed Use	361	Rezoning, SPA approved
8	110 Havelock Street	Residential	8	OPA - converting rental units to freehold ownership
9	830 Lansdowne Avenue	Residential	592	SPA x3
10	1552 Bloor Street West	Mixed Use	11	SPA
11	148 Glenlake Avenue	Residential	5	SPA
12	421 Roncesvalles Avenue	Commercial	0	Rezoning; SPA
13	35 Wabash Ave	Residential	60	SPA, Condo Approval, Rezoning
14	1120 Dupont Street	Industrial	0	SPA
15	52 Bartlett Ave	Residential	17	Rezoning, SPA, Condo Approval
16	40 Westmoreland Ave	Residential within church	16	Rezoning, OPA, SPA, Minor Variance, Condo Approval
17	12 High Park Avenue	Mixed Use - non-residential	0	Rezoning, SPA
18	111 Pacific Ave	Residential	689 proposed + 750 existing	Rezoning, SPA, Subdivision
19	299 Campbell Avenue	Mixed Use	235	OPA, Rezoning, SPA
20	57 Wade	Office and Retail	0	Rezoning; SPA

13 2280 DUNDAS STREET WEST

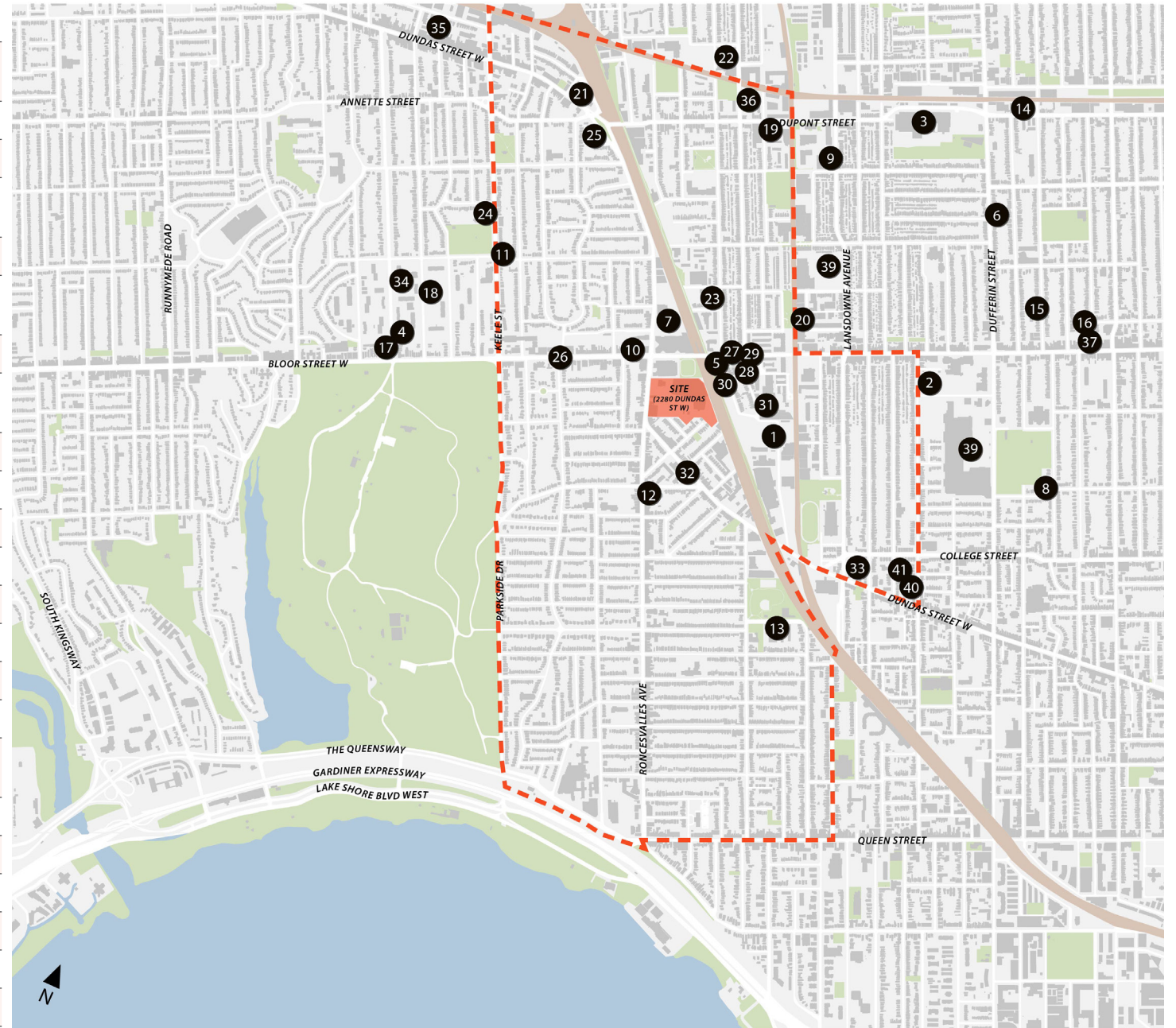
and commercial development applications. Most significant development applications are located on or near higher order transit.

This information suggests that the area is transforming rapidly and new development is primarily in the form of taller buildings. The following page details the four major residential or mixed-use applications in the Demographic Study Area.

#	Address	Use	Units	Application Type
21	2720 Dundas Street West	Mixed Use	150	Rezoning, SPA
22	386 Symington Avenue	Residential	375	OPA, Rezoning, SPA
23	170 Perth Avenue	Mixed Use/ Industrial	0	SPA
24	200 Keele Street	Residential	52	SPA
25	2639 Dundas Street West	Residential	109	SPA
26	1632 Bloor St W	Mixed Use	0	SPA
27	1423 Bloor St W	Mixed Use	204	Rezoning, SPA, Subdivision
28	1319 Bloor St W	Mixed Use	825	Rezoning, SPA, Subdivision
29	1405 Bloor St W	Mixed Use	296	OPA, Rezoning, Condo Approval
30	72 Perth Ave	Residential	108	Rezoning, SPA
31	221 Sterling Rd	Residential	892	Rezoning, Subdivision
32	6 Howard Park Ave	Mixed Use	128	OPA, Rezoning, Condo Approval
33	1744 Dundas St W	Mixed Use	19	SPA
34	299 Glenlake Ave	Residential	233 existing + 120 proposed	Rezoning
35	2946 Dundas St W	Mixed Use	120	Rezoning, SPA
36	316 Campbell Ave	Residential	310	OPA, Rezoning
37	990 Bloor St W	Residential	94	Rezoning, SPA
38	640 Lansdowne Ave	Mixed Use	57	Rezoning
39	900 Dufferin St	Mixed Use	1200	OPA, Rezoning, Subdivision
40	1494 Dundas St W	Mixed Use	4,336	Rezoning
41	646 dufferin St	Residential	124	OPA, Rezoning, Condo Approval



#	Address	Use	Units	Application Type
18	111 Pacific Ave	Residential	689 proposed + 750 existing	Rezoning, SPA, Subdivision
19	299 Campbell Avenue	Mixed Use	235	OPA, Rezoning, SPA
20	57 Wade	Office and Retail	0	Rezoning, SPA
21	2720 Dundas Street West	Mixed Use	150	Rezoning, SPA
22	386 Symington Avenue	Residential	375	OPA, Rezoning, SPA
23	170 Perth Avenue	Mixed Use/ Industrial	0	SPA
24	200 Keele Street	Residential	52	SPA
25	2639 Dundas Street West	Residential	109	SPA
26	1632 Bloor St W	Mixed Use	0	SPA
27	1423 Bloor St W	Mixed Use	204	Rezoning, SPA, Subdivision
28	1319 Bloor St W	Mixed Use	825	Rezoning, SPA, Subdivision
29	1405 Bloor St W	Mixed Use	296	OPA, Rezoning, Condo Approval
30	72 Perth Ave	Residential	108	Rezoning, SPA
31	221 Sterling Rd	Residential	892	Rezoning, Subdivision
32	6 Howard Park Ave	Mixed Use	128	OPA, Rezoning, Condo Approval
33	1744 Dundas St W	Mixed Use	19	SPA
34	299 Glenlake Ave	Residential	233 existing + 120 proposed	Rezoning
35	2946 Dundas St W	Mixed Use	120	Rezoning, SPA
36	316 Campbell Ave	Residential	310	OPA, Rezoning
37	990 Bloor St W	Residential	94	Rezoning, SPA
38	640 Lansdowne Ave	Mixed Use	57	Rezoning
39	900 Dufferin St	Mixed Use	1200	OPA, Rezoning, Subdivision
40	1494 Dundas St W	Mixed Use	4,336	Rezoning
41	646 dufferin St	Residential	124	OPA, Rezoning, Condo Approval



■ Site Boundary  
- - - Census Tract  
● Development Applications



# Key Development Applications

## 1. 158 Sterling Road

Residential  
SPA and POS  
Status: Approved

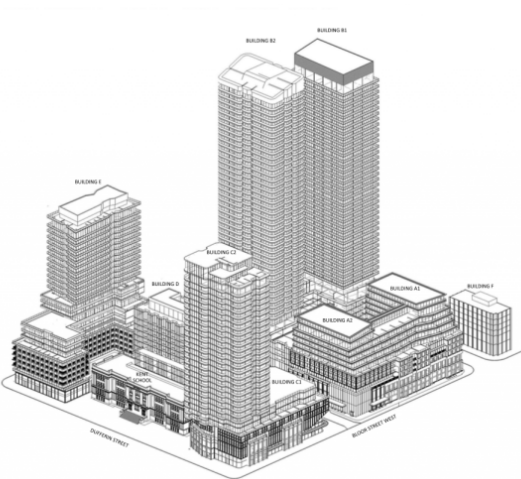
A redevelopment with multiple buildings up to 17 storeys. The application proposes 717 residential units, for a total of 130,000 m2 of GFA with an FSI of 3.6.



## 2. 90 Croatia Street

Mixed Use  
SPA and POS  
Status: Approved by Council

A total of 171,007 m2 GFA is proposed with 2,219 residential units and roughly 23,500 m2 of non-residential GFA. Proposed building heights would range from 6 to 47 storeys and the site would have an FSI of 5.7.



## 3. 1245 Dupont Street

Mixed Use  
OPA and Rezoning  
Status: Approved

An application with 7 towers ranging in height from 18 to 35 storeys. A land swap with the City is proposed, and the Wallace Emerson Community Centre currently located at 1260 Dufferin Street would be relocated and rebuilt to have frontage on Dupont Street. The application proposes 2,846 residential units, including 150 affordable units, and would have an FSI of 3.2. In total, the proposal would have 242,800 m2 of GFA, and 29,400 m2 of non-residential GFA.



## 4. 1319 Bloor Street West

Mixed Use  
OPA, DPOS and Rezoning  
Status: Council Approved

A development proposal with two buildings whose heights range from 27 to 31 storeys. A total of 799 units are proposed, or 59,238 m2 of GFA, and the site would have an FSI of 6.1. The development also includes a public park, community space, and an integrated transit station for the Bloor-Landsdown SmartTrack station.





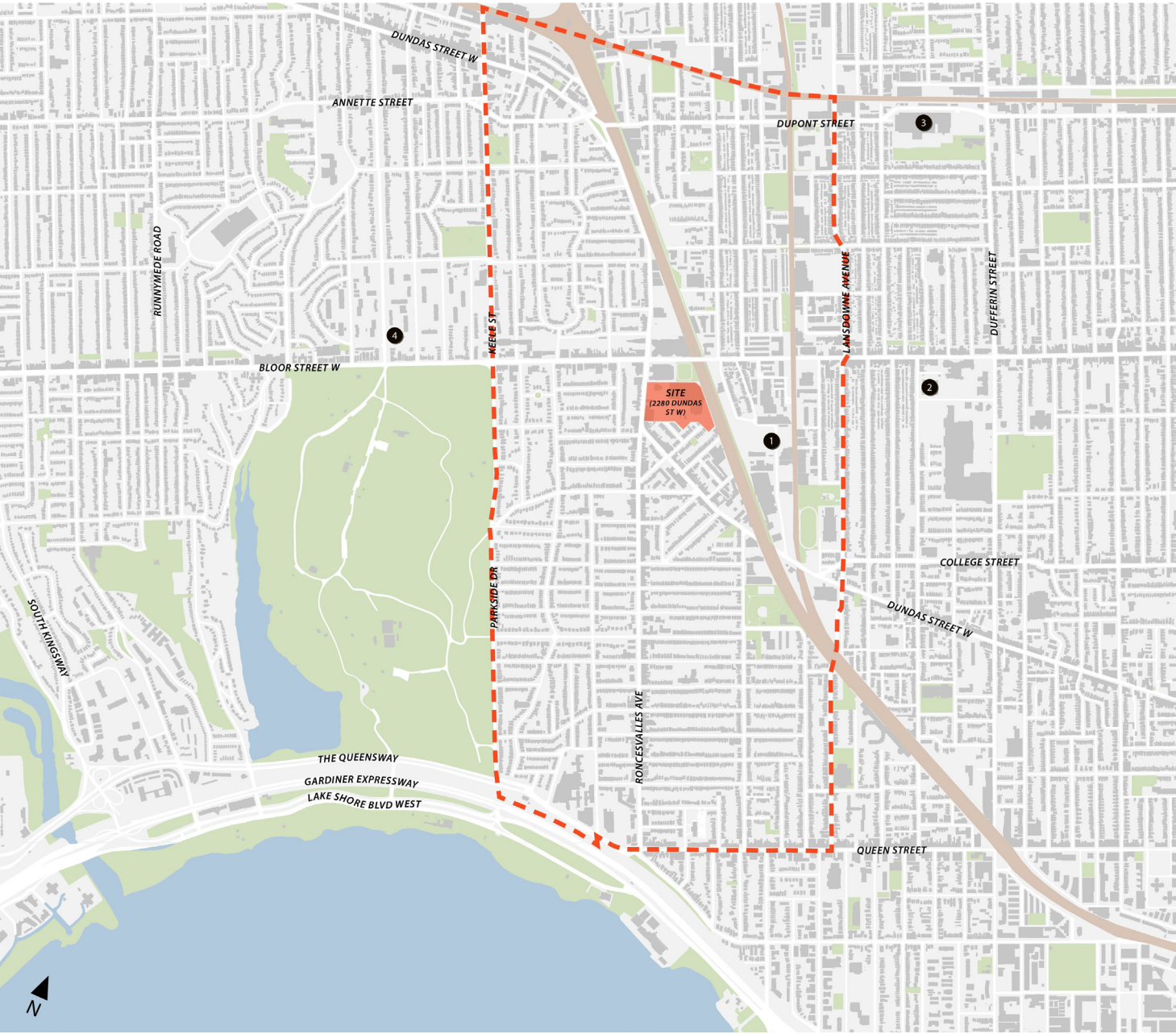


Figure 20: Facility Inventory



# FACILITIES INVENTORY

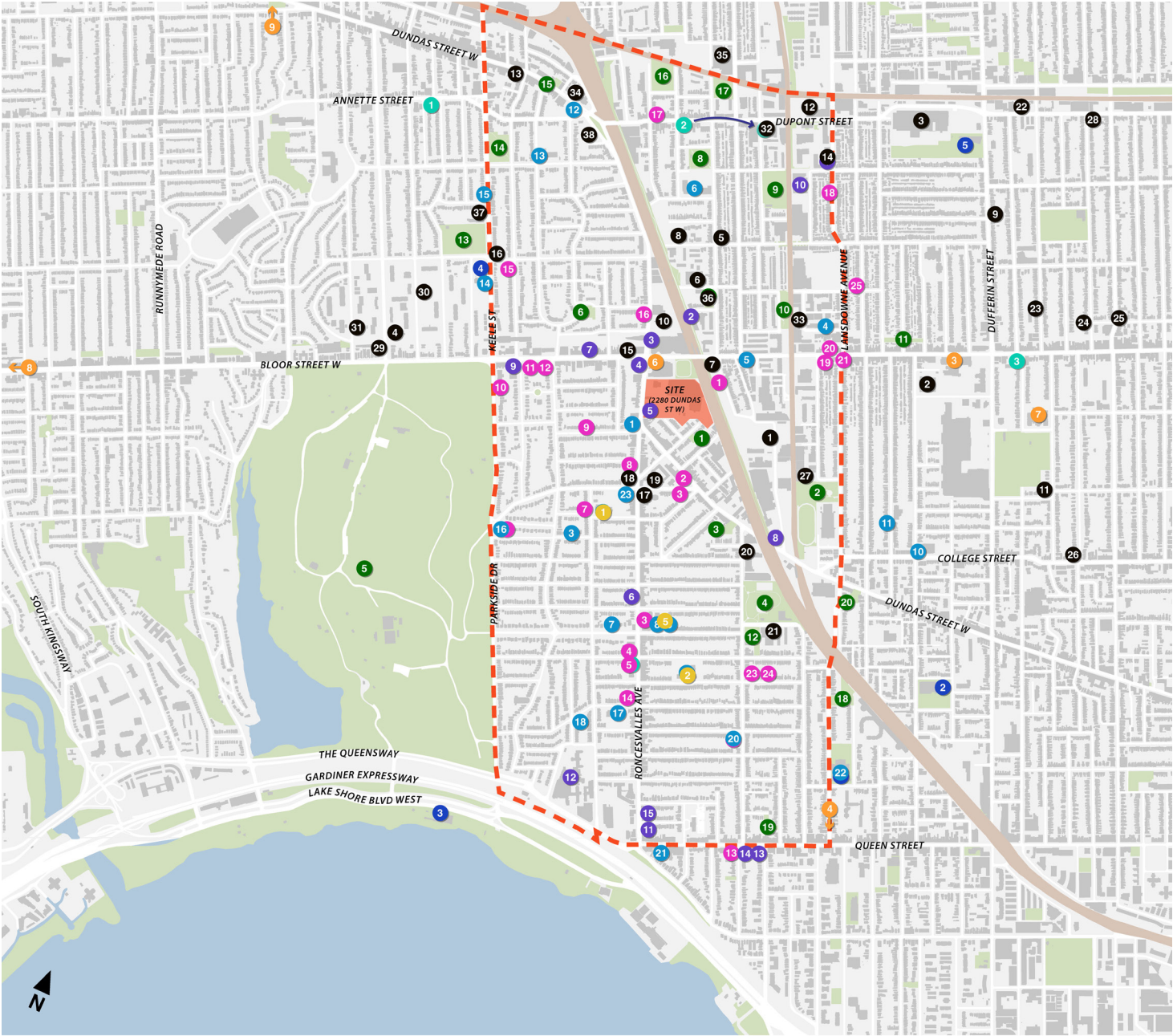
The following section provides an inventory of facilities and services in the Study Area. Enrollment and utilization metrics have been provided where available and applicable. A more detailed list containing additional information about some of the facilities discussed in this section has been included in Appendix B of this report.

The Study Area is slightly smaller than the Demographic Study Area, and reflects the community services and facilities that are available within a reasonable distance to the subject site. These facilities include:

- Schools
- Recreation Centres and Pools
- Parks and Open Space
- Child Care
- Places of Worship
- Human Services
- Libraries

The Study Area is well-served with a variety of human services and recreation centres, two libraries and a large inventory of parks, including High Park.

Figure 20: Facility Inventory



SCHOOLS

Pupil yields were provided by the Toronto Lands Corporation in a “Community Services and Facilities Study, Toronto District School Board Request Response”dated May 25, 2022. There are four Toronto District School Board (TDSB) and five Toronto Catholic District School Board (TCDSB) schools found within or serving the Study Area.

One TDSB elementary school is located outside of the Study Area, and all TDSB high schools are located outside the Study Area. However, two secondary schools are easily accessible by public transit, and one is located close to the study boundary.

The TDSB’s projected student yields for the Proposed Development indicates an additional 121 elementary students, and 40 secondary students. The utilization rates of the TDSB elementary schools in the Study Area indicate that there is limited capacity at the local elementary schools to accommodate students anticipated from this development. The utilization rates of the TDSB’s secondary schools indicate that there is room to accommodate additional students.

One TCDSB elementary school is located within the Study Area. One high school is located within the Study Area, while the other 3 serve the Study Area but are located outside it.

The TCDSB’s projected student yields for the development proposal indicate an additional 92 elementary students, and 56 secondary students. The utilization rates of the TCDSB’s elementary and secondary schools indicate that there is room to accommodate these additional elementary students.

School		Address	Capacity <sup>1</sup>	Enrolment 2022 <sup>2</sup>	Availability	Utilization Rate <sup>3</sup>
Toronto District School Board						
Elementary						
1	Howard Jr PS	30 Marmaduke St	577	386	191	67%
2	Fern Ave Jr and Sr PS	128 Fern Ave	771	677	94	88%
Secondary						
3	Bloor CI	1141 Bloor St West	1,092	817	275	75%
4	Parkdale CI	209 Jameson Ave	798	616	182	77%
Toronto Catholic School Board						
Elementary						
5	St Vincent de Paul	116 Fernaugh Ave	547	292	255	53.4%
Secondary						
6	Bishop Marrocco/Thomas Merton	1515 Bloor St W				
7	St Mary's	66 Dufferin Park Ave				
8	Bishop Allen Academy	721 Royal York Rd				
9	St Oscar Romero	99 Humber Blvd S				
TOTAL LOCAL HIGH SCHOOL ENROLMENT <sup>4</sup>			3,534	3,677	-143	104%

<sup>1</sup>Capacity: Schools are designed to accommodate a certain number of students. Student enrolment may vary in a community over time so that a school may end up having more or fewer students than the building can accommodate – that is, the school may be over capacity or under capacity. The capacity of school buildings is measured using a set of rules for optimal use of rooms defined by the Ministry of Education. This capacity is referred to as the Ministry-Rated Capacity.

<sup>2</sup>Enrolment: October 31, 2021 enrolment has been impacted by the COVID-19 pandemic. It is anticipated that impact on enrolment is short-term and that enrolments are likely to recover in near future. Note that enrolments are subject to change from year to year and these changes may be greater in the coming years due to the impact of the pandemic.

<sup>3</sup>Utilization Rate: A school’s utilization rate is calculated by dividing the enrolment by the school’s capacity. Note that a school’s enrolment and/or capacity may change from year to year, which may affect the projected utilization rate(s). Program changes, classroom additions and/or replacement of some or all of a school building may impact the capacity of a school.

<sup>4</sup>Includes 24 portables

Figure 19: Schools Serving the Study Area



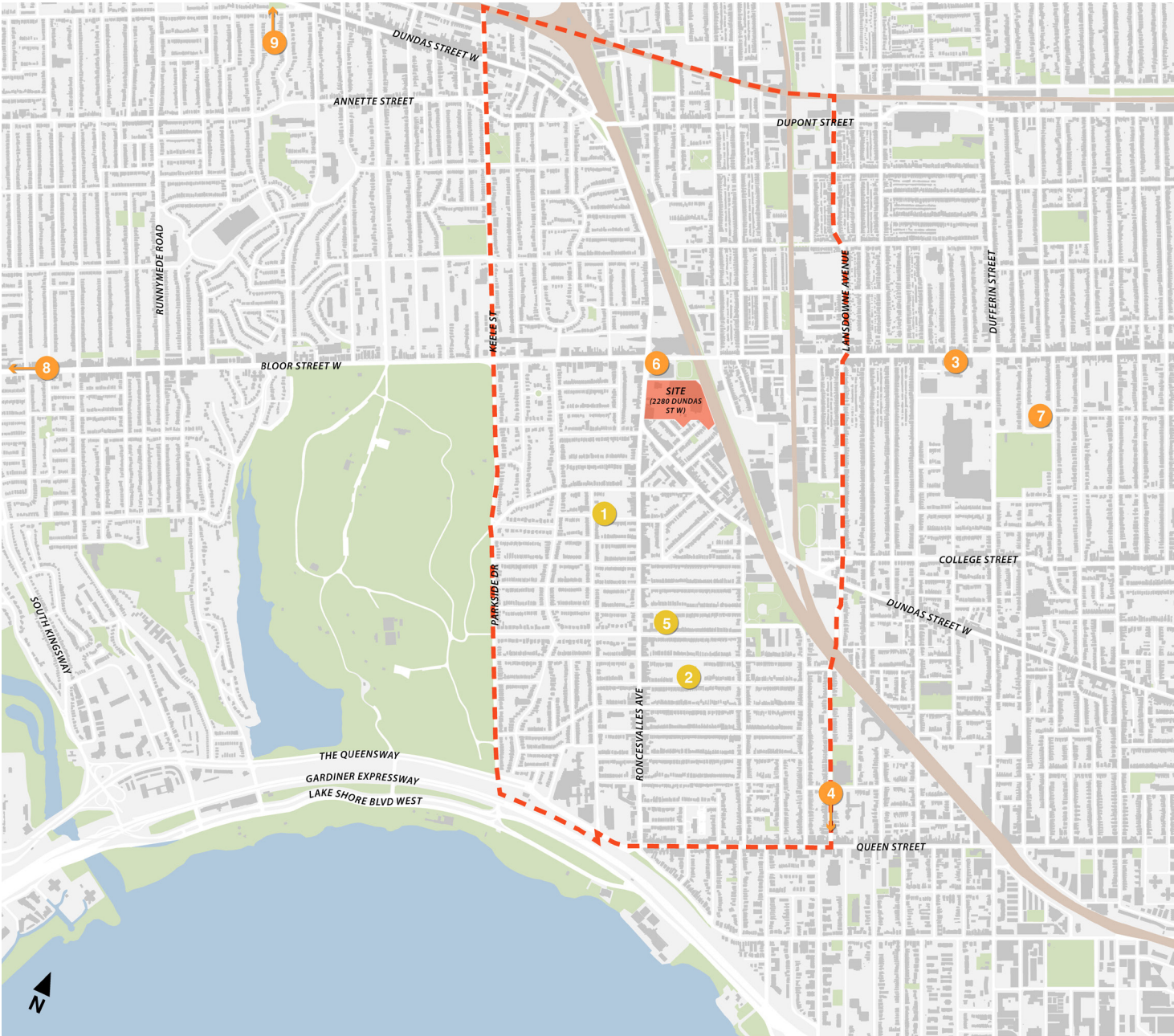


Figure 20: School Locations

- Site Boundary
- Census Tract
- Community Services and Facilities
- Elementary Schools
- Secondary Schools

## RECREATION CENTRES, POOLS, & ARENAS

The Study Area is well served by five recreation centres within a short walk of the Study Area boundary.

Keele Community Centre, adjacent to the Study Area, is a shared space with the TDSB, and has daytime, evening, and weekend recreational opportunities for all age groups. The Community Centre has a gymnasium and a multipurpose room, and offers programs such as ballet, music lessons, pilates, basketball, and competitive gymnastics.

Just outside the Study Area boundary is the Parkdale Community Recreation Centre, a fully accessible facility shared with the TDSB. The facility has a 25-metre pool, wading pool, two gymnasiums and a community room.

Also outside the Study Area boundary is the Mary McCormick Recreation Centre, which has a 25-yard indoor pool, gymnasium, dance studio, games room, and multipurpose room.

A short distance from the Study Area boundary is the Sunnyside Gus Ryder, an outdoor pool which offers children’s camps in the summer.

Finally, Wallace Emerson Community Centre is also available to residents of the Study Area. The Centre has a dance studio, indoor pool, four multipurpose rooms, a gymnasium, and a kitchen. The development application at 1245 Dupont Street proposes to expand and relocate the Community Centre with frontage on Dupont Street at Emerson Avenue.

	Recreation Centres	Address
1	Parkdale Community Recreation Centre	75 Lansdowne Ave
2	Mary McCormick Recreation Centre	66 Sheridan Ave
3	Sunnyside Gus Ryder	1755 Lake Shore Blvd West
4	Keele Community Centre	181 Glenlake Ave
5	Wallace Emerson Community Centre	1260 Dufferin St



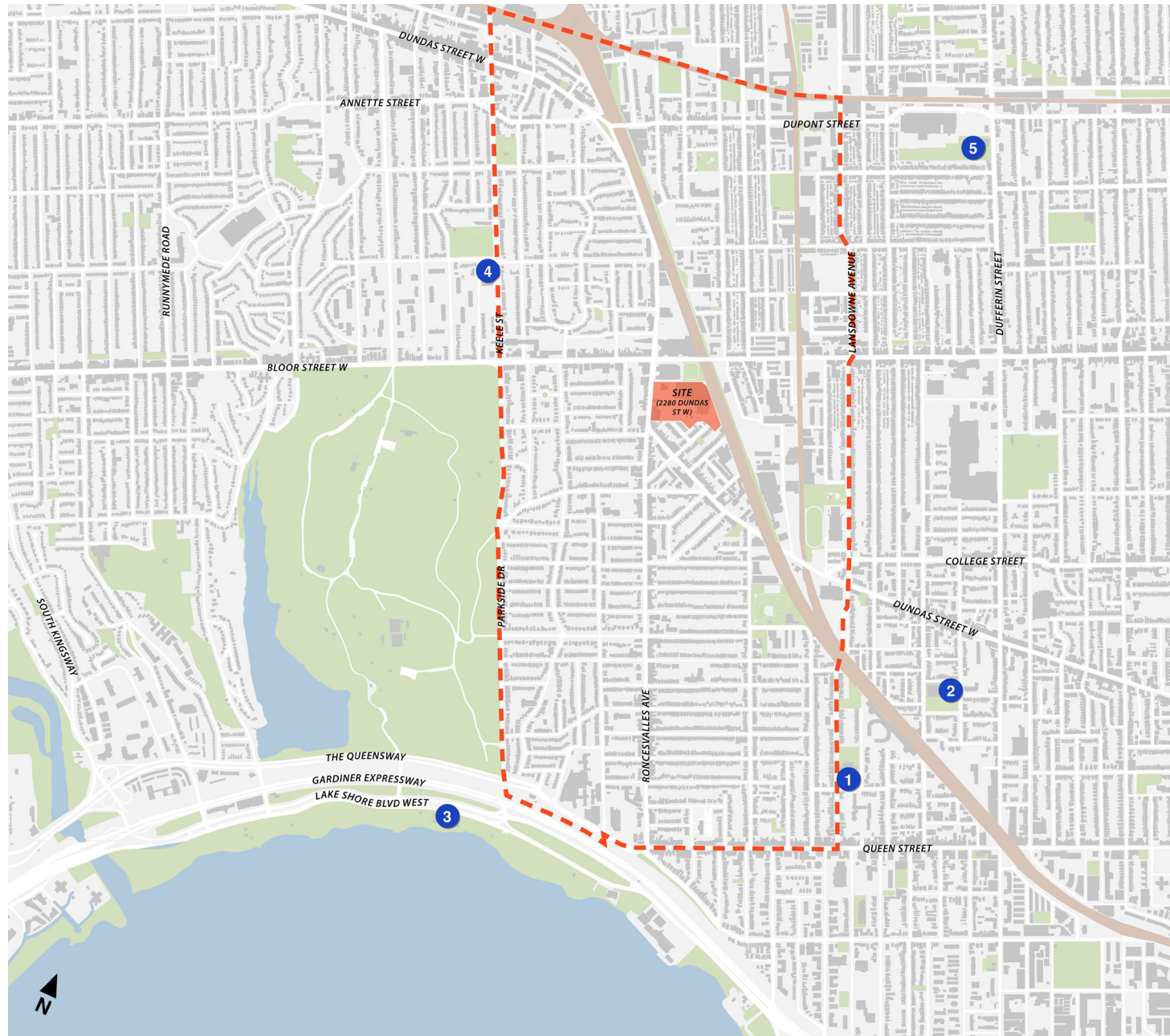


Figure 21: Recreation Centres, Pools & Arenas Locations

- Site Boundary
- Census Tract
- Community Services and Facilities**
- Pools

PARKS & OPEN SPACE

The Study Area is well-served by 20 parks that range in size and include a variety of amenities for active uses such as playgrounds, splash pads, and baseball diamonds, as well as passive parks consisting of open spaces, trails, and pathways.

In particular, High Park is situated 650 metres away from the site on the Study Area boundary. A 160 hectare regional destination, High Park features bike trails, baseball diamonds, an outdoor pool, picnic shelters, a farm/zoo, several children’s playgrounds, and an amphitheatre.

The Study Area falls into the lowest quintile of the City’s Local Parkland Provision (Map 8a of the Official Plan) with 0 to 0.42 hectares of local parkland per 1,000 people, and therefore qualifies for the Alternative Parkland Dedication Rate.

The proposed development will provide 4,400 m2 of onsite parkland dedication, increasing key amenity space for new and existing residents of the area.

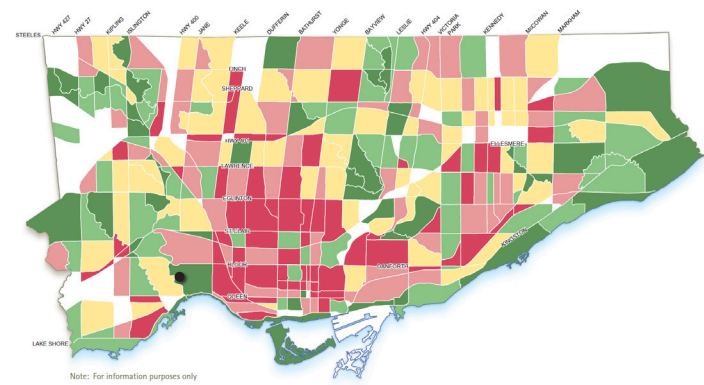


Figure 22: City of Toronto Official Plan Map 8 B - Local Parkland Provision

	Name	Address	Size	Amenities	Drop-in Programs
1	Ritchie Avenue Parkette	77 Ritchie Ave	0.08 hectares	Drinking Fountain; Outdoor Table Tennis; Playground	
2	Macgregor Playground	346 Lansdowne Ave	1.14 hectares	Wading Pool; Ball Diamond; Fieldhouse; Firepit; Outdoor Basketball Court; Playground; Washroom Facility	Swimming (wading pool)
3	Columbus Parkette	1985 Dundas St West	0.24 hectares	Drinking Fountain; Fieldhouse; Playground; Wading Pool	Swimming (wading pool)
4	Sorauren Avenue Park	289 Sorauren Ave	2.3 hectares	Ball Diamond; Dogs Off-leash Area; Drinking Fountain; Fieldhouse; Outdoor Tennis Court; Sport Field	Racquet Sports and Soccer - Children
5	High Park	1873 Bloor St West	161 hectares	Amphitheatre; 3 Ball Diamonds; 5 Bike Trails; Children's Garden; Clubhouse; Dogs Off-leash Area; 16 Drinking Fountains; Farm/Zoo; 3 Fieldhouses; 6 Greenhouses/Conservatories; Outdoor Dry Pad; Outdoor Pool; 14 Outdoor Tennis Courts; 21 Parking Lots; 5 Picnic Shelter; 14 Picnic sites; 4 Playgrounds; 12 Ponds; 1 Splash Pad; 2 Sport Fields; 1 Wading Pool; 7 Washroom Facilities	Lane and Leisure Swim, Wading Pool; Watch Me Grow Family Program; 2 Summer Camps
6	Chelsea Avenue Playground	103 Chelsea Ave	0.16 hectares	Drinking Fountain; Fieldhouse; Playground; Wading Pool	Swimming (wading pool)
7	Perth Avenue Parkette	160 Perth Ave	0.06 hectares	Drinking Fountain; Outdoor Basketball Court	
8	Perth Square Park	350 Perth Ave	0.73 hectares	2 Drinking Fountains; Fieldhouse; Firepit; Playground; Splash Pad; Washroom Facility	
9	Campbell Avenue Playground	225 Campbell Ave	1.3 hectares	Changing Facility; Drinking Fountain; Firepit; Outdoor Basketball Court; Playground; Sport Field; Wading Pool; Washroom Facility	Swimming (wading pool)
10	Erwin Krickhahn Park	121 Rankin Ave	0.43 hectares	Drinking Fountain; Playground	
11	Susan Tibaldi Parkette	620 Brock Ave	0.12 hectares	Drinking Fountain; Playground	
12	Charles G. Williams Park	75 Wabash Ave	0.4 hectares	Drinking Fountain; Playground; Outdoor Basketball Court; Wading Pool	Swimming (wading pool)
13	Lithuania Park	155 Oakmount Rd	2.2 hectares	Ball Diamond; Fieldhouse; Playground; Sport Field; Wading Pool	Swimming (wading pool)
14	Baird Park	275 Keele St	0.98 hectares	2 Bowling Greens; Clubhouse; Doggs Off-leash Area; Drinking Fountain; Fieldhouse; Playground; Wading Pool; Washroom Facility	Swimming (wading pool)
15	Dundas-Watkinson Parkette	2742 Dundas Ave West	0.09 hectares	Drinking Fountain, Playground	
16	Carlton Park	20 Edith Ave	1.06 hectares	Playground, Wading Pool, Outdoor Basketball Court, Firepit, Drinking Fountain	Swimming (wading pool)
17	Symington Avenue Playground	431 Perth Ave	0.61 hectares	Drinking Fountain, Outdoor Tennis Court, Ball Diamond	
18	West Lodge Park	165 Lansdowne Ave	0.65 hectares	Drinking Fountain, Fieldhouse, Outdoor Basketball Court, Playground, Skateboard Area, Wading Pool	Swimming (wading pool)
19	Albert Crosland Park	14 Fuller Ave	0.24 hectares	Drinking Fountain, Outdoor Basketball Court, 2 Playgrounds, Wading Pool	Swimming (wading pool)
20	Dundas-St.Clarens Parkette	1717 Dundas St W	0.13 hectares	Playground, Outdoor Chess Table	



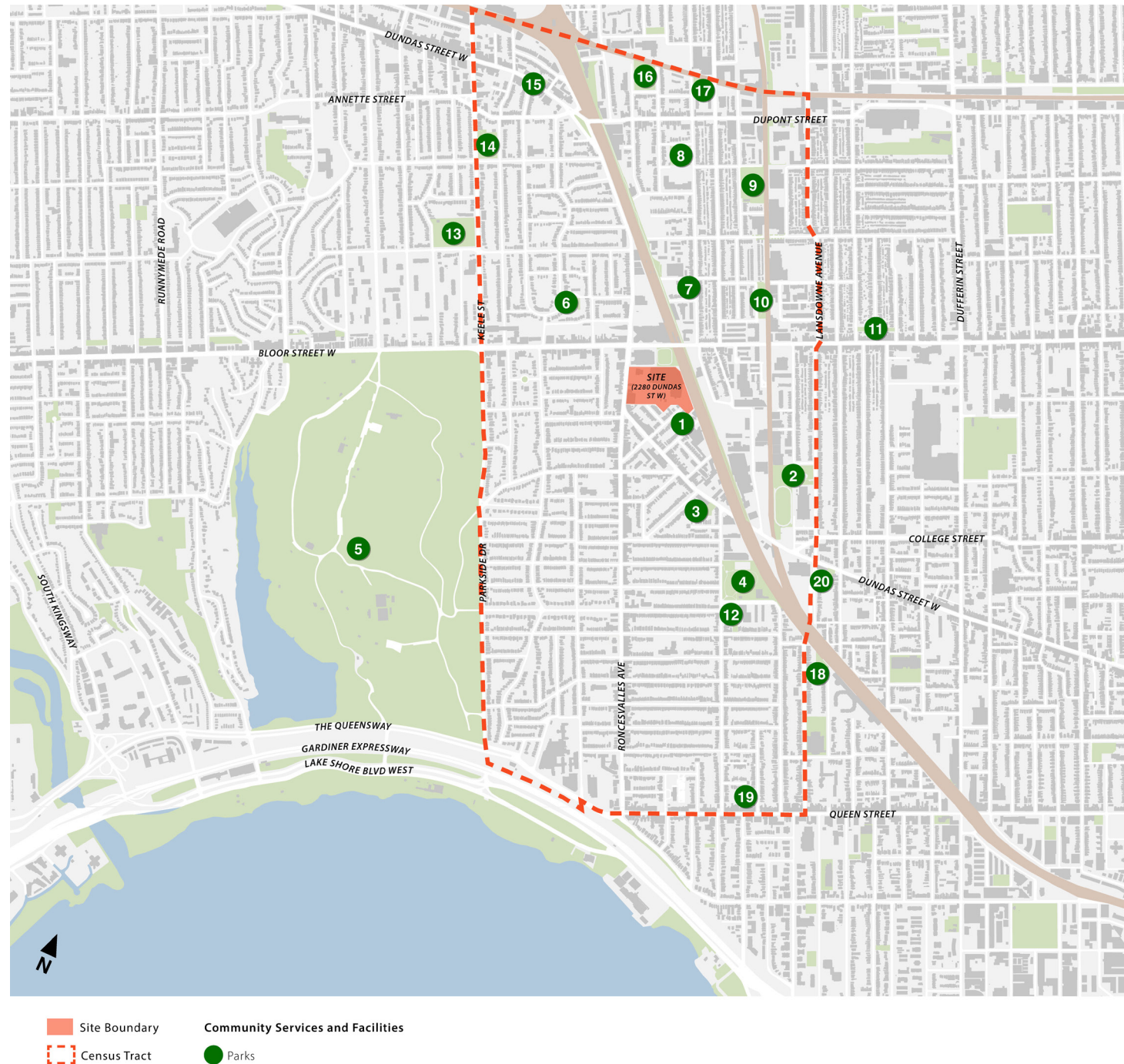


Figure 23: Parks & Open Spaces Locations

CHILDRE PROVIDERS

There are 23 licensed childcare providers in the Study Area, including a number of daycares that accept fee subsidies. The providers have been mapped on Figure 24 on the following page.

Information on childcare capacity, where available, is indicated in the table at right. The facilities in the Study Area have limited capacity to accommodate additional childcare demand. There was a particular lack of capacity at the infant, kindergarden, and school-aged levels.

Childcare can be located near the workplace rather than residence, and so it should be noted that this list does not necessarily indicate the full breadth of options available to families in the Study Area. However, the information from service providers suggests that the Study Area is in need of additional childcare facilities.

	Name	Address	Fee Subsidy	Infant Vacancy	Toddler Vacancy	Pre-School Vacancy	Kindergarden Vacancy	School-Age Vacancy
1	Ola Day Care Inc	2211 Dundas St W	N	n/a	0	0	n/a	n/a
2	Howard Park Children's Centre	30 Marmaduke St	Y	n/a	n/a	n/a	0	0
3	Kids Zone Daycare on Constance	76 Constance St	N	n/a	0	0	n/a	n/a
4	Network Child Care (Wade Avenue)	544 Lansdowne Ave	Y	n/a	4	0	n/a	n/a
5	The Candy Factory Swallows Day Care	1411 Bloor St W	Y (75%)	0	0	0	n/a	n/a
6	Perth Early Learning Centre	14 Ruskin Ave	Y	n/a	0	0	0	0
7	Sunnyside Day Care on High Park Blvd	10 High Park Blvd	N	0	0	0	n/a	n/a
8	My School Co-op Nursery School	116 Fermanagh Ave	N					
9	St Vincent Sunshine	116 Fermanagh Ave	N	n/a	n/a	n/a	0	0
10	Immaculata Day Care inc - St Helen's Early Learning Centre	1196 College St	Y					
11	Brock Early Learning Centre	93 Margueretta St	Y	n/a	0	0	0	0
12	High Park Junior YMCA	2665 Dundas St W	Y	n/a	0	0	n/a	n/a
13	Indian Road Crescent School Age YMCA	285 Indian Road Cres	Y					
14	Keelmount Daycare Centre	99 Mountview Ave	Y					
15	Suunyside - Keele	236 Keele St	N	0	0	0	n/a	n/a
16	High Park Gardens Montessori School	35 High Park Gdns						
17	Sunnyside Garden Day Care	225 Garden Ave	Y	0	0	0	0	n/a
18	Kids Zone Daycare Inc.	123 Glendale Ave	N	n/a	0	0	n/a	n/a
19	Ferncliff Daycare And After School Group	128 Fern Ave	Y	n/a	n/a	0	0	0
20	Odyssey Montessori School Incorporated	136 Sorauren Ave	N					
21	Learning Step Childrens' Center	1645 Queen St W	Y	n/a	5	7	n/a	n/a
22	Parkdale Childcare Centre	78 Seaforth Ave	Y	n/a	0	0	0	0
23	Tiny Explorers Academy	404 Roncesvalles Ave	N	0	0	0	0	n/a
		TOTAL		0	9	7	0	3



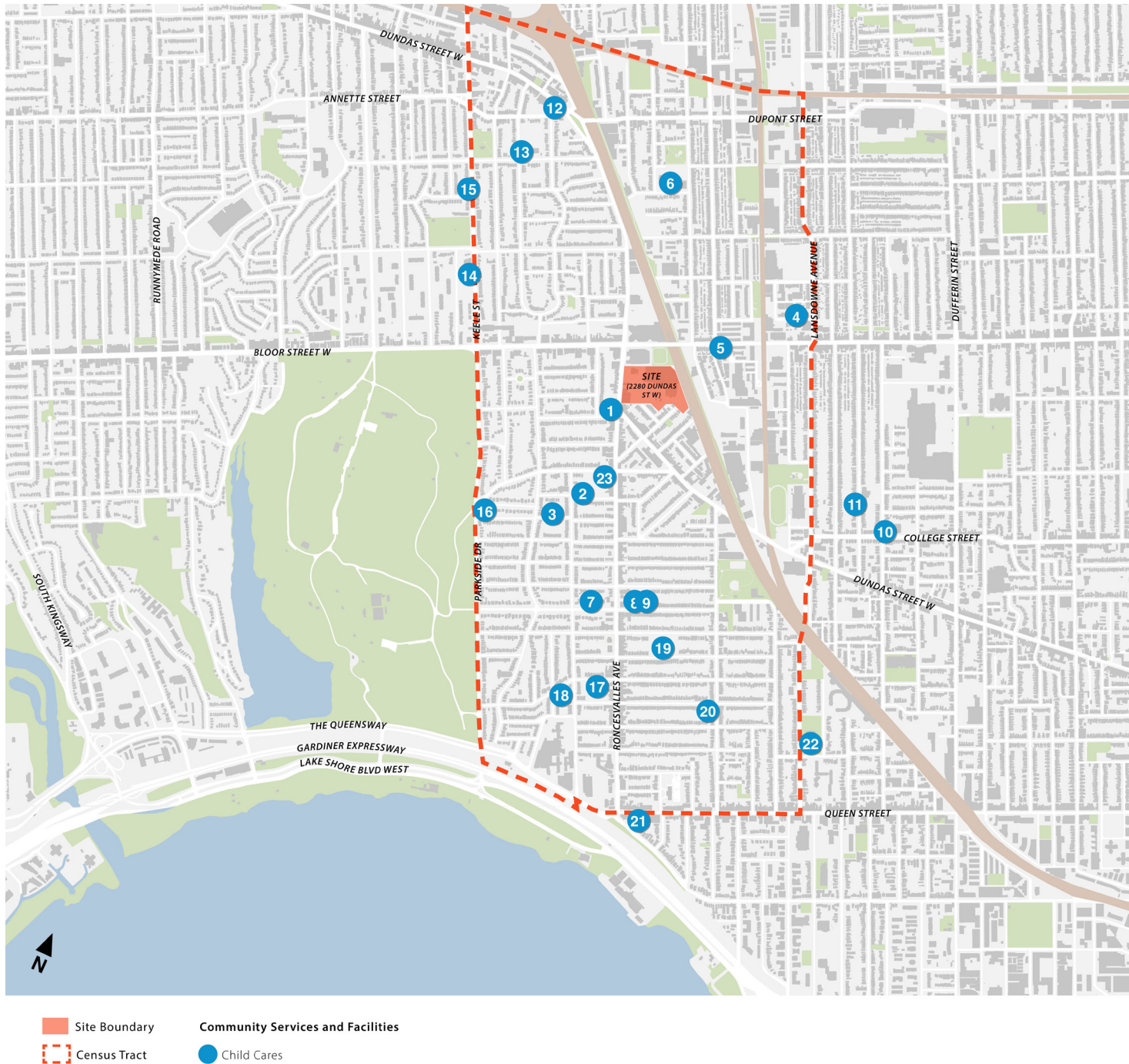


Figure 24: Childcare Providers Locations

PLACES OF WORSHIP

The table to the right, and the map on the following page, detail the name and denomination of the 25 places of worship within the Study Area.

The Study Area is well-served by a broad range of places of worship, catering to various faiths and denominations including Buddhist, Catholic, Muslim and Hindu.

	Name	Address	Religion/ Denomination
1	Church of the First Born	72 Perth Ave	Christian
2	Kingdom Hall of Jehovah's Witness	2101 Dundas St West	Christian
3	St Vincent de Paul	263 Roncesvalles Ave	Catholic
4	Emanuel Howard Park United Church	240 Roncesvalles Ave	Christian
5	Mindfulness Practice Community	214 Wright Ave	Buddhist
6	Toronto Zen Centre	33 High Park Gardens	Buddhist
7	Howard Park Pentecostal Church	384 Sunnyside Ave	Christian
8	High Park Baptist Church	9 Hewitt Ave	Christian
9	The Canadian Islamic Trust	56 Boustead Ave	Muslim
10	Madonna House	501 Parkside Dr	Christian
11	St Joan of Arc Church	1701 Bloor St West	Catholic
12	Lutheran Church of the Redeemer	1691 Bloor St West	Christian
13	Our Lady Of Lebanon	1515A Queen St W	Christian
14	St Casmirs Roman Catholic	150 Roncesvalles Ave	Catholic
15	St Martins in the Field	151 Glenlake Ave	Christian
16	Kingdom Hall of Jehovah's Witness	2393 Dundas St West	Christian

17	Ukranian Orthodox Church of St Andrew	1630 Dupont St	Orthodox
18	Gandhi Bhawan Temple	722 Lansdowne Ave	Hindu
19	Bloor Lansdowne Christian Fellowship	1307 Bloor St West	Christian
20	Buddhist Association of Canada	1330 Bloor St West	Buddhist
21	Britten Memorial Church	1287 Bloor St West	Christian
22	Greek Orthodox Church Of Ann	136 Sorauren Ave	Christian
23	Hindu Prarthana Samaj	62 Fern Ave	Hindu
24	Centre of Gravity Sangha	56 Fern Ave	Buddhist
25	Belarussian Autocephalous	524 St Clarens Ave	Christian



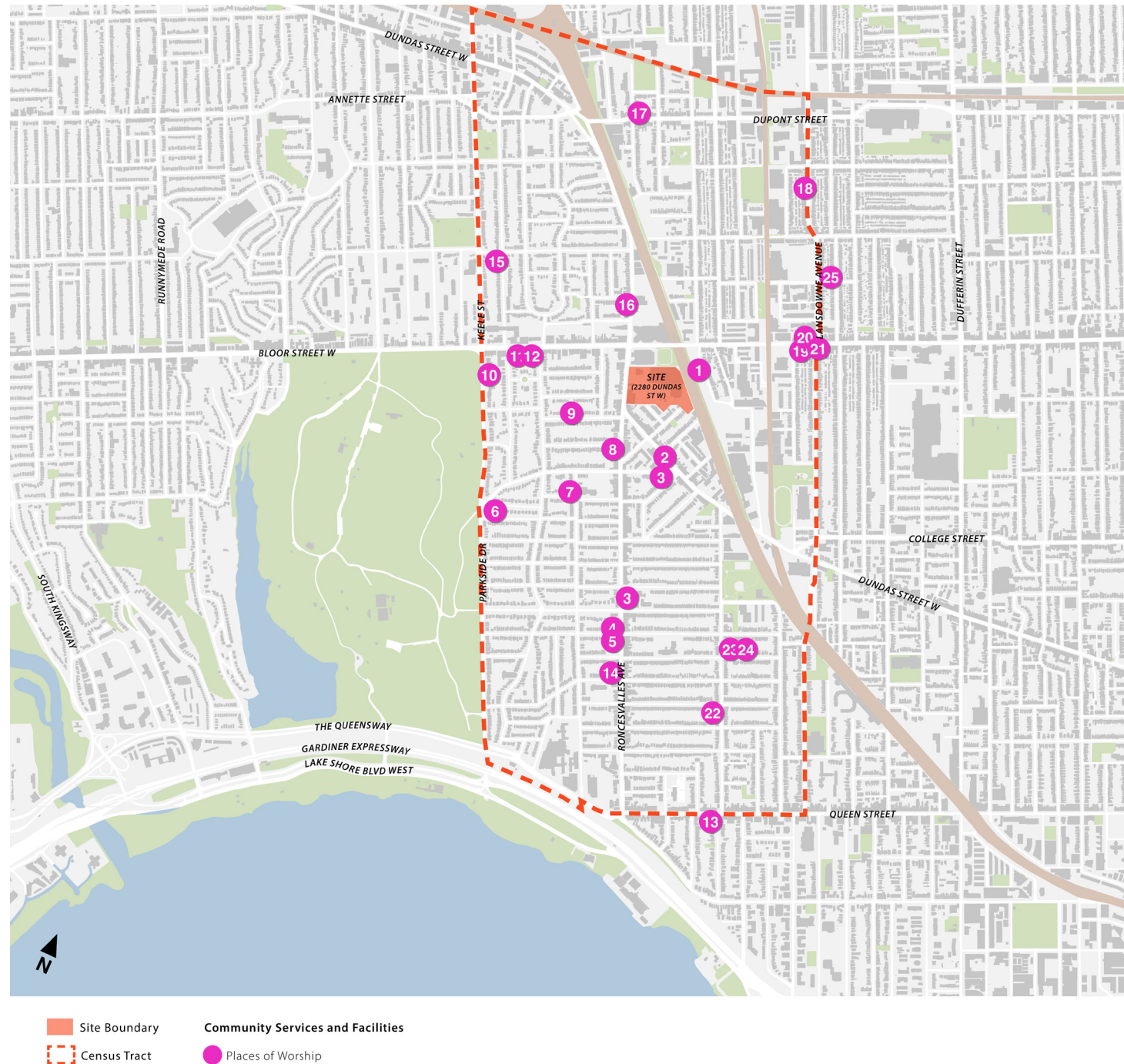


Figure 25: Place of Worship Locations

HUMAN SERVICES

The table on the following page details the Human Services organizations that exist within the Study Area. It should be noted that many human services attract people outside their immediate vicinity, so this list should not necessarily be regarded as exhaustive.

The area is served by organizations including the South Asian Women’s Centre, Toronto Employment and Social Services, and West Neighbourhood House. In addition to having organizations which serve the population with a variety of supports and programs, the Study Area is also home to several organizations which address broader social issues such as EcoKids and Community Food Centres Canada. This diversity indicates a well-rounded complement of services for local residents.

	Name	Services
1	South Asian Women's Centre	A voluntary non-profit women's organization run by, and for South Asian Women. Their purpose is to increase self awareness of South Asian Women and to empower women to develop their social and cultural potential. The Centre is a place where South Asian Women of all backgrounds and ages can access a variety of programs and services.
2	Davenport Perth Neighbourhood Centre	Davenport-Perth Neighbourhood and Community Health Centre (DPNCHC) is a respected multi-service agency located in Toronto’s West End. DPNCHC offers a variety of services to our community in one convenient location, including a Health Centre and Community Support Services Program.
3	Culturelink Settlement and Community Services	Services for new immigrants and refugees including orientation, counselling, and support. Services comprise the Settlement Workers in Schools, Community Connections Mentorship Program, Employment Assistance, Newcomer Settlement Services as well as Well-Being and Healthy Lifestyles programs.
4	Family Outreach and Response Program	Organizations with services for adults and youth 16 years and older, who are family or friends of people recovering from serious mental health issues.
5	Regeneration Community Services	Services for adults 16 years and older with a history of long term mental health or addiction problems. Programs include addiction supportive housing, intensive case management, mental health homelessness initiatives, residential programs and step up housing.
6	EcoKids	Started in 1994, EcoKids offers programs and resources for children, parents, educators, and communities in Canada to engage in environmental education. EcoKids is designed to inspire children to become lifelong environmental stewards through outdoor play and experiences.
7	Youth Employment Services YES	A non-profit organization which provides assistance with job searches, job matching and placement for people who are unemployed and out of school. The organization also offers a second career and youth job connection.
8	Toronto Employment and Social Services	City of Toronto-run social services hub which provides help with career planning, education and training options, financial literacy, Ontario Works benefits, and housing stability services.
9	West Toronto Support Services	An accredited community non-profit organization providing social support to adults 55+, adults with disabilities and caregivers. The organization offers quality and affordable services to support our mission of assisting individuals maintain their quality of life and to live independently.
10	Community Food Centres Canada	Community Food Centres Canada is a non-profit organization that create centres and programs in low-income communities to combat poverty, food insecurity, and poor health. The organization works with partners to bring people together to grow, cook, share, and advocate for good food.
11	Polycultural Immigrant Community Services	Polycultural supports a holistic approach to serving the needs of our community by providing a range of programs including newcomer orientation, education, language, employment and family support services. Currently, we serve clients in over 40 different languages in our five locations across the GTA. Programs include settlement counseling, language training, wellness programs, partner assault response programs and youth achievers programs.
12	St. Joseph's Health Centre	St Joseph’s Health Centre is a community teaching hospital, affiliated with the University of Toronto, serving the healthcare needs of the city’s west end. Our vision is to advance the health of our community by being Canada’s best community teaching health centre. Areas of care include addictions services, cardiology, diagnostic imaging, family birthing centre and adult inpatient mental health.
13	West Neighbourhood House	West Neighbourhood House offers Family programs and Community Parents Outreach Program (CPOP) – for young, single, low income or immigrant mothers and their families. It offers CPOPs to support the settlement of parents of diverse cultures with children 0-6 years old so they can integrate into their communities and access community services.
14	Creating Together Child and Family Centre	Creating Together aims to be the South Parkdale community’s leading family resource centre by providing family support and early childhood learning opportunities in a supportive, caring and friendly environment. Creating Together has been active in the Parkdale community since 1976.
15	Parkdale Golden Age Foundation	Parkdale Golden Age Foundation (PGAF) is a non-profit charitable organization that was established in 1974 with the aim of improving the quality of life for seniors and the disabled through various programs. Our professionally trained caregivers provide assistance in cleaning, shopping, banking, meal preparation, escorting to appointments, dining programs in various locations, and social and recreational programs amongst other services.



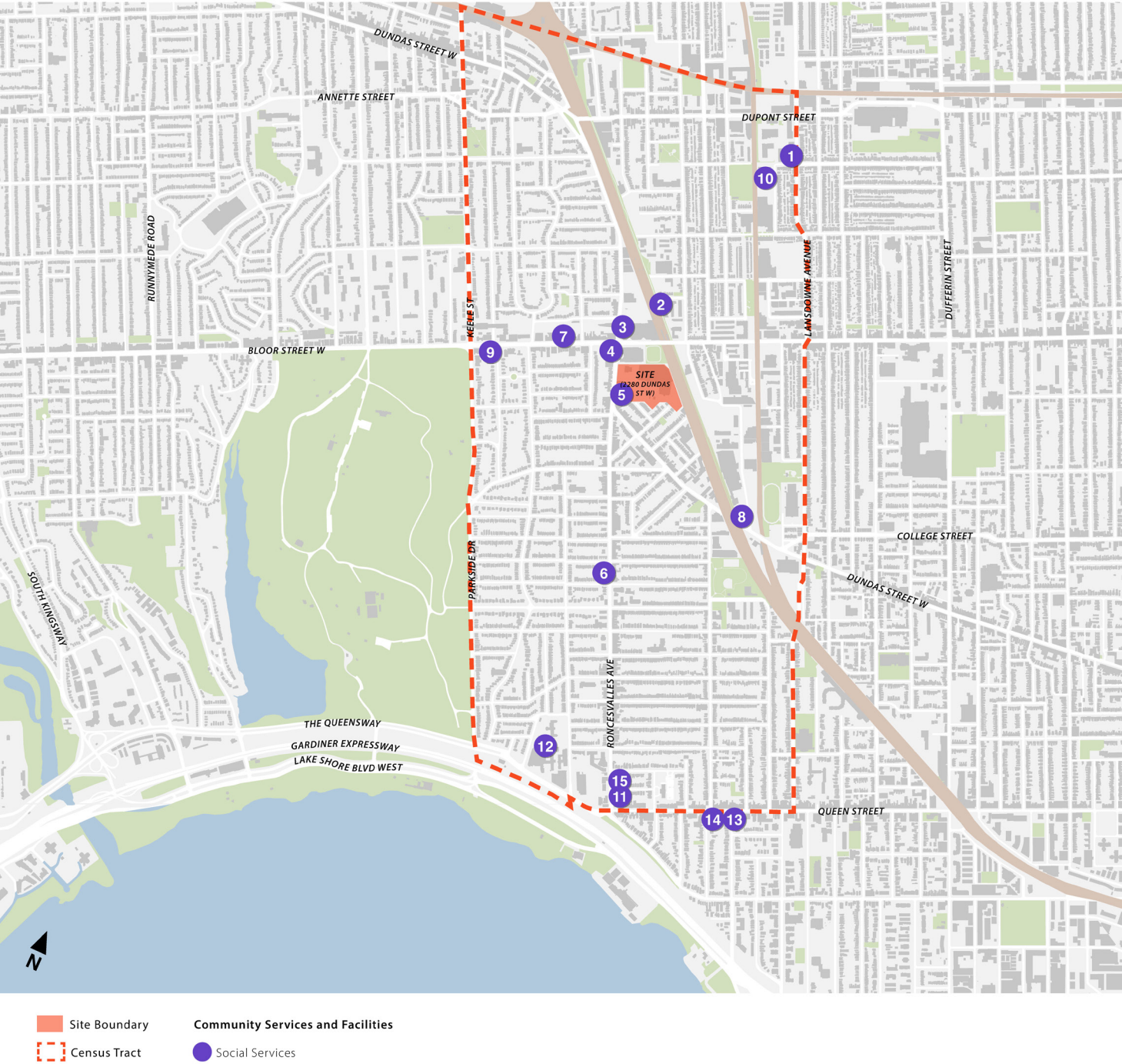


Figure 26: Human Services Locations

LIBRARIES

The Study Area is served by two public libraries within the Study Area boundary, and two branches a short distance outside the boundary.

Within the Study Area boundary, Perth Dupont is a neighbourhood branch located at 1589 Dupont Street. It features a Portuguese collection and seats 17 people. The branch is slated to expand and move to 299 Campbell Street, as part of the development application on that site.

Also within the Study Area is the High Park branch, a neighbourhood branch which seats 50 and features a Polish and French collection.

There is one neighbourhood branch and one district branch located a short distance from the Study Area boundary. To the west is Annette Street branch, which has a French collection and an auditorium and seats 37 people.

East of the Study Area boundary is the Bloor/Gladstone branch, a recently renovated district branch which can seat up to 154 people and has a reading garden, art exhibit space, and collections in several languages including Hindi, Vietnamese, Chinese, French, Spanish, and Portuguese.

	Branch Name	Address	Type	Features	Capacity	Rooms
1	Annette Street	145 Annette St	Neighbourhood	French adult and children's collection	Seating for 37	Auditorium and 1 meeting room
2	Perth/Dupont	1589 Dupont St	Neighbourhood	Portuguese collection	Seating for 17	1 meeting room
3	Bloor/Gladstone	1101 Bloor St W	District	Braille board books; adult literacy collection; Reading Garden; Art Exhibit Space; Chinese, French, Portuguese, Spanish, Vietnamese and Hindi collection	Seating for 154	1 community room
4	High Park	228 Ronces-valles Ave	Neighbourhood	Collection in Polish and French	Seating for 50	1 community room





Figure 28: Perth/Dupont Branch



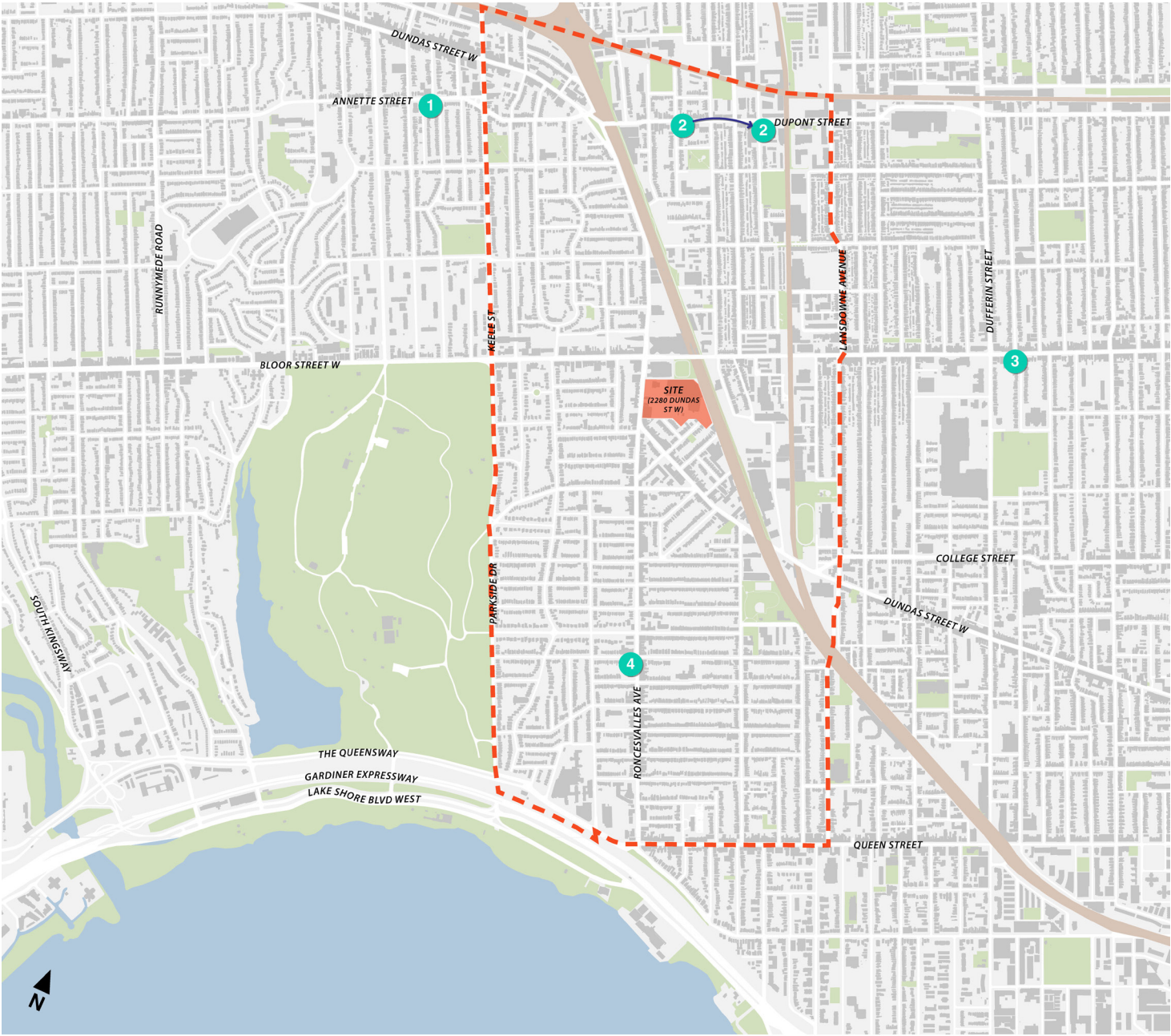
Figure 29: Bloor/Gladstone Branch



Figure 30: Annette Street Branch



Figure 31: High Park Branch



- Site Boundary
- Census Tract
- Community Services and Facilities
- Libraries

## CONCLUSION

The purpose of this study has been to understand the demographic character of the area surrounding the Subject Lands, and evaluate the impact of the proposed development on the surrounding area. An analysis of 2016 and 2021 Census data was conducted to present a demographic profile of the Demographic Study Area.

The following are significant findings from the analysis:

- The Demographic Study Area's population decreased by 3.8% between 2016 and 2021. This is compared to a growth rate of 4.5% for the City overall in the same period;
- The Demographic Study Area contains a much higher proportion of adults aged 25 to 44, and a lower proportion of children 10 to 19 than the City of Toronto;
- The Demographic Study Area contains a higher proportion of children aged 0 to 4 than across the City;
- The ratio of couple families to lone parent families is significantly higher in the Demographic Study Area (83.6% to 16.4%) than across the City (78.7% to 21.2%);
- There is a higher proportion of 1-person households in the Demographic Study Area (36.6%) than in the City at large (32.3%);
- A much greater proportion of the Demographic Study Area's population lives in apartment buildings under 5 storeys (44.6%) than across the City (14.9%);
- While English is the most commonly spoken language at home in both the Demographic Study Area and the City, the other most commonly spoken languages vary. In the Demographic Study Area, the top languages include Portuguese, Chinese languages, Spanish, and Polish. In the City, the top languages are Mandarin, Cantonese, Tagalog and Tamil;

- The labour force participation rate is higher in the Demographic Study Area than across the City (75.34% vs 64.7%); and
- The median after-tax income of economic families in 2015 was \$89,102 in the Demographic Study Area, higher than the City's rate of \$73,530.

A higher proportion of young children in the Demographic Study Area indicates that there may be a growing demand for school facilities, childcare providers, and other youth-centred services and facilities compared to the rest of the City. Higher educational achievement, labour force participation, and average income may indicate a relatively reduced demand for several types of human services. In addition, a lower proportion of recent immigrants may indicate a reduced demand for settlement support services.

The Facilities Inventory shows that the Study Area is well served by existing recreational facilities, including four pools within walking distance of the Study Area boundary. These facilities also provide a wide range of registered programs for children and adults alike, including art, martial arts, and sports activities.

Residents of the Study Area have access to 20 parks ranging from parkettes to much larger parks, with both active and passive uses. A regional destination, High Park, is located on the Study Area boundary and offers a wide variety of amenities and cultural attractions. The high proportion of the population living in apartment buildings in the Demographic Study Area supports the creation of new parks and open spaces. The proposed development will expand community park facilities by providing 4,400 square metres of parkland dedication on-site.

There are 23 licensed childcare providers that adequately serve the area. As is common across the City, these facilities have limited capacity to provide additional childcare services to any age range, but in particular to infants and school-age children. In view of the higher proportion of young children in the Demographic Study Area than the City at large, there may be growing demand for childcare providers.

There is sufficient capacity at the TCDSB elementary and secondary schools within and serving the Study Area to accommodate additional students, based on projected student yields. There is also sufficient capacity to accommodate new secondary students at TDSB schools within and serving the Study Area, but there is limited capacity to accommodate new elementary students.

Finally, the Study Area is well-served with two neighbourhood library branches within the Study Area, as well as an additional two branches just outside the Study Area boundary. These branches offer a variety of multilingual collections, meeting rooms, and computer access.

The City of Toronto's Bloor West Village CS&F, whose study boundaries partially overlap with this report's, highlights a need for additional childcare spaces and onsite parkland dedication for proposed developments. The proposed development responds to these conclusions by providing a large park on-site. To address the concern over access to childcare, City staff and the project team may collaborate regarding the potential for childcare facilities within the subject site.





# A

## **Appendix:** **Detailed statistics**



Age Distribution	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
0 to 4 years	136,000	2,305	25	175	195	160	240	230	275	440	365	200
5 to 9 years	135,025	2,115	35	160	210	180	295	230	215	325	325	140
10 to 14 years	127,105	1,685	25	145	165	160	280	215	165	230	235	65
15 to 19 years	145,525	1,610	15	115	135	150	265	165	175	280	225	85
20 to 24 years	194,750	2,215	20	130	200	165	250	175	345	435	370	125
25 to 29 years	232,945	4,145	70	230	320	320	505	365	705	690	695	245
30 to 34 years	224,580	4,850	100	265	345	345	545	435	870	785	795	365
35 to 39 years	196,310	4,290	95	240	355	270	495	375	675	770	650	365
40 to 44 years	182,390	3,520	65	265	315	270	415	355	465	565	540	265
45 to 49 years	190,925	3,295	70	285	320	275	400	340	390	485	515	215
50 to 54 years	202,405	2,995	50	215	265	250	395	330	315	485	455	235
55 to 59 years	182,805	2,560	40	175	215	200	305	270	350	430	385	190
60 to 64 years	153,865	2,095	40	155	185	155	285	190	260	365	290	170
65 to 69 years	130,540	1,640	25	105	120	135	235	135	245	250	255	135
70 to 74 years	93,600	1,150	10	60	70	95	195	90	180	210	175	65
75 to 79 years	76,160	845	5	60	45	90	110	75	160	150	100	50
80 to 84 years	60,630	610	10	25	35	100	75	55	105	100	80	25
85 years and over	66,005	920	0	30	55	335	110	50	85	105	130	20

Housing characteristics	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Occupied private dwellings by structural type of dwelling - 100% data	1,112,930	19,070	360	1,180	1,560	1,425	2,315	1,840	2,710	3,000	3,245	1,435
Single-detached house	269,675	2,045	25	195	210	230	535	190	130	150	320	60
Apartment in a building that has five or more storeys	493,280	4,040	0	0	275	50	175	415	405	500	1,540	680
Semi-detached house	71,230	2,395	20	290	235	240	100	350	310	455	300	95
Row house	61,630	570	15	105	75	5	-	90	60	160	30	30
Apartment or flat in a duplex	48,540	1,360	20	175	85	135	280	80	310	70	160	45
Apartment in a building that has fewer than five storeys	165,625	8,505	290	405	670	755	1,205	695	1,415	1,665	885	520
Other single-attached house	2,860	140	0	5	0	5	15	10	95	0	5	5
Movable dwelling	95	20	5	0	10	0	0	5	0	0	0	0

Housing size	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Private households by household size - 100% data	1,112,930	19,060	360	1,180	1,560	1,425	2,315	1,840	2,710	3,000	3,240	1,430
1 person	359,955	6,985	165	350	555	505	830	655	950	955	1,385	635
2 persons	333,425	5,985	120	390	465	460	700	595	915	935	975	430
3 persons	175,720	2,795	35	170	265	200	290	260	425	515	445	190
4 persons	146,580	2,265	25	205	200	190	315	230	270	380	330	120
5 or more persons	97,245	1,045	20	70	85	75	175	95	150	220	105	50
Number of persons in private households	2,691,665	42060	700	2,825	3,505	3,190	5,305	4,060	5,975	7,095	6,550	2,855
Average household size	2.4	2.18	1.9	2.4	2.2	2.2	2.3	2.2	2.2	2.4	2.0	2.0

Family Characteristics	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total number of census families in private households - 100% data	718,755	10,905	170	735	890	835	1,365	1,065	1,545	1,895	1,655	750
Total couple families	566,155	9,120	150	615	770	710	1,190	900	1,300	1,495	1,375	615
Married couples	481,125	6,495	100	425	535	480	840	610	915	1,120	1,035	435
Common-law couples	85,030	2,625	50	195	235	230	345	290	385	380	335	180
Total lone-parent families by sex of parent	152,595	1,785	25	115	120	125	180	170	250	395	275	130
Female parent	128,550	1,480	20	90	95	100	145	140	205	345	230	110
Male parent	24,050	295	5	20	25	20	30	30	45	55	45	20
Total - Couple census families in private households - 100% data	566,155	9,125	150	620	770	710	1,190	900	1,300	1,495	1,375	615
Couples without children	250,085	4,510	85	280	345	340	585	425	725	690	695	340
Couples with children	316,075	4,625	60	345	425	370	605	475	580	805	680	280



Top 5 languages spoken at home	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00	0049.00
English	1739625	33405	605	2,380	2,960	2,875	4,775	3,490	4,095	4,960	4,875	2,390	2,875
Portugese	33425	1490	5	65	15	10	-	45	680	535	85	50	10
Chinese Languages	181255	750	10	30	25	10	20	70	240	170	110	65	0
Polish	10610	625	15	140	185	150	310	325	60	95	250	75	5
Spanish	41530	565	55	130	175	165	275	165	500	555	425	175	5

Income	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Income statistics in 2015 for private households by household size - 100% data	1,112,930	19,070	365	1,180	1,560	1,425	2,310	1,840	2,715	3,005	3,240	1,430
Median total income of households in 2015 (\$)	65,829	73,165	88,320	78,677	69,120	81,493	82,645	79,616	63,520	64,614	56,634	67,008
Average total income of two-or-more-person households in 2015 (\$)	125,340	127,407	123,475	135,181	134,349	148,915	173,858	128,830	95,164	97,576	123,263	113,455
Median after-tax income of one-person households in 2015 (\$)	34,172	34,672	52,672	29,888	31,712	34,731	35,520	40,000	31,712	22,592	29,109	38,784
Median after-tax income of two-or-more-person households in 2015 (\$)	73,695	86,993	96,427	86,699	85,120	97,109	106,272	92,928	72,320	77,678	75,605	79,776
Median after-tax income of economic families in 2015 (\$)	73,530	89,102	100,864	92,288	88,320	98,048	105,813	95,061	72,334	78,784	79,296	80,213
Average family size of economic families	3.1	2.9	2.7	3.0	2.9	2.9	2.9	2.9	2.8	3.0	2.8	2.7

Immigrants	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Citizenship for the population in private households - 25% sample data	2,691,665	41,945	800	2,890	3,475	3,090	5,460	4,000	5,855	7,090	6,550	2,735
Non-immigrants	1,332,090	28,320	635	2,035	2,580	2,445	4,100	2,925	3,435	4,205	4,045	1,915
Immigrants	1,266,005	12,390	160	805	720	610	1,230	1,045	2,180	2,750	2,160	730
Non-permanent residents	93,575	1,250	0	50	180	40	130	25	245	145	345	90
Before 1981	294,065	4,305	65	310	355	285	555	400	870	750	525	190
1981 to 1990	171,565	2,415	30	135	85	95	180	260	440	640	365	185
1991 to 2000	281,870	2,325	35	110	130	80	245	165	380	705	335	140
2001 to 2010	330,550	2,005	15	170	55	90	180	165	290	435	460	145
2001 to 2005	162,770	930	10	110	35	55	85	60	120	195	185	75
2006 to 2010	167,780	1,060	0	60	20	30	95	100	170	240	275	70
2011 to 2016	187,950	1,320	10	70	95	55	70	60	200	215	485	60

Top 5 countries of birth outside Canada	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Portugal	38575	1790	20	100	35	25	25	55	800	625	75	30
Poland	21360	1010	10	85	130	100	185	200	25	70	145	60
United Kingdom	40295	805	15	70	75	75	110	115	85	100	90	70
United States	24530	610	10	70	50	25	105	85	50	65	85	65
China	131475	605	0	25	10	60	35	60	140	125	105	45



Education Status	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Highest certificate; diploma or degree for the population aged 15 years and over in private households - 25% sample data	2,294,790	35,830	675	2,375	2,915	2,570	4,670	3,355	5,195	6,095	5,620	2,360
No certificate; diploma or degree	377,340	4,865	85	315	280	200	435	325	1,185	1,305	490	245
Secondary (high) school diploma or equivalency certificate	561,095	7,040	140	475	595	475	905	630	1,070	1,380	1,015	355
Postsecondary certificate; diploma or degree	1,356,355	23,940	455	1,590	2,045	1,900	3,330	2,405	2,935	3,410	4,115	1,755
Apprenticeship or trades certificate or diploma	94,005	1,245	10	75	130	55	125	110	180	285	180	95
Trades certificate or diploma other than Certificate of Apprenticeship or Certificate of Qualification	53,065	705	0	25	100	40	60	65	75	170	120	50
Certificate of Apprenticeship or Certificate of Qualification	40,945	515	0	45	30	15	60	45	105	110	60	45
College; CEGEP or other non-university certificate or diploma	362,080	5,390	95	360	400	355	695	520	785	890	875	415
University certificate or diploma below bachelor level	65,015	830	10	75	80	70	105	65	100	125	135	65
University certificate; diploma or degree at bachelor level or above	835,255	16,505	340	1,085	1,435	1,425	2,415	1,715	1,865	2,115	2,920	1,190
Bachelor's degree	534,610	10,410	185	675	970	870	1,525	1,050	1,270	1,370	1,790	705
University certificate or diploma above bachelor level	54,570	1,000	25	20	75	115	140	75	105	140	225	80
Degree in medicine; dentistry; veterinary medicine or optometry	23,545	265	10	10	15	30	50	25	10	35	65	15
Master's degree	192,120	4,095	110	295	325	350	595	470	415	495	705	335
Earned doctorate	30,415	735	10	80	55	55	105	95	60	70	150	55

Employment Status	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total - Population aged 15 years and over by Labour force status - 25% sample data	2,294,790	35,840	675	2,380	2,915	2,575	4,670	3,360	5,195	6,095	5,620	2,355
In the labour force	1,483,680	26,635	540	1,795	2,160	2,030	3,570	2,535	3,785	4,200	4,220	1,800
Employed	1,361,375	24,955	510	1,725	2,040	1,935	3,370	2,345	3,520	3,925	3,895	1,690
Unemployed	122,305	1,660	25	75	115	90	200	185	265	275	320	110
Not in the labour force	811,105	9,200	140	580	755	545	1,100	825	1,405	1,895	1,400	555
Participation rate	64.70	75.34	80.00	75.40	74.10	78.80	76.40	75.40	72.90	68.90	75.10	76.40
Employment rate	59.30	70.85	75.60	72.50	70.00	75.10	72.20	69.80	67.80	64.40	69.30	71.80
Unemployment rate	8.20	5.86	4.60	4.20	5.30	4.40	5.60	7.30	7.00	6.50	7.60	6.10

Employment Characteristics	Toronto	Study Area	0047.03	0047.04	0048.00	0049.00	0051.00	0052.00	0053.00	0098.00	0099.00	0100.00
Total labour force population aged 15 years and over by occupation - National Occupational Classification (NOC) 2016 - 25% sample data	1,483,680	26,630	535	1,795	2,165	2,030	3,570	2,530	3,785	4,200	4,220	1,800
Occupation - not applicable	46,135	420	-	15	30	20	45	50	65	90	80	25
All occupations	1,437,545	26,205	535	1,785	2,130	2,015	3,520	2,480	3,725	4,105	4,140	1,770
Management occupations	163,965	3,465	70	295	350	320	475	355	405	445	520	230
Business; finance and administration occupations	258,870	3,840	100	190	290	285	545	415	530	565	595	325
Natural and applied sciences and related occupations	117,635	2,080	35	100	150	175	370	180	205	265	425	175
Health occupations	84,360	1,130	20	65	60	95	160	105	140	175	205	105
Occupations in education; law and social; community and government services	186,795	4,300	80	345	315	375	545	420	540	665	690	325
Occupations in art; culture; recreation and sport	80,195	3,475	115	320	410	265	530	360	455	365	430	225
Sales and service occupations	345,145	5,410	70	360	430	360	640	400	915	1,050	930	255
Trades; transport and equipment operators and related occupations	131,110	1,830	35	60	110	85	205	150	385	435	275	90
Natural resources; agriculture and related production occupations	7,555	135	0	20	10	10	10	15	20	20	20	10
Occupations in manufacturing and utilities	61,900	545	10	30	25	45	40	75	135	120	40	25





To be updated

B

**Appendix:  
Detailed list  
of facilities**



TDSB School	Age	Address
Howard Jr PS	Elementary	30 Marmaduke St
Fern Ave Jr and Sr PS	Elementary	128 Fern Ave
Bloor CI	Secondary	1141 Bloor St West
Parkdale CI	Secondary	209 Jameson Ave
Western Tech	Secondary	125 Evelyn Crescent

School	Age	Address	Capacity	Enrollment 2016	Availability	Utilization Rate
St Vincent de Paul	Elementary	116 Fernaugh Ave	547	334	213	61.10%
St Helen	Elementary	1196 College St	867	448	419	51.70%
St Luigi	Elementary	2/14 Ruskin Ave	406	140	266	34.50%
Bishop Marrocco/Thomas Merton	Secondary	1515 Bloor St W	1158	863	295	74.50%
Archbishop Romero	Secondary	99 Humber Blvd	945	725	220	76.70%

Recreation Centre	Address
Parkdale Community Recreation Centre	75 Lansdowne Ave
Mary McCormich Recreate Centre	66 Sheridan Ave
Sunnyside Gus Ryder Park	1755 Lake Shore Blvd West
Keele Community Centre	181 Glenlake Ave
Wallace Emerson Community Centre	1260 Dufferin St

Parks and Open Spaces	Address	Size	Amenities	Registered Programs	Drop-ins
Ritchie Avenue Parkette	77 Ritchie Ave		Drinking Fountain; Outdoor Table Tennis; Playground		
Macgregor Playground	346 Lansdowne Ave	1.14 hetare	Wading Pool; Ball Diamond; Fieldhouse; Firepit; Outdoor Basketball Court; Playground; Washroom Facility		Swimming (wading pool)
Columbus Parkette	1985 Dundas St West		Drinkgin Fountain; Fieldhouse; Playground; Wading Pool		Swimming (wading pool)
Sorauren Avenue Park	289 Sorauren Ave		Ball Diamond; Dogs Off-leash Area; Drinking Fountain; Fieldhouse; Outdoor Tennis Court; Sport Field	Racquet Sports - Children; Soccer - Children	
High Park	1873 Bloor St West		Amphitheatre; 3 Ball Diamonds; 5 Bike Trails; Children's Garden; Clubhouse; Dogs Off-leash Area; 16 Drinking Fountains; Farm/Zoo; 3 Fieldhouses; 6 Greenhouses/Conservatories; Outdoor Dry Pad; Outdoor Pool; 14 Outdoor Tennis Courts; 21 Parking Lots; 5 Picnic Shelter; 14 Picnic sites; 4 PPlaygrounds; 12 Ponds; 1 SPash Pad; 2 Sport Fields; 1 Wading Pool; 7 Washroom Facilities	2 Summer Camps	Lane and Leisure Swim, Wading Pool; Watch Me Grow Family Program
Chelsea Avenue Playground	103 Chelsea Ave		Drinkgin Fountain; Fieldhouse; Playground; Wading Pool		Swimming (wading pool)
Perth Avenue Parkette	160 Perth Ave		Drinking Fountain; Outdoor Basketball Court		
Perth Square Park	350 Perth Ave		2 Drinking Fountains; Fieldhouse; Firepit; Playground; Splash Pad; Washroom Facility		
Campbell Avenue Playground	225 Campbell Ave	1.3 hectare	Changing Facility; Drinkign Fountain; Firepit; Outdoor Basketball Court; Playground; Sport Field; Wading Pool; Washroom Facility		Swimming (wading pool)
Erwin Krickhahn Park	121 Rankin Ave		Drinking Fountain; Playground		
Susan Tibaldi Parkette	620 Brock Ave		Drinking Fountain; Playground		
Charles G. Williams Park	75 Wabash Ave		Drinking Fountain; Playground; Outdoor Basketball Court; Wading Pool		Swimming (wading pool)
Lithuania Park	155 Oakmount Rd	2.2	Ball Diamond; Fieldhouse; Playground; Sport Field; Wading Pool		Swimming (wading Pool)
Baird Park	275 Keele St		2 Bowling Greens; Clubhouse; Doggs Off-leash Area; Drinking Fountain; Fieldhouse; Playground; Wading Pool; Washroom Facility		Swimming (wading pool)
Dundas-Watkinson Parkette					
Carlton Parl					
Symington Avenue Playground					
West Lodge Park	165 Lansdowne Ave		Drinking Fountain, Fieldhouse, Outdoor Basketball Court, Playground, Skateboard Area, Wading Pool		
Albert Crosland Park	14 Fuller Ave		Drinking Fountain, Outdoor Basketball Court, 2 Playgrounds, Wading Pool		
Parkdale Community Recreation Centre	75 Lansdowne Ave		2 Gymnasiums, 5 Multipurpose rooms, Indoor Pool	Arts - piano, Camps, Sports - soccer, Swimming	Nutrition program, Volleyball, Lane and leisure swim
Dundas-St.Clarens Parkette	1717 Dundas St W		Playground, Outdoor Chess Table		

	Name	Address	Fee Subsidy	Infant Vacancy	Toddler Vacancy	Pre-School Vacancy	Kindergarden Vacancy	School-Age Vacancy
1	Ola Day Care Inc	2211 Dundas St W	N	n/a	0	0	n/a	n/a
2	Howard Park Children's Centre	30 Marmaduke St	Y	n/a	n/a	n/a	0	0
3	Kids Zone Daycare on Constance	76 Constance St	N	n/a	0	0	n/a	n/a
4	Network Child Care (Wade Avenue)	544 Lansdowne Ave	Y	n/a	4	0	n/a	n/a
5	The Candy Factory Swallows Day Care	1411 Bloor St W	Y (75%)	0	0	0	n/a	n/a
6	Perth Early Learning Centre	14 Ruskin Ave	Y	n/a	0	0	0	3
7	Sunnyside Day Care on High Park Blvd	10 High Park Blvd	N	0	0	0	n/a	n/a
8	My School Co-op Nursery School	116 Fermanagh Ave	N					
9	St Vincent Sunshine	116 Fermanagh Ave	N	n/a	n/a	n/a	0	0
10	Immaculata Day Care inc - St Helen's Early Learning Centre	1196 College St	Y					
11	Brock Early Learning Centre	93 Margueretta St	Y	n/a	0	0	0	0
12	High Park Junior YMCA	2665 Dundas St W	Y	n/a	0	0	n/a	n/a
13	Indian Road Crescent School Age YMCA	285 Indian Road Cres	Y					
14	Keelmount Daycare Centre	99 Mountview Ave	Y					
15	Suunyside - Keele	236 Keele St	N	0	0	0	n/a	n/a
16	High Park Gardens Montessori School	35 High Park Gdns						
17	Sunnyside Garden Day Care	225 Garden Ave	Y	0	0	0	0	n/a
18	Kids Zone Daycare Inc.	123 Glendale Ave	N	n/a	0	0	n/a	n/a
19	Ferncliff Daycare And After School Group	128 Fern Ave	Y					
20	Odyssey Montessori School Incorporated	136 Sorauren Ave	N					
21	Learning Step Childrens' Center	1645 Queen St W	Y	n/a	5	7	n/a	n/a
22	Parkdale Childcare Centre	78 Seaforth Ave	Y	n/a	0	0	0	0
23	Tiny Exporers Academy	404 Roncesvalles Ave	N	0	0	0	0	n.a



Name	Address	Religion/Denomination
Church of the First Born	72 Perth Ave	Christian
Kingdom Hall of Jehovah's Witness	2101 Dundas St West	Christian
St Vincent de Paul	265 Roncesvalles Ave	Catholic
Emanuel Howard Park United Church	240 Roncesvalles Ave	Christian
Mindfulness Practice Community	214 Wright Ave	Buddhist
Toronto Zen Centre	33 High Park Gardens	Buddhist
Howard Park Pentecostal Church	384 Sunnyside Ave	Christian
High Park Baptist Church	9 Hewitt Ave	Christian
The Canadian Islamic Trust	56 Boustead Ave	Muslim
Madonna House	501 Parkside Dr	Christian
St Joan of Arc Church	1701 Bloor St West	Catholic
Lutheran Chirch of the Redeemer	1691 Bloor St West	Christian
Our Lady Of Lebanon	1515A Queen St W	Christian
St Casmirs Roman Catholic	150 Roncesvalles Ave	Catholic
St Martins in the Field	151 Glenlake Ave	Christian
Kingdom Hall of Jehovah's Witness	2393 Dundas St West	Christian
Ukranian Orthodox Church of St Andrew	1622 Dupont St	Orthodox
Gandhi Bhawan Temple	722 Lansdowne Ave	Hindu
Bloor Lansdowne Christian Fellowship	1307 Bloor St West	Christian
Buddhist Association of Canada	1330 Bloor St West	Buddhist
Britten Memorial Church	1287 Bloor St West	Christian
Greek Orthodox Church Of Ann	136 Sorauren Ave	Christian
Hindu Prarthana Samaj	62 Fern Ave	Hindu
Centre of Gravity Sangha	56 Fern Ave	Buddhist
Belarussian Autocephalous	524 St Clarens Ave	Christian

Name	Address	Services
South Asian Women’s Centre	800 Lansdowne Ave	A voluntary non-profit women’s organization run by, and for South Asian Women. Their purpose is to increase self awareness of South Asian Women and to empower women to develop their social and cultural potential. The Centre is a place where South Asian Women of all backgrounds and ages can access a variety of programs and services.
Davenport Perth Neighbourhood Centre	21 Randolph Ave	Davenport-Perth Neighbourhood and Community Health Centre (DPNCHC) is a respected multi-service agency located in Toronto's West End. DPNCHC offers a variety of services to our community in one convenient location, including a Health Centre and Community Support Services Program.
Culturelink Settlement and Community Services	2340 Dundas St West	Services for new immigrants and refugees including orientation, counselling, and support. Services comprise the Settlement Workers in Schools, Community Connections Mentorship Program, Employment Assistance, Newcomer Settlement Services as well as Well-Being and Healthy Lifestyles programs.
Family Outreach and Response Program	2333 Dundas St West	Organizations with services for adults and youth 16 years and older, who are family or friends of people recovering from serious mental health issues.
Regeneration Community Services	2238 Dundas St West	Services for adults 16 years and older with a history of long term mental health or addiction problems. Programs include addiction supportive housing, intensive case management, mental health homelessness initiatives, residential programs and step up housing.
EcoKids	276 Roncesvalles Ave	Started in 1994, EcoKids offers programs and resources for children, parents, educators, and communities in Canada to engage in environmental education. EcoKids is designed to inspire children to become lifelong environmental stewards through outdoor play and experiences.
Youth Employment Services YES	1610 Bloor St West	A non-profit organization which provides assistance with job searches, job matching and placement for people who are unemployed and out of school. The organization also offers a second career and youth job connection.
Toronto Employment and Social Services	1900 Dundas St West	City of Toronto-run social services hub which provides help with career planning, education and training options, financial literacy, Ontario Works benefits, and housing stability services.
West Toronto Support Services	1709 Bloor St West	An accredited community non-profit organization providing social support to adults 55+, adults with disabilities and caregivers. The organization offers quality and affordable services to support our mission of assisting individuals maintain their quality of life and to live independently.
Community Food Centres Canada	80 Ward St	Community Food Centres Canada is a non-profit organization that create centres and programs in low-income communities to combat poverty, food insecurity, and poor health. The organization works with partners to bring people together to grow, cook, share, and advocate for good food.
Polycultural Immigrant Community Services	15 Roncesvalles Ave	Polycultural supports a holistic approach to serving the needs of our community by providing a range of programs including newcomer orientation, education, language, employment and family support services. Currently, we serve clients in over 40 different languages in our five locations across the GTA. Programs include settlement counseling, language training, wellness programs, partner assault response programs and youth achievers programs.
St. Joseph’s Health Centre	30 The Queensway	St Joseph’s Health Centre is a community teaching hospital, affiliated with the University of Toronto, serving the healthcare needs of the city’s west end. Our vision is to advance the health of our community by being Canada's best community teaching health centre. Areas of care include addictions services, cardiology, diagnostic imaging, family birthing centre and adult inpatient mental health.
West Neighbourhood House	1497 Queen St West	West Neighbourhood House offers Family programs and Community Parents Outreach Program (CPOP) -- for young, single, low income or immigrant mothers and their families. It offers CPOPs to support the settlement of parents of diverse cultures with children 0-6 years old so they can integrate into their communities and access community services.
Creating Together Child and Family Centre	1497 Queen St West	Creating Together aims to be the South Parkdale community's leading family resource centre by providing family support and early childhood learning opportunities in a supportive, caring and friendly environment. Creating Together has been active in the Parkdale community since 1976.
Parkdale Golden Age Foundation	27 Roncesvalles Ave	Parkdale Golden Age Foundation (PGAF) is a non-profit charitable organization that was established in 1974 with the aim of improving the quality of life for seniors and the disabled through various programs. Our professionally trained caregivers provide assistance in cleaning, shopping, banking, meal preparation, escorting to appointments, dining programs in various locations, and social and recreational programs amongst other services.

Branch Name	Address	Type	Features	Capacity	Rooms	Circulation	Notes
Annete Street	145 Annette St	Neighbourhood	French adult and children's collection	Seating for 37	Auditorium and 1 meeting room		
Perth Dupont Library	1589 Dupont St	Neighbourhood	Portuguese collection	Seating for 17	1 meeting room		Slated for replacement, increased capacity in Campbell Ave development
Bloor/Gladstone	1101 Bloor St W	District	Braille board books; adult literacy collection; Reading Garden; Art Exhibit Space; Chinese, French, Portuguese, Spanish, Vietnamese and Hindi collection	Seating for 154	1 community room		
High Park	228 Roncesvalles Ave	Neighbourhood	Collection in Polish and French	Seating for 50	1 community room		



