

# 450 DUFFERIN REZONING

## Community Services And Facilities Study

November 16, 2022



**URBAN  
STRATEGIES  
INC.**



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# 1.0 INTRODUCTION

This Community Services and Facilities Study has been prepared by Urban Strategies Inc. on behalf of HM RK (450 Dufferin) Ltd. (“Hullmark”) in support of a Zoning By-law Amendment to permit a mixed-use mid-rise development containing commercial and residential uses at 450 Dufferin Avenue in Toronto (“the Subject Site”).

The purpose of this study is to review the demographic character of the area and assess the degree to which the Proposed Development will impact existing public services and facilities in the area. The study provides a brief description of the Proposed Development, a demographic profile of the Study Area, a high-level inventory of services and facilities located within the Facilities Study Area, and final conclusions. The inventory includes schools, community recreation centres, libraries, childcare centres, and human service organizations.

The Demographic Assessment Study Area and Facilities Inventory Study Area were defined and provided by City staff on September 29, 2022 and encompass the Little Portugal neighbourhood, as defined by the City of Toronto. Demographic information for this neighbourhood was based on the Little Portugal Neighbourhood Profile (#84) prepared by the City’s Social Development, Finance and Administration Division. The facilities inventory was compiled using the City’s interactive mapping database, other online sources, and direct correspondence with staff at the facilities. Information regarding recent development activity was gathered using the City’s Application Information Centre.

## The Subject Site

The Proposed Development is located on the northwest corner of Dufferin Street and Alma Avenue, and includes the properties known municipally as 450, 452, and 458 Dufferin Street. The Subject Site is generally rectangular in shape, with a total area of approximately 1,495 square metres. The Site has approximately 37 metres of frontage on Dufferin Street and 40 metres of frontage on Alma Avenue. It is located on a triangular block which is bounded on the north by Florence Street, on the east by Dufferin Street, and on the south and west by the GO Kitchener Line and Brock Avenue.

The Site is currently occupied by a 1-storey commercial building with loading, surface parking, and outdoor storage in the rear. The building was occupied previously by a commercial gym and is now home to a swimwear manufacturer with a product showroom on site.

Through Official Plan Amendment (OPA) 591, which awaits Ministerial approval, Site and Area Specific Policy (SASP) 794 has been applied to the Site.



Figure 1: The Site, looking southwest on Dufferin Street



Figure 2: Development at Dufferin and Peel

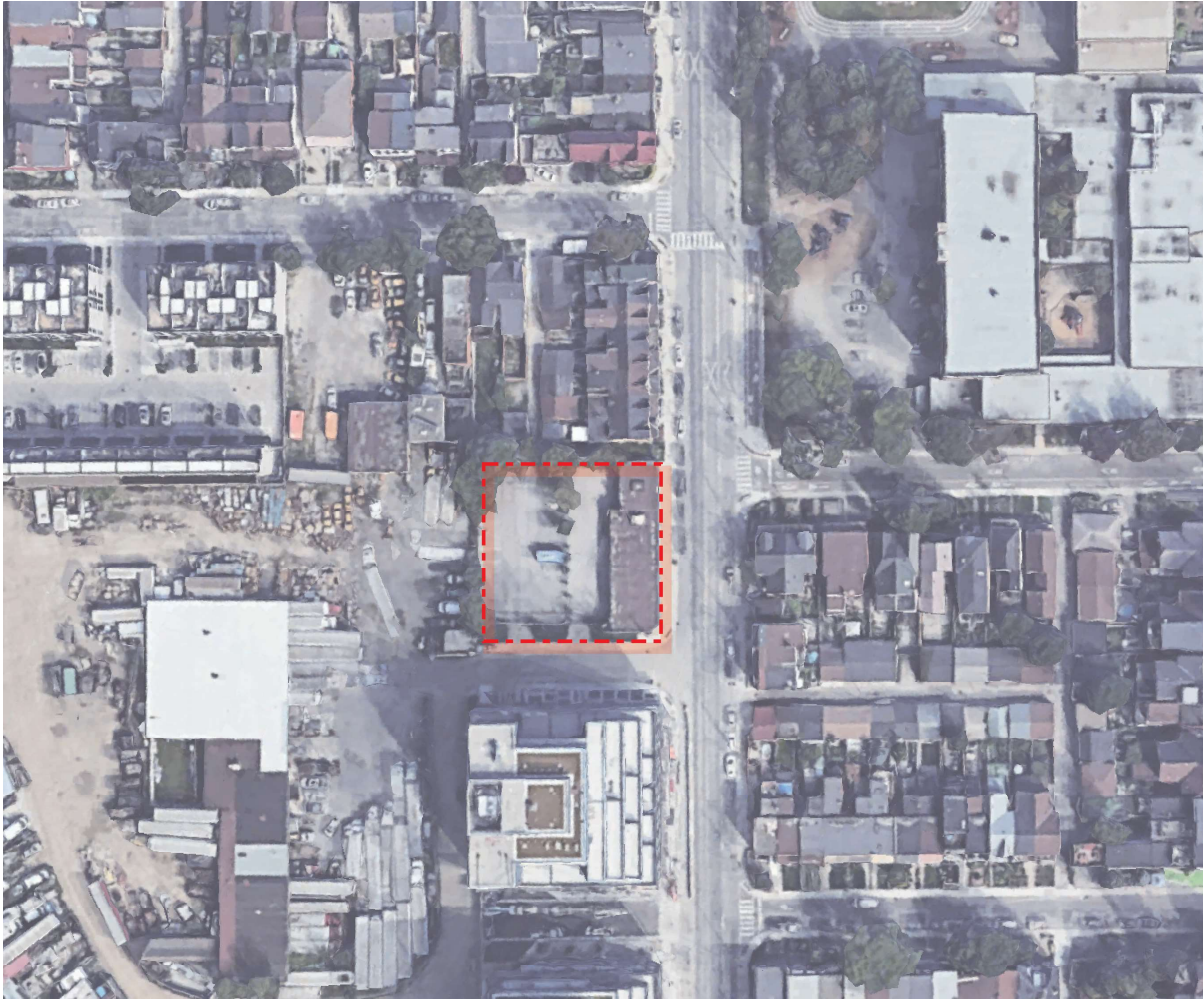


Figure 3: The Site - Plan View

# 2.0 THE PROPOSED DEVELOPMENT

## Project Overview

Hullmark is proposing to redevelop the lands known municipally as 450, 452, and 458 Dufferin Street to deliver a mixed-use, mid-rise development. The Proposed Development will include residential units and non-residential space, will be transit-supportive, and will contribute to the efficient use of public infrastructure. It will appropriately frame and animate the Dufferin corridor, feature high-quality design, and provide transition to the adjacent low-scale areas.

The Proposed Development is a mid-rise building reaching 15 storeys that features a prominent 4-storey building base with a commercial mezzanine in the extra-height ground floor, and a significantly setback upper residential component. The top storey consists of indoor and outdoor amenity space. The Proposal includes 10,285 square metres of residential GFA across 143 new purpose-built rental residential units in a mix of sizes ranging from studios to 3-bedrooms. 898 square metres of commercial GFA suited to contemporary employment needs are also proposed within the ground floor and associated commercial mezzanine, animating the public realm, accommodating new jobs, and satisfying the employment requirements of SASP 794.

### PROJECT STATISTICS

<b>Site Area</b>	1,495 m <sup>2</sup>
<b>Building Height</b>	53.1 m / 15 st
<b>Floor Space Index</b>	7.5
<b>Total Gross Floor Area</b>	11,215
<b>Residential GFA</b>	10,285
<b>Non-Residential GFA</b>	930
<b>Indoor Amenity Space</b>	290
<b>Outdoor Amenity Space</b>	286
<b>New Residential Units</b>	143
<b>Total Vehicle Parking</b>	34
<b>Resident Parking</b>	22
<b>Visitor/Commercial Parking (Shared)</b>	12
<b>Bicycle Parking</b>	158



Figure 4: Project Render

## 3.0 DEMOGRAPHIC PROFILE

The Study Area for the demographic analysis in this report is the neighbourhood of Little Portugal, as defined by the City of Toronto and illustrated in Figure 5.

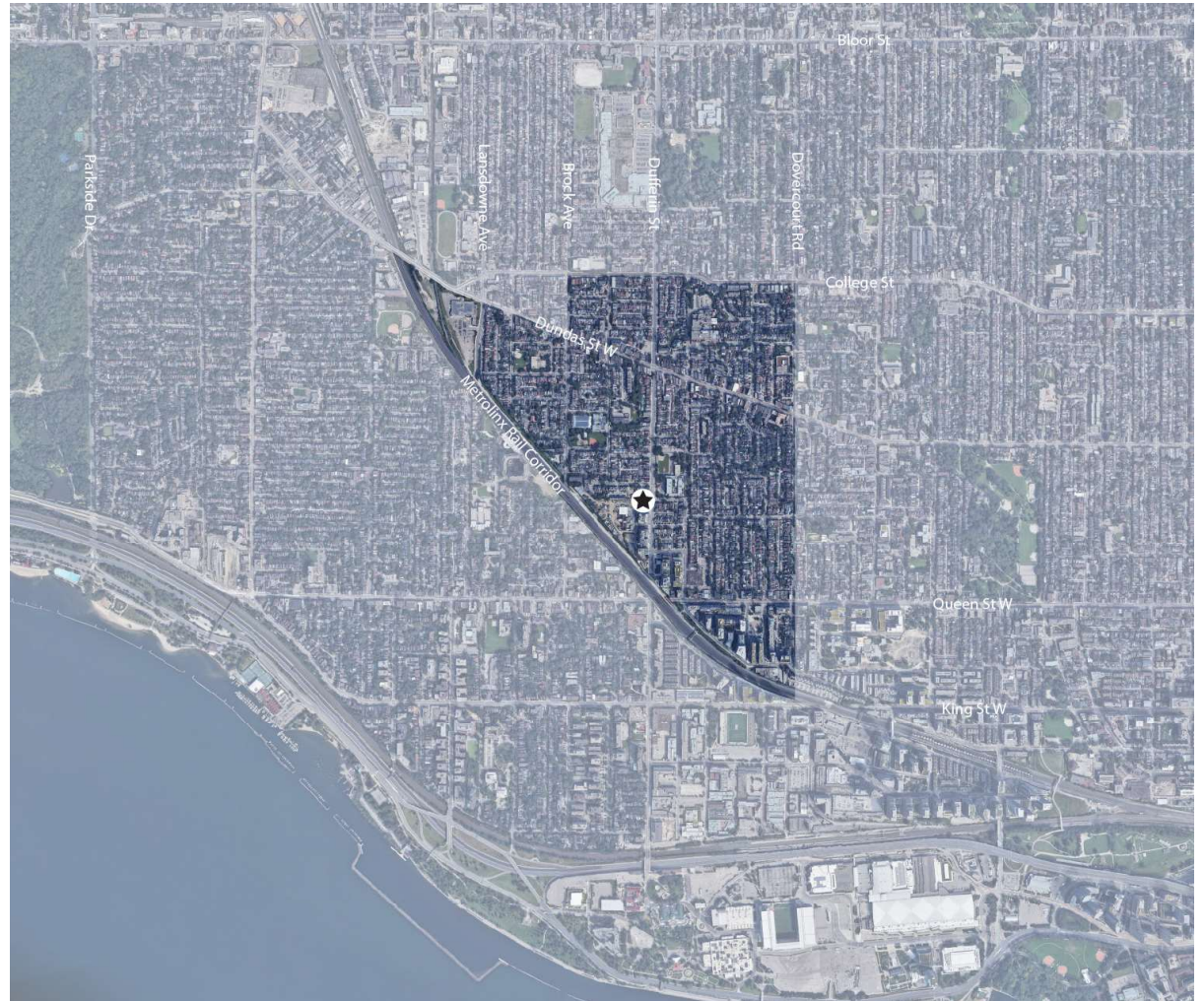


Figure 5: Demographic Analysis Study Area



### 3.1 Population And Age

The Study Area, in comparison to the City of Toronto, has been experiencing a significant population increase. Between 2011 and 2016, the Study Area experienced a population increase of 29.12%, whereas the City population as a whole grew by 4.5%.

The Study Area has a higher percentage of working-age adults than the rest of the City on average. 70.4% of the population within the Study Area are between the working age of 25 and 64, which is higher than the City as a whole (57.3%). Within that group, 44.4% of the population are between the ages of 25 and 39, which is nearly twice that of the City as a whole (23.9%). The proportion of seniors aged 65+ in the Study Area is 9.7%, which is less than the City as a whole (15.6%). The proportion of children aged 0-14 in Little Portugal is 9.3%, which is less than in the City as a whole (15.6%).

	Study Area	City of Toronto
<b>Population in 2016</b>	15,559	2,731,571
<b>Population in 2011</b>	12,050	2,615,060
<b>Population Change (%) 2011 to 2016</b>	+29.12	+4.5%

Table 1: Population Change (2011 - 2016)

	Study Area	City of Toronto
<b>Children (0-14)</b>	9.3%	14.6%
<b>Youth (14-24)</b>	10.6%	12.4%
<b>Working Age (25-39)</b>	44.4%	23.9%
<b>Working Age (40-64)</b>	26.0%	33.4%
<b>Seniors (65+)</b>	9.7%	15.6%

Table 2: Population Age Distribution

	Study Area	City of Toronto
<b>Population density per square km in 2016</b>	12,859	4,334

Table 3: Population Density

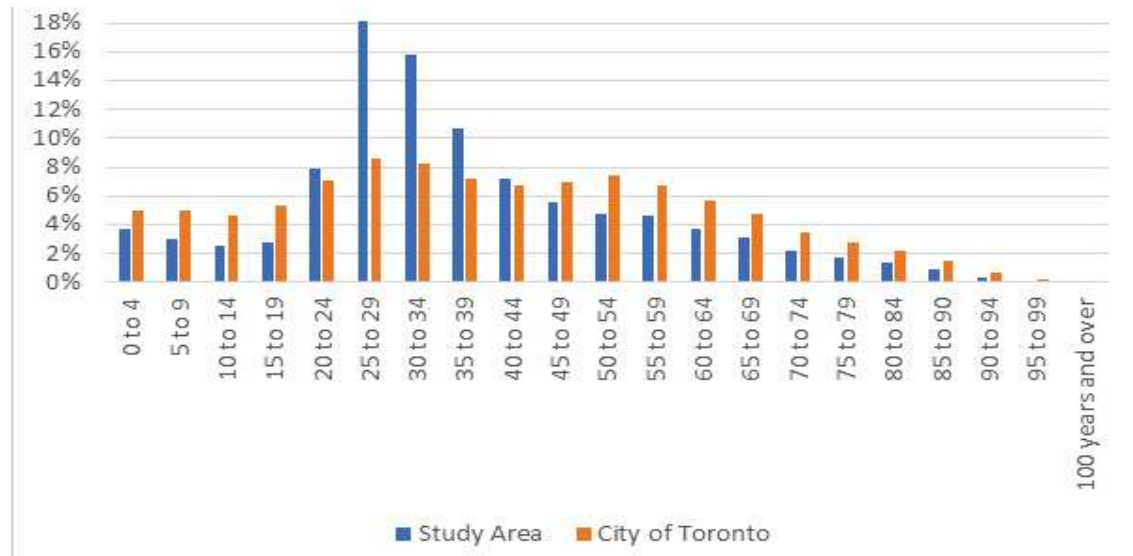


Figure 6: Population Age Distribution

## 3.2 Housing

The Study Area has a greater proportion of 1-person households than the City of Toronto: 39% of households within the Study Area are 1-person households, whereas the proportion within the City as a whole is 32%. 36% of households within the Study Area have 2 people, compared to 30% in the City as a whole. The proportion of 3-person households (13%) is lower than the City of Toronto (16%), while households with 4 and 5 or more persons in the Study Area (8% and 4% respectively) is somewhat lower than the City averages (13% and 9%, respectively). The average number of persons per household in the Study Area is 2.0, which is lower than the City's 2.4 persons per household.

A significantly lower proportion of the dwellings in the Study Area are single-detached dwellings (4%), compared to the rest of the City (24%). The majority of residents in the Study Area live in apartment buildings. 40% of dwellings in the Study Area are apartments greater than 5 storeys. This is slightly lower than the rest of the City, where 44% of dwellings are 5+ storey apartment buildings. However the Study Area has a significantly greater proportion of dwellings in apartment buildings with less than 5 storeys (38%) than the City as a whole (15%). There is a somewhat higher proportion of renters in the Study Area (56%) than in the City as a whole (47%).

	Study Area	City of Toronto
<b>Average Household Size (2016)</b>	2.0	2.4
<b>Average Household Size (2011)</b>	2.23	2.46
<b>Total Number of occupied private households</b>	7,425	1,112,929
<b>1 person</b>	2,930 (39%)	359,955 (32 %)
<b>2 persons</b>	2,710 (36%)	333,425 (30%)
<b>3 persons</b>	940 (13%)	175,720 (16%)
<b>4 persons</b>	555 (8%)	146,580 (13%)
<b>5 or more persons</b>	295 (4%)	97,245 (9%)

Table 4: Household Size and Composition, 2016

	Study Area	City of Toronto
<b>Single-detached house</b>	4%	24%
<b>Semi-detached house</b>	6%	6%
<b>Row House</b>	8%	6%
<b>Duplex</b>	3%	4%
<b>Apartment, less than 5 storeys</b>	38%	15%
<b>Apartment, more than 5 storeys</b>	40%	44%
<b>Total private households by tenure, 2016</b>		
<b>Owners</b>	3,280 (44%)	53%
<b>Renters</b>	4,150 (56%)	47%

Table 5: Housing Type and Tenure

### 3.3 Immigration And Ethnocultural Diversity

On average, the proportion of recent immigrants to the Study Area is lower than the rest of the City. 23% of immigrants in Little Portugal arrived in Canada before 2001 and 3% of immigrants in Little Portugal arrived in Canada between 2011 and 2016. These percentages are smaller than the City as a whole (28% and 7% respectively). In the Study Area, 65% of individuals were born in Canada, which is significantly higher than the proportion in the City as a whole (49%).

The top five ethnic origins in the Study Area include The British Isles, Portuguese, English, Canadian, and Irish, while in the broader City the top five ethnic origins include Chinese, English, Canadian, Irish and Scottish. In the Study Area, 28% of residents are visible minorities, compared to the City as a whole, in which the visible minority population is 51.5%.

	Study Area	City of Toronto
<b>Born in Canada</b>	65%	49%
<b>Immigrated before 1981</b>	12%	11%
<b>Immigrated 1981-2000</b>	11%	17%
<b>Immigrated 2001-2005</b>	2%	6%
<b>Immigrated 2006-2010</b>	3%	6%
<b>Immigrated 2011-2016</b>	3%	7%
<b>Visible Minority Population</b>	28%	51.5%

Table 8: Immigration and Identity

### 3.4 Income

The income distribution in the Study Area is generally similar to the City of Toronto as a whole, along all household types. 12% of households in the Study Area earn under \$20,000 while 13% of households earn within the same range in the City as a whole. Households earning between \$20,000 and \$49,000 account for 25% of households in both the Study Area and the City as a whole. In the Study Area, 18% of households earn more than \$125,000, which is moderately less than in the City overall (22%).

	Study Area	City of Toronto
<b>Under \$10,000</b>	5%	5%
<b>\$10,000-\$19,999</b>	7%	8%
<b>\$20,000-\$49,999</b>	25%	25%
<b>\$50,000-\$79,999</b>	22%	21%
<b>\$80,000-\$124,999</b>	23%	19%
<b>\$125,000+</b>	18%	22%

Table 7: Household Income

### 3.5 Employment

The Study Area has a higher proportion of employed individuals and a lower proportion of unemployed individuals compared to the rest of the City. 73% of individuals in the Study Area are employed, while 5% are unemployed. 22% of people in the Study Area are not in the labour force, which is less than in the City as a whole (35%).

	Study Area	City of Toronto
<b>Median total household income (before tax)</b>	\$67,000	\$66,000
<b>Median total income (individual 15 years and older)</b>	\$30,272	\$30,089
<b>Prevalance of low income based on LIM-AT in 2016 (the low income measure, after tax)</b>	15.6%	20.2%
<b>0 - 17 years</b>	19.3%	26.3%
<b>18 - 64 year</b>	15.3%	19.2%
<b>65 years and over</b>	13.7%	17.4%
<b>Participation rate</b>	78%	65%
<b>Employment rate</b>	73%	59%
<b>Unemployment rate</b>	5%	8%

Table 6: Income Levels and Indicators

## 3.6 Summary Of Demographic Findings

This demographic analysis provides insight into various characteristics of the residents of the Study Area. Within the Study Area, a greater proportion of residents are of working age, live in smaller households, live in apartments, are renters, and experience a higher employment rate when compared to the City as a whole.

- Between 2011 and 2016, the Study Area experienced a significant population increase compared to the City of Toronto.
- The age distribution between the range of 25 to 39 years in the Study Area is significantly higher than the rest of the City.
- Residents in the Study Area live in low-rise apartments at a significantly greater rate than in the City as a whole.
- The Study Area's proportion of recent immigrants is lower than the rest of the City.
- The Study Area has a similar proportion of lower and higher income households when compared to the City as a whole.
- The Study Area has a higher proportion of employed and moderately lower proportion of unemployed individuals compared to the rest of the City.



# 4.0 POPULATION PROJECTIONS

## 4.1 The Proposed Development

In order to determine the projected population for developments within the area, the person per unit (PPU) rates from the City of Toronto’s April 2022 Development Charges Background Study were applied throughout this study.

The Proposed Development will contain 143 residential units, of which 50 (35%) are studios, 46 (32%) will have 1-bedroom, 32 (22%) will have 2-bedrooms, and 15 (11%) will have 3-bedrooms.

**The Proposed Development is expected to generate a population of 237 new residents, as shown in Table 9. This would equate to 1.5% growth in the Study Area, and a total population of 15,796 residents.**

Unit Type	Total Persons By Unit Type
<b>Apartments -- 1 Bed and Studio</b>	135
<b>Apartments 2+ Beds</b>	102
<b>TOTAL</b>	237

Table 9: Persons generated by the Proposed Development

Unit Type	Person Per Unit (Rate)
<b>Apartments -- 1 Bed and Studio</b>	1.41
<b>Apartments 2+ Beds</b>	2.16

Table 10: Development Charges Background Study: People Per Unit Rates

Non-Residential Use	Square Metres Per Employee
<b>Industrial</b>	75.1
<b>Non-Industrial</b>	29.3

Table 11: Development Charges Background Study: Square Metres Per Employee Rates

## 4.2 Nearby Development Activity

A review of the City of Toronto’s online Application Information Centre was conducted to evaluate the level of development activity within the Facilities Inventory Study Area. As of November 2022, there were 8 active development applications within the Facilities Inventory Study Area. Six additional significant development applications which were near the Proposed Development, but a short distance outside the Study Area, were also included in order to provide a more accurate summary of development activity along the Dufferin corridor. Given that employment uses are an important component of the area surrounding the Site, estimates of the number of jobs generated by development activity were also produced using the rates provided in the City’s April 2022 Development Charges Background Study.

**If all the ongoing development projects in the area are ultimately approved, including the Proposed Development, and including the projects that have been recently approved or are currently under construction, the area could see a growth of 3,173 units, which would produce approximately 5,450 new residents. This population equates to a 35% growth in the Study Area. The development activity reviewed here is also estimated to produce approximately 1,183 new jobs supporting the long-term economic vitality of the area, and the Province more broadly.**



Figure 7: Area Development Activity

## Nearby Development Activity

#	Adress	Application Type	Status	Height	FSI	Total GFA	Projected Population Yield	Projected Jobs Yield
1	430-444 DUFFERIN ST	SPA	Under Construction	45.3m / 13 ST	5.82	35,575	613	302
2	31-33 GLADSTONE AVE	SPA	Under Review	18.5m / 6 ST	3.5	3,266	53	-
3	11 Peele	SPA	Built	70.3m / 20 ST	6.3	37,288	776	211
4	1181 QUEEN ST W	SPA	Under Construction	15m / 48.5	7.45	12,298	224	24
5	99 SUDBURY ST	ZBA	Appeal	87.5m / 27 ST	7.3	25607	304	331
6	1494-1502 DUNDAS ST W	ZBA	Appeal	25.1m / 8 ST	5.29	4336	86	14
7	646-648 DUFFERIN ST	ZBA	Appeal	25.1m / 8 ST	4.34	9298	215	-

Table 12: Recent Development Activity



#	Adress	Application Type	Status	Height	FSI	Total GFA	Projected Population Yield	Projected Jobs Yield
8	1334 DUNDAS ST W	SPA	NOAC Issued	12m / 3 ST	2.7	704	2	8
9	1182 KING ST W	SPA	Under Review	164m / 19 ST	7.71	31,568	728	70
10	1221 KING ST W	SPA	Under Construction	146m / 14 ST	6.96	22,998	513	55
11	340 DUFFERIN ST	OPA/ZBA	Under Review	81.35 / 25	5.97	44,470	1,093	118
12	6 NOBLE ST W	SPA	Under Review	33m / 8 ST	6.25	9,497	224	2
13	57 BROCK AVE	SPA	Under Construction	23.7m / 7 ST	2.53	8,566	189	0
14	1354 QUEEN ST W	OPA/ZBA	Under Review	31.2m / 9 ST	5.24	9,700	192	18

# 5.0 FACILITIES INVENTORY AND ANALYSIS

The following section provides an inventory of facilities and services within and adjacent to the delineated Facilities Inventory Study Area identified by City Planning Staff. This Study Area is commensurate with the Little Portugal neighbourhood and includes the lands bounded by Dovercourt Road to the east, the Metrolinx Weston Subdivision rail corridor and Brock Avenue to the west, and College Street and Dundas Street West to the north, and the Metrolinx Weston Subdivision rail corridor and Brock Avenue to the west, and College Street and Dundas Street West to the north.

This section considers the capacity of services within and close to the Study Area and identifies services that may require investment or expansion to meet the needs of the community in relation to the Proposed Development.

## Facilities Outside the Study Area

While the Subject Site is located in the Little Portugal neighbourhood, future residents of the Proposed Development are likely to make use of the facilities closest to them, many of which lie outside the Study Area. Due to the Site's location near the southwest edge of the Little Portugal neighbourhood, this report takes a proximity-based approach to the facilities inventory. As such, the area to the south and west of the Subject Site are emphasized, creating a spread of identified facilities that centres on the Site rather than the Little Portugal neighbourhood, as shown in Figure 8: Facilities Inventory Study Area.

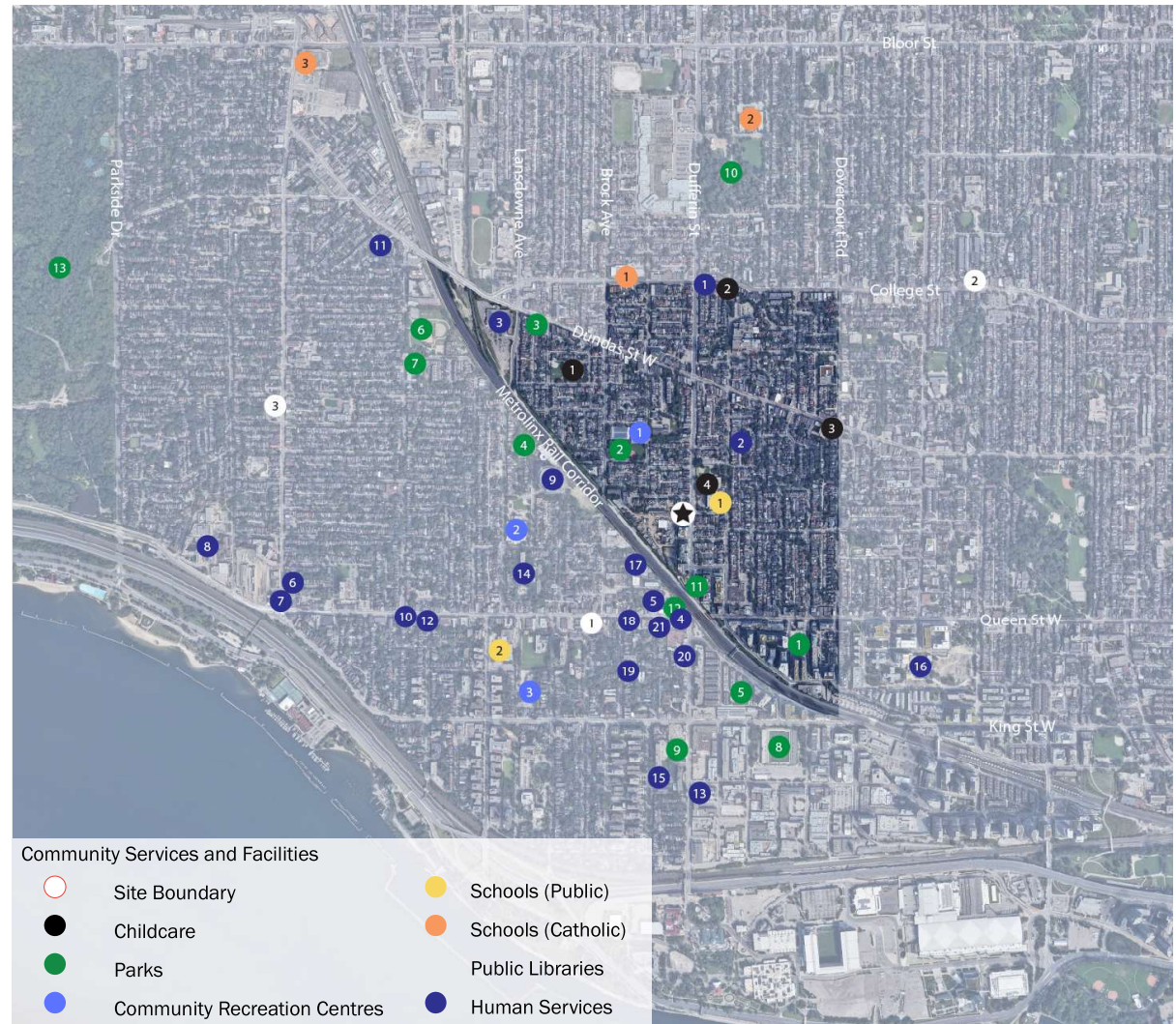


Figure 8: Facilities Inventory Study Area



*Figure 9: Playground at McCormick Park*



*Figure 10: Toronto Public Library Parkdale Branch*



*Figure 11: Alexander Muir / Gladstone Ave. Junior and Senior Public School*



*Figure 12: Centre for Addiction and Mental Health*

## 5.1 Community Recreation Centres

There is one City-run community recreation centre located within the Facilities Inventory Study Area (Mary McCormick Recreation Centre). Mary McCormick Recreation Centre is a fully accessible community centre located approximately 0.45km from the Site. It provides a variety of recreational programs, including dance programs for children and fitness programs for adults. Mary McCormick Recreation Centre contains a multipurpose room, lounges, and a kitchen.

There are three community recreation centres located immediately outside of the Study Area, Masaryk-Cowan Community Recreation Centre, Parkdale Community Recreation Centre, and Holy Family Community Centre.

**The Subject Site is near four existing recreation centres, each offering a variety of recreational services, programs, and facilities. It is expected that these community recreation centres will adequately serve future residents of the Proposed Development.**

#	Name	Address	Service Provided
1	Mary McCormick Recreation Centre	66 Sheridan Ave	Multipurpose room, fitness room, indoor pool, gymnasium, preschool rooms, dressing room, dance studio, lounges, family change room, craft room, games room, kitchen
<b>Outside Study Area</b>			
2	Masaryk-Cowan Community Recreation Centre	220 Cowan Avenue	Gymnasium, multipurpose room, fitness/w
3	Parkdale Community Recreation Centre	75 Lansdowne Avenue	Gymnasium, indoor pool, multipurpose room, multi-ages programming
4	Holy Family Community Centr	141 Close Avenue	Gymnasium, multipurpose room, child specific programming

Table 13: Community Recreation Centres

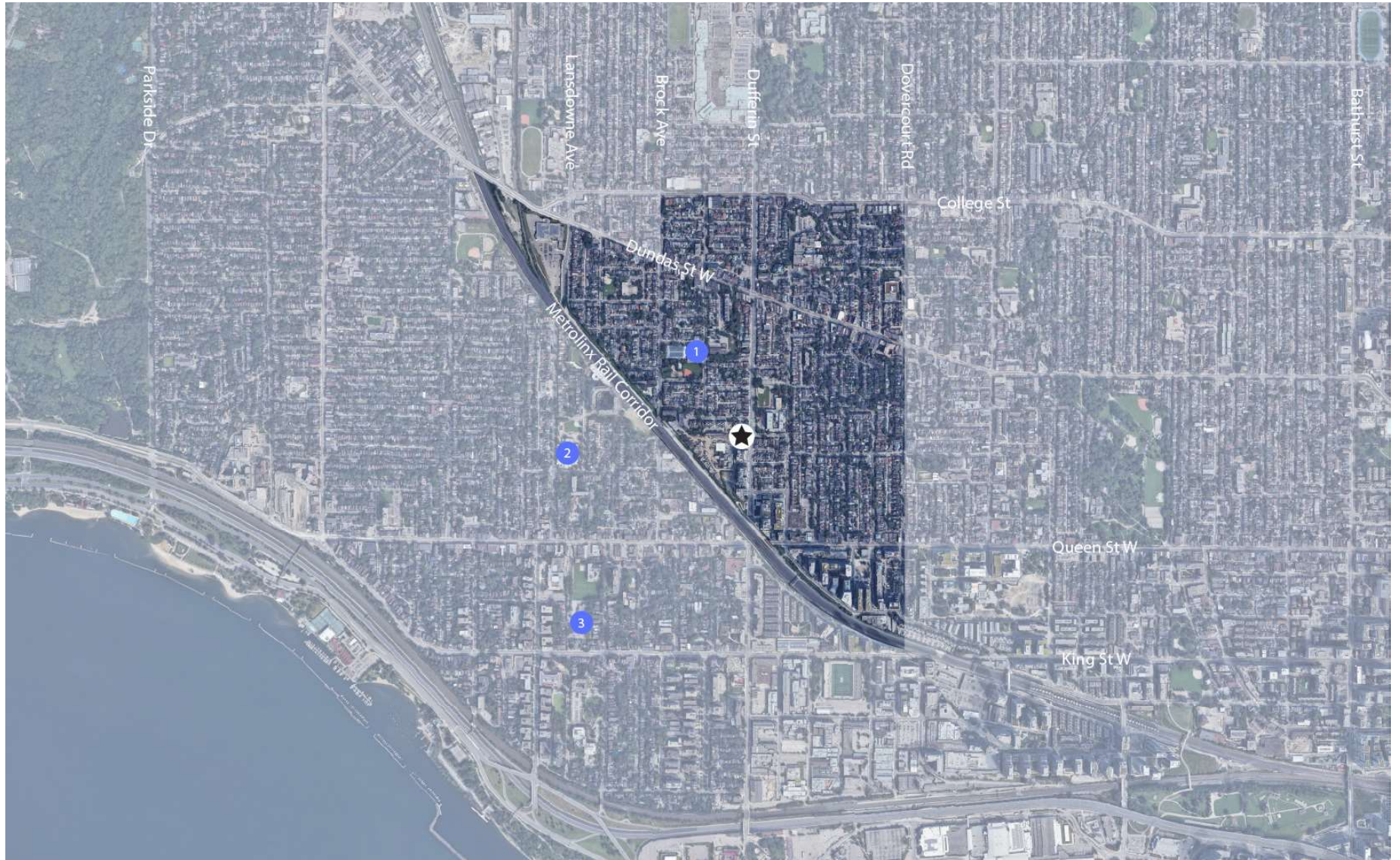


Figure 13: Community Recreation Centres

## 5.2 Parks and Open Spaces

There are a variety of parks and open spaces within the Study Area. In addition to the Community Recreation Facilities discussed above, these parks provide places for residents to engage in recreational activities. These parks include the following facilities:

- Playgrounds
- Splash Pads
- Basketball Courts
- A skateboard area
- Baseball diamonds
- Sports fields
- Outdoor Table Tennis
- Winter Tennis Courts
- An Off-Leash Dog Area
- A Bocce Court

**The Subject Site is located near 13 existing parks and parkettes. Each of these offers a variety of recreational opportunities for residents. It is expected that the residents of the Proposed Development will be well served by these open spaces. Additionally, because the West Toronto Railpath Extension is planned to be located near the Proposed Development, parks such which are slightly farther away, such as High Park, will become even more accessible to residents of the area.**

#	Name	Area (Hectares)
1	Lisgar Park	0.37
2	McCormick Park	1.55
3	Dundas – St. Clarens Parkette	0.1
<b>Immediately Outside of Study Area</b>		
4	West Lodge Park	0.63
5	Rita Cox Park	0.34
6	Sorauren Avenue Park	3
7	Charles G. Williams Park	0.4
8	Allan A. Lamport Stadium Park	3.73
9	Melbourne Avenue Parkette	0.06
10	Dufferin Grove Park	0.4
11	Pessoa Park	0.31
12	Parkdale Amphitheatre	0.15
13	High Park	162.1

Table 14: Parks and Open Spaces

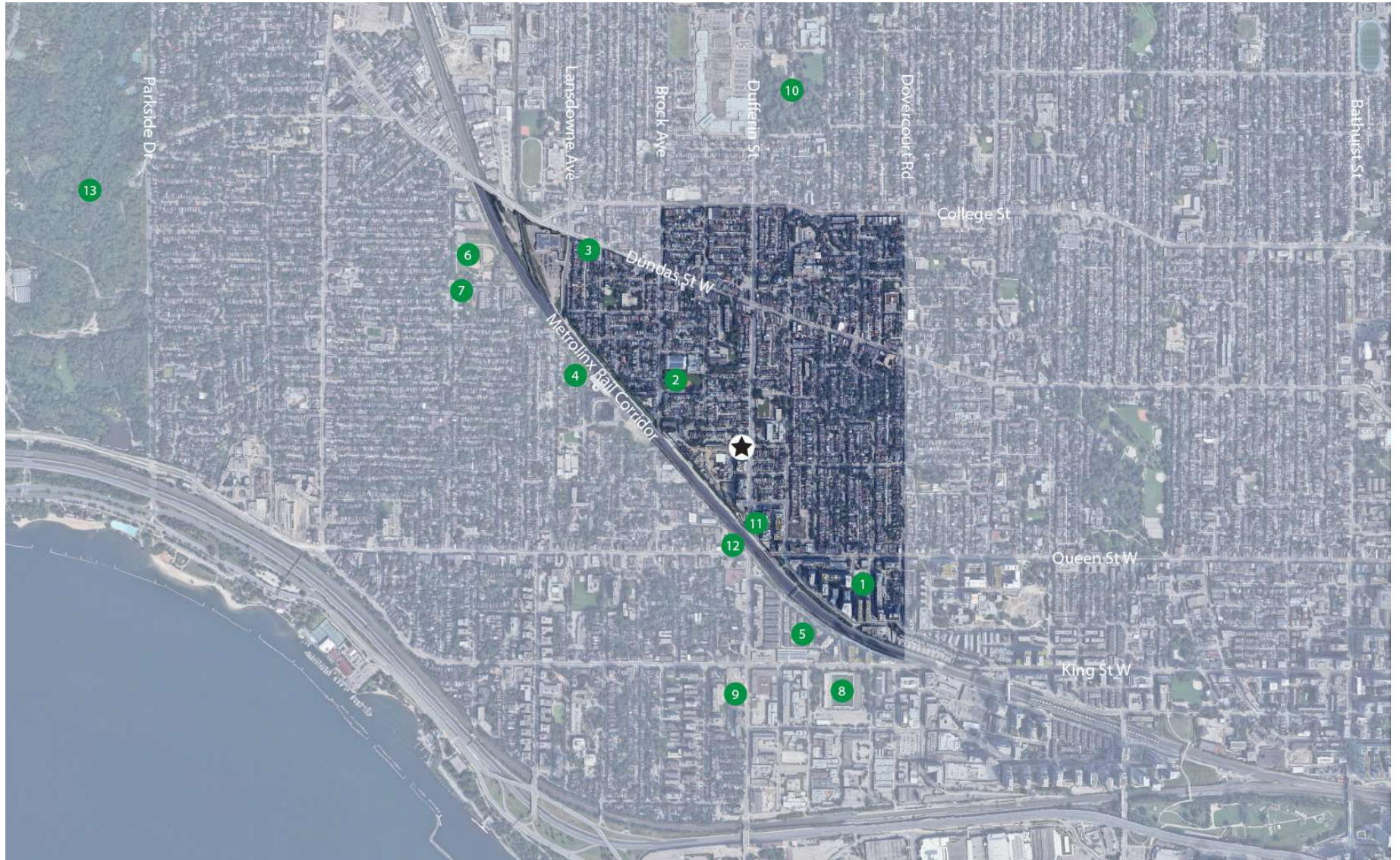


Figure 14: Parks and Open Spaces

## 5.3 Schools

The Subject Site is served by two Toronto District School Board (TDSB) schools: Alexander Muir/ Gladstone Ave. Junior and Senior Public School and Parkdale Collegiate Institute (CI). According to the Toronto District School Board Information Request response prepared for the Subject Site, the proposed development is estimated to generate 6 elementary students and 3 secondary students. The TDSB states that there is currently limited capacity at the local schools to accommodate the students anticipated from the Proposed Development. However, the TDSB has initiated a review of nearby schools to address underutilization in the area. Students generated by the Proposed Development may be able to attend other underutilized schools in the area.

The Subject Site is served by five Toronto Catholic District School Board (TCDSB) schools: one elementary (St. Helen) and four secondary (St. Mary Catholic Academy, Bishop Marroco/ Thomas Merton, Loretto College, and Chaminade). According to the TCDSB Information Request Response prepared for the Subject Site, the proposed development is anticipated to generate 6 elementary students and 1 secondary student.

Approximately half of the TCDSB schools have some capacity to accommodate additional students. Two schools in particular – St. Helen and Loretto College – have a significant number of vacancies to accommodate new students generated by the Proposed Development.

When assessing the capacity information presented here, it is important to note that because both TDSB and TCDSB secondary schools determine capacity on a city-wide basis and not locally, capacity issues are not driven by (or attributed to) local development pressures.

#	Schools	Grade	Capacity	Enrolment	Utilization Rate
<b>Elementary Schools</b>					
1	Alexander M/Gladstone Avenue Jr. and Sr. PS	JK - 8	568	508	89%
<b>Secondary Schools</b>					
2	Parkdale Cl.	9 - 12	798	616	77%

Table 15: TDSB Schools and Utilization Rates

#	Schools	Grade	Capacity	Enrolment	Utilization Rate
<b>Elementary Schools</b>					
1	St. Helen	JK - 8	867	315	36.3%
<b>Secondary Schools</b>					
2	St. Mary Catholic Academy	9 - 12	714	768	107.6%
3	Bishop Marroco/Thomas Merton	9 - 12	1,158	690	56.6%
4	Loretto College (Female Gender)	9 - 12	567	424	74.8%
5	Chaminade (Male Gender)	9 - 12	531	906	170.6%

Table 16: TCDSB Schools and Utilization Rates

Anticipated Pupil Yield	Anticipated Pupil Yield
Elementary	Secondary
6	3

Table 17: TDSB Pupil Yields for Proposed Development

Anticipated Pupil Yield	Anticipated Pupil Yield
Elementary	Secondary
6	1

Table 18: TCDSB Pupil Yields for Proposed Development



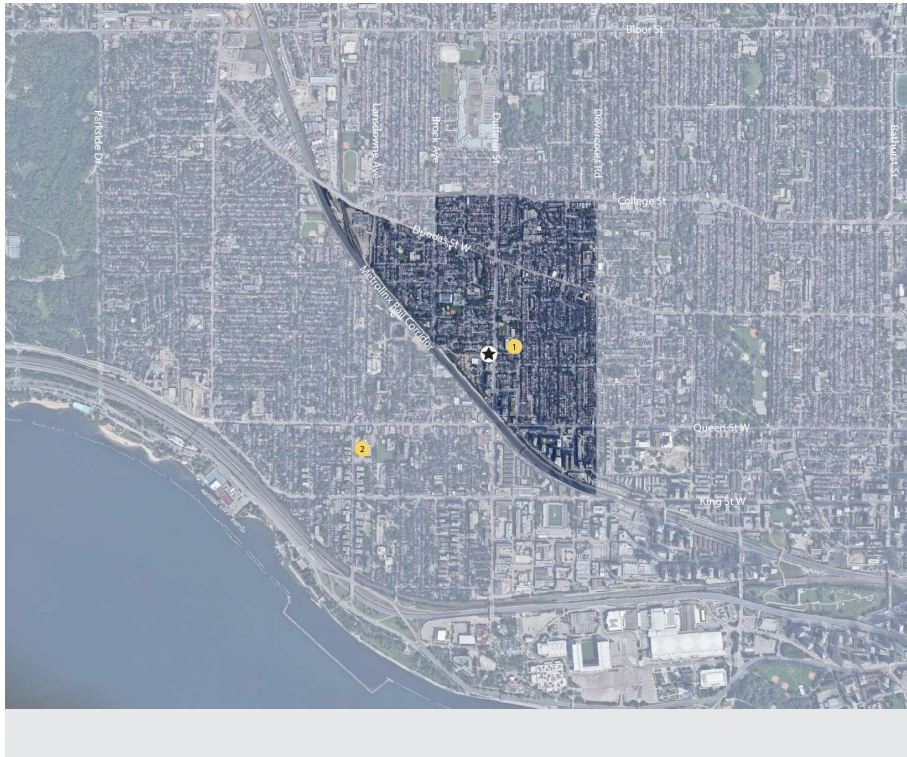


Figure 15: TDSB Schools

The TDSB and TCDSB have their own internal methodologies for determining school capacity, and ultimately the information the school boards have shared with the project team only includes the aforementioned schools. However, as the application process for the Proposed Development continues, it may be worth exploring opportunities at other schools in the area such as Givins/Shaw Junior Public School, Shirley Street Junior Public School, Parkdale Junior and Senior Public School, and Central Technical School.

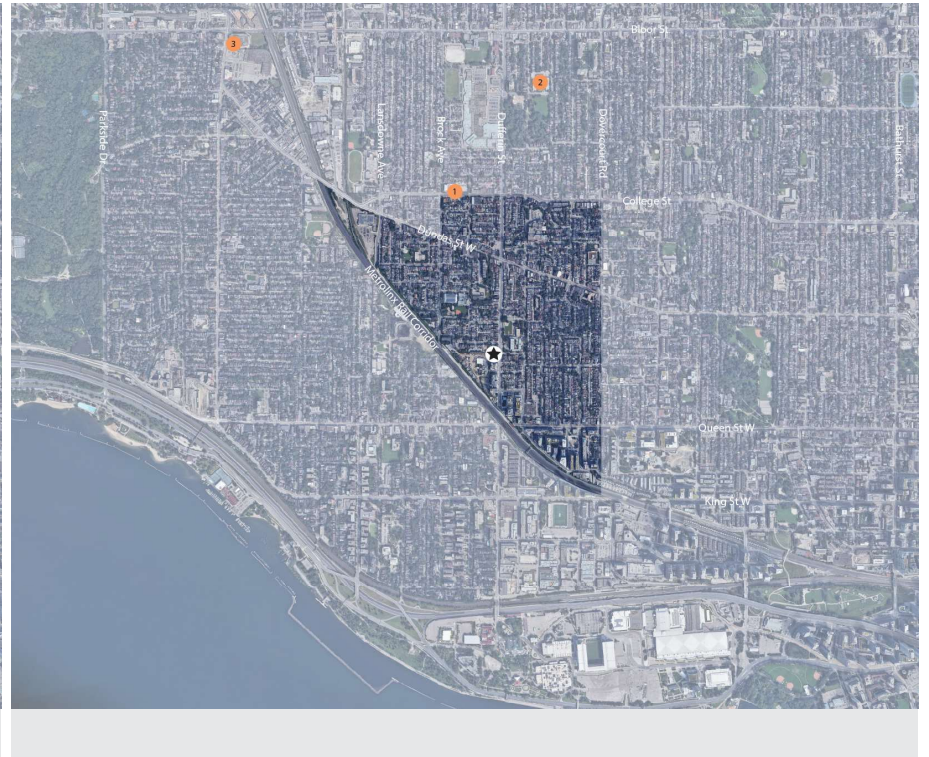


Figure 16: TCDSB Schools

While capacity at TDSB elementary schools in the Study Area is currently limited, there may be capacity at other underutilized secondary schools to help accommodate the anticipated new students generated by the Proposed Development. Further, the area's TCDSB schools are likely to have space to accommodate the students in the Proposed Development.

## 5.4 Libraries

There are no Toronto Public Library branches located within the Facilities Inventory Study Area. However, the Parkdale Branch is approximately 700 metres from the Subject Site, less than a 10-minute walk away. Two more branches—the College/Shaw Branch and the High Park Branch—are also relatively close to the Subject Site.

The Parkdale Branch offers a wide range of services and facilities including a musical instrument lending program, youth hub, the Rita Cox Black and Carribean Heritage Collection, study and meeting rooms, an auditorium, a piano/practice room, a large French children’s collection, and small collections (primarily of DVDs) in Chinese, Hindi, Polish, Tibetan, and Vietnamese.

The College/Shaw Branch offers small collections in Chinese (DVDs only) and French children’s materials. The High Park Branch provides a book discussion group, a local history collection, and large collections in French and Polish. All three branches offer adult literacy materials, large print materials, wireless internet, equipment for persons with disabilities, and audiobooks on CD. The Parkdale Branch, as well as the two libraries located outside of the Study Area, offer easily accessible services to residents of the area.

**The Site is well served by library services. The Site is less than a 10-minute walk from the Parkdale Branch, and two other libraries are approximately 2km away: the College/Shaw Branch and the High Park Branch. Accordingly, it is anticipated that the residents of the Proposed Development will be well served by the existing library services.**

#	Library	Distance from site
1	Parkdale Branch	700 m
2	College/Shaw Branch	1,900 m
3	High Park Branch	2,200 m

Table 19: Libraries Serving the Study Area

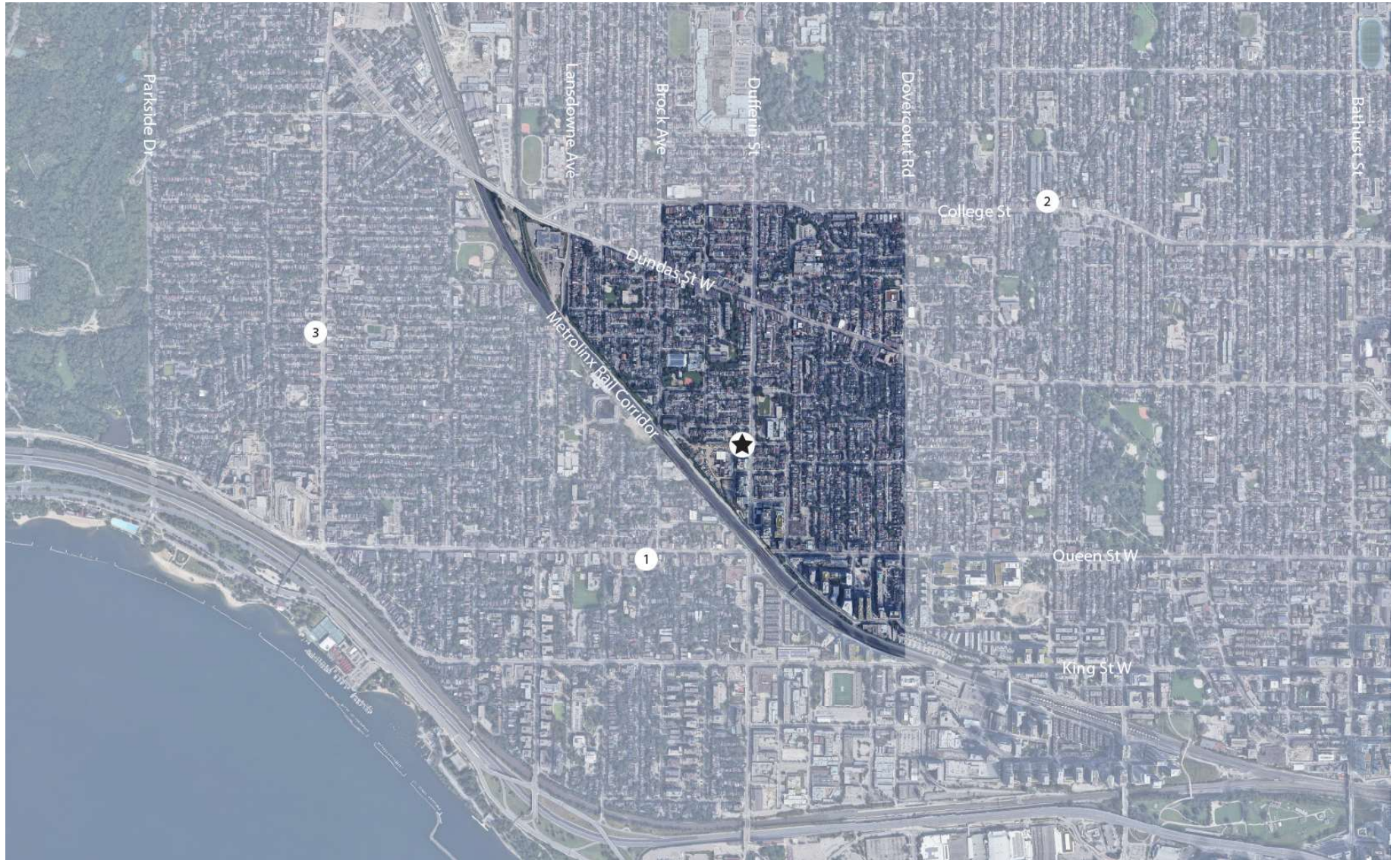


Figure 17: Toronto Public Library Branches

## 5.5 Childcare Centres

There are currently 4 childcare centres located within the Facilities Inventory Study Area. All of the childcare centres were contacted to understand the capacities and vacancies for each location.

Three of the childcare centres—Shirley Street Jr. YMCA, Denisa Childcare, and Bumble Bee Garden Child Care—have vacancies in all offered programs. However, the Shirley Street Jr. YMCA is not accepting further enrollment due to staffing shortages. The fourth childcare centre has no capacity for further enrollment. In total, there are 40 effective vacancies, including 22 toddler spaces and 18 preschool spaces.

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 would benefit from additional childcare facilities.

**Although this report is not able to provide a comprehensive perspective on the availability of childcare in the Study Area, in part because of the COVID-19 pandemic as well as staffing shortages in the childcare field, the available information suggests that there currently are limited vacancies in childcare centres to support residents of the proposed development. However, based on the ongoing implementation of the Canada-Ontario Early Years and Childcare Agreement, it is expected that pressures on childcare capacity may be somewhat relieved over time.**

#	Name	Address	Capacity	Vacancy
1	Shirley Street Jr. YMCA	38 Shirley St.	Toddler: 15 Preschool: 32 Full Day Kindergarten: 52 School age: 60	Toddler: 5 Preschool: 16 Full Day Kindergarten: 4 School Age: 7
2	Denisa Childcare	1065 College St.	Toddler: 12 Preschool: 12	Toddler: 10 Preschool: 7
3	Bumble Bee Garden Child Care Ltd.	1275 Dundas St. W.	Toddler: 15 Preschool: 13	Toddler: 12 Preschool: 11
4	Alexander Muir Gladstone Jr. YMCA	108 Gladstone Ave.	Infant: 10 Toddler: 10 Preschool: 16 School age: 56	No vacancy

Table 20: Child Care Centres in the Study Area

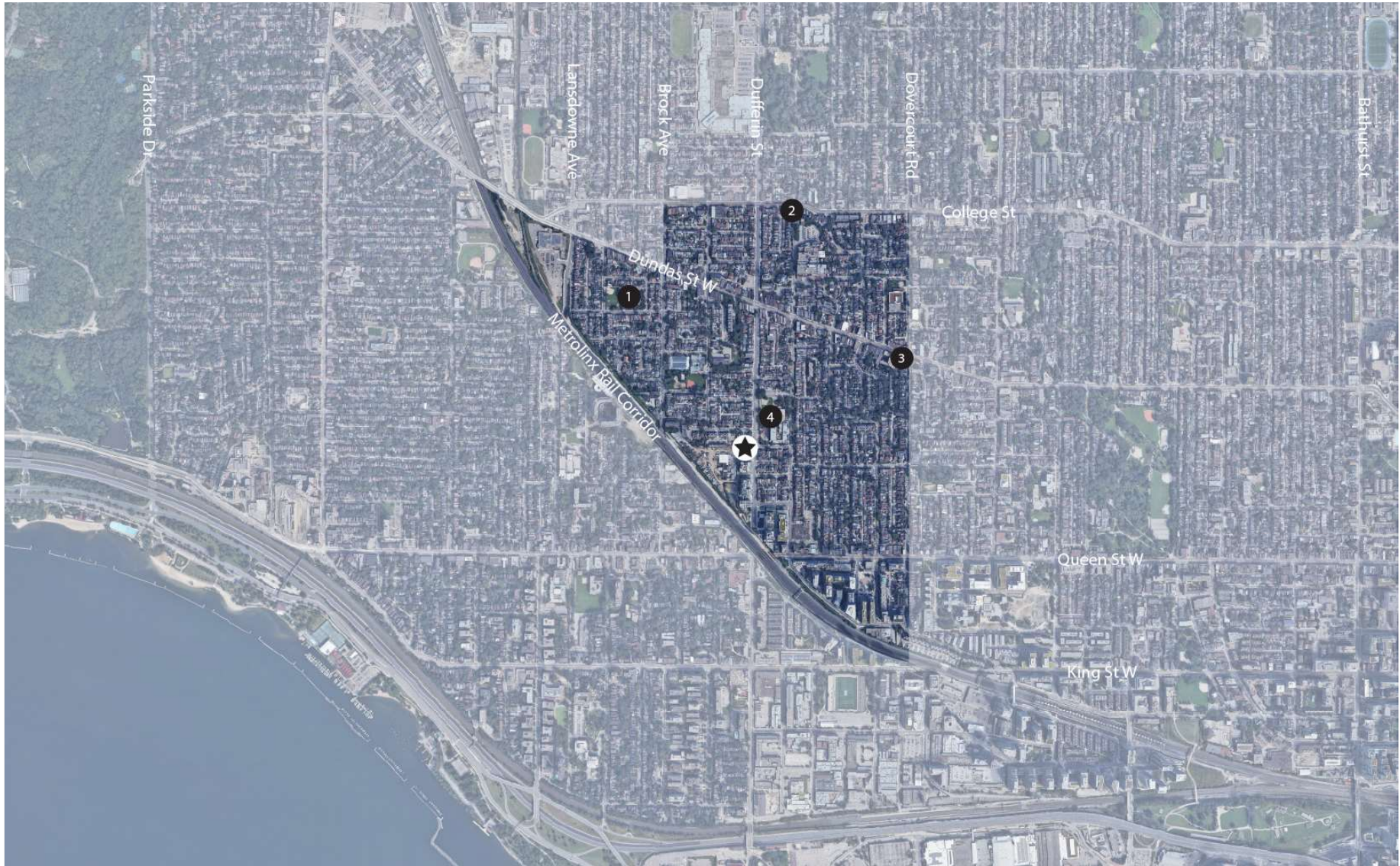


Figure 18: Childcare Centres

## 5.6 Human Services

The table to the right details the Human Services organizations that exist within and around the Study Area. Because many human services attract people outside their immediate vicinity, this list should not necessarily be regarded as an exhaustive inventory of the services available to residents of the Study Area.

The area is served by organizations including the West Lodge Food Bank, WoodGreen Employment Services, and the Fairview Nursing Home. The Centre for Addiction and Mental Health has its Queen Street site just outside the Study Area, representing a flagship human service available in the area. With a range of food security service, senior care facilities, employment services, and numerous health and mental health facilities, the area benefits from a diversity of well-rounded services for local residents.

**A wide variety of human services are available within the Study Area that will continue to provide support for residents of the area. No specific unaddressed community needs have been identified through this analysis.**

#	Name	Address	Services
1	Nextstep Support	1105 College St.	Disability services and support organization
2	Fairview Nursing Home	14 Cross St.	Seniors nursing home
3	Primacy-Lansdowne Dundas Medical Clinic	222 Lansdowne Ave.	Health, walk-in clinic
4	Parkdale Queen West Community Health Centre	1229 Queen St. W.	Health, community development programming
5	Parkdale Community Health Centre	27 Roncesvalles Ave.	Health, community development programming
6	Centre for Rehabilitation and Health	27 Roncesvalles Ave.	Health, mental health support
7	St. Joseph's Toronto Urban Family Health Team	27 Roncesvalles Ave.	Health, multi-service
8	St. Joseph's Health Centre	30 Queensway	Health, general hospital
9	West Lodge Food Bank	105 West Lodge Ave.	Food bank, housing
10	Parkdale Community Food Bank	1499 Queen St. W. 2001 Dundas St. W.	Food bank
11	Temporary Work Services	2011 Dundas St. W.	Employment agency

Table 21: Human Services Organizations and Facilities

#	Name	Address	Services
12	Ontario Council of Alternative Businesses	1499 Queen St. W.	Mental health support, training, employment opportunities
13	WoodGreen Employment Services	219 Dufferin St.	Mental health and disability services, housing and employment services
14	Parkdale Senior Supportive	20 West Lodge Ave.	Seniors assisted living
15	Carter Manor Ltd.	103 Tyndall Ave.	Seniors assisted living, retirement home
16	Centre for Addiction and Mental Health (CAMH)	1000 Queen St. W	Health, mental health support
17	Breakaway Community Services	21 Strickland Ave.	Health, mental health support, housing, multi-service
17	Parkdale Intercultural Association	1257 Queen St. W	Language programs, newcomer settlement services
19	Elm Grove Living Centre	35 Elm Grove Ave.	Seniors assisted living
20	ODSP Parkdale	340 Dufferin St.	Disability services and support organization
21	Parkdale Community Legal Services	1229 Queen St. W	Legal services

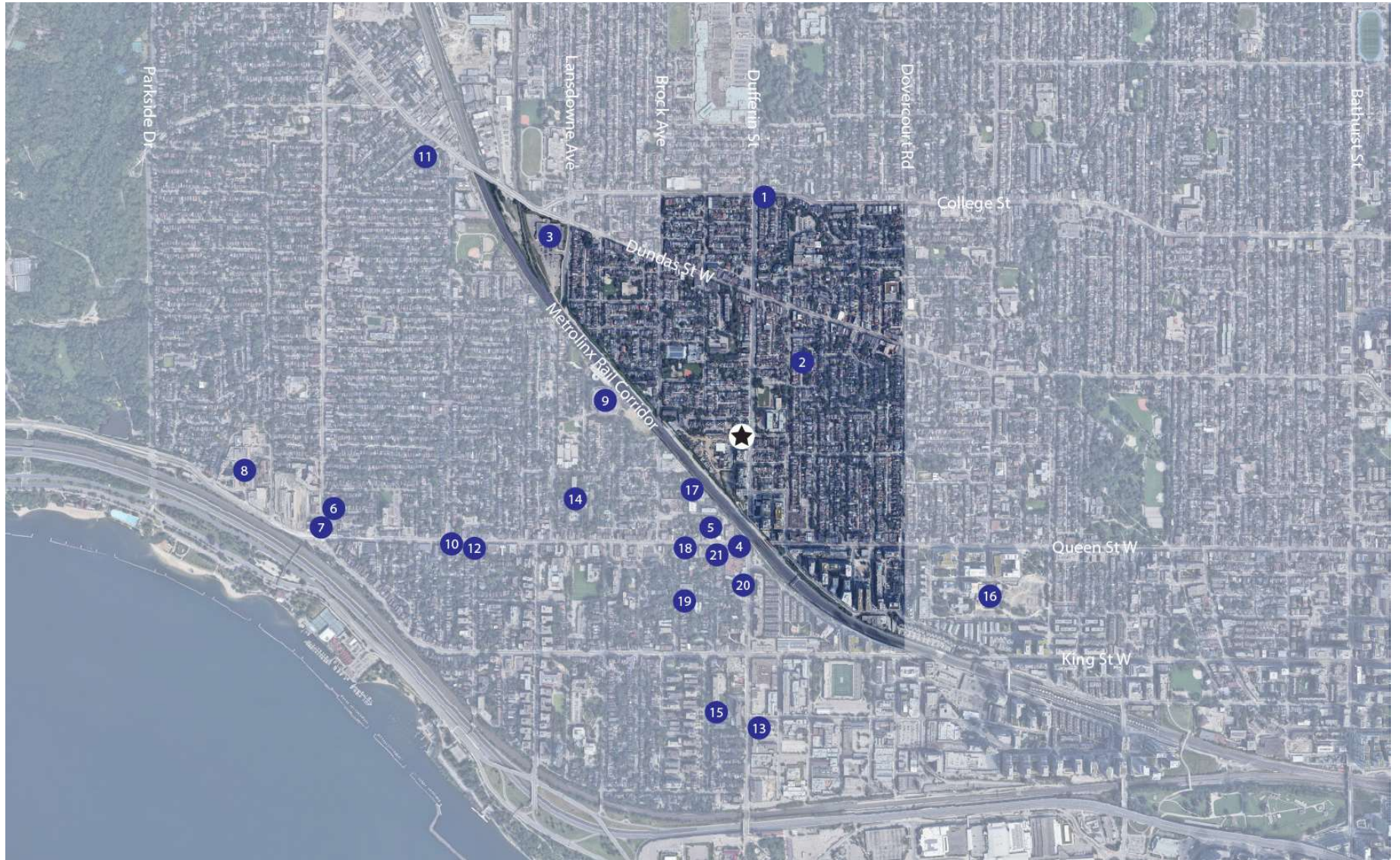


Figure 19: Human Services Organizations and Facilities





# 6.0 CONCLUSIONS

This Community Services and Facilities Study provides an assessment of the demographic character and an inventory of the community services and facilities within the surrounding area. The following are significant findings from the analysis:

- Between 2011 and 2016, the Study Area experienced a significant population increase compared to the City of Toronto.
- The age distribution between the range of 25 to 39 years in the Study Area is significantly higher than the rest of the City.
- Residents in the Study Area live in apartments at a significantly greater rate than in the City as a whole.
- The Study Area's proportion of recent immigrants is lower than the rest of the City.
- The Study Area has a similar proportion of lower and higher income households when compared to the City as a whole.
- The Study Area has a higher proportion of employed and moderately lower proportion of unemployed individuals compared to the rest of the City.

The Facilities Inventory analysis shows that the Facilities Inventory Study Area is served by existing recreational facilities, parks, schools, libraries, childcare centres and human service organizations. Specifically, this study draws the following conclusions:

- The Proposed Development includes 143 new residential units, which could generate approximately 237 new residents.

- If all of the development applications in the area are ultimately built (including the proposed development, approved development, and other proposals in the area) the area could see a growth of 2,825 units, which would produce approximately 4,844 new residents. Notwithstanding, such development would occur incrementally over a period of many years.
- There are 2 public schools that serve the Subject Site: one elementary and one secondary. There is limited capacity at these schools to accommodate the Proposed Development, with some potential for secondary students to be accommodated at other underutilized schools in the area.
- There are 5 TCDSB schools that serve the Subject Site, with some capacity at both the elementary and secondary levels.
- There are 4 recreation centres within the Site's surrounding area, one of which is a 5-minute walk from the Site.
- There are many parks and open spaces in and around the Study Area, with Mary McCormick Park being particularly well equipped accessible from the Subject Site.
- The Site is well served by three Toronto Public Library Branches, with the Parkdale Branch being closest to the Site and equipped with the widest range of programs, services, and diverse collections.
- In total, there are 40 effective vacancies at childcare centres within the Study Area, including 22 toddler spaces and 18 preschool spaces. The facilities currently have limited capacity to serve families with infants and school-aged children, though there is some potential for capacity increases as the Canada-Ontario Early Years and Childcare Agreement sees further implementation.
- The Proposed Development is well served by a range of human services and local organizations.

**Overall, this Study demonstrates that the needs of the potential residents generated by the Proposed Development can generally be accommodated by the existing and planned public amenities. Specifically, this study concludes that, overall, the Facilities and Inventory Study Area is well served by a range of community services and facilities.**



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