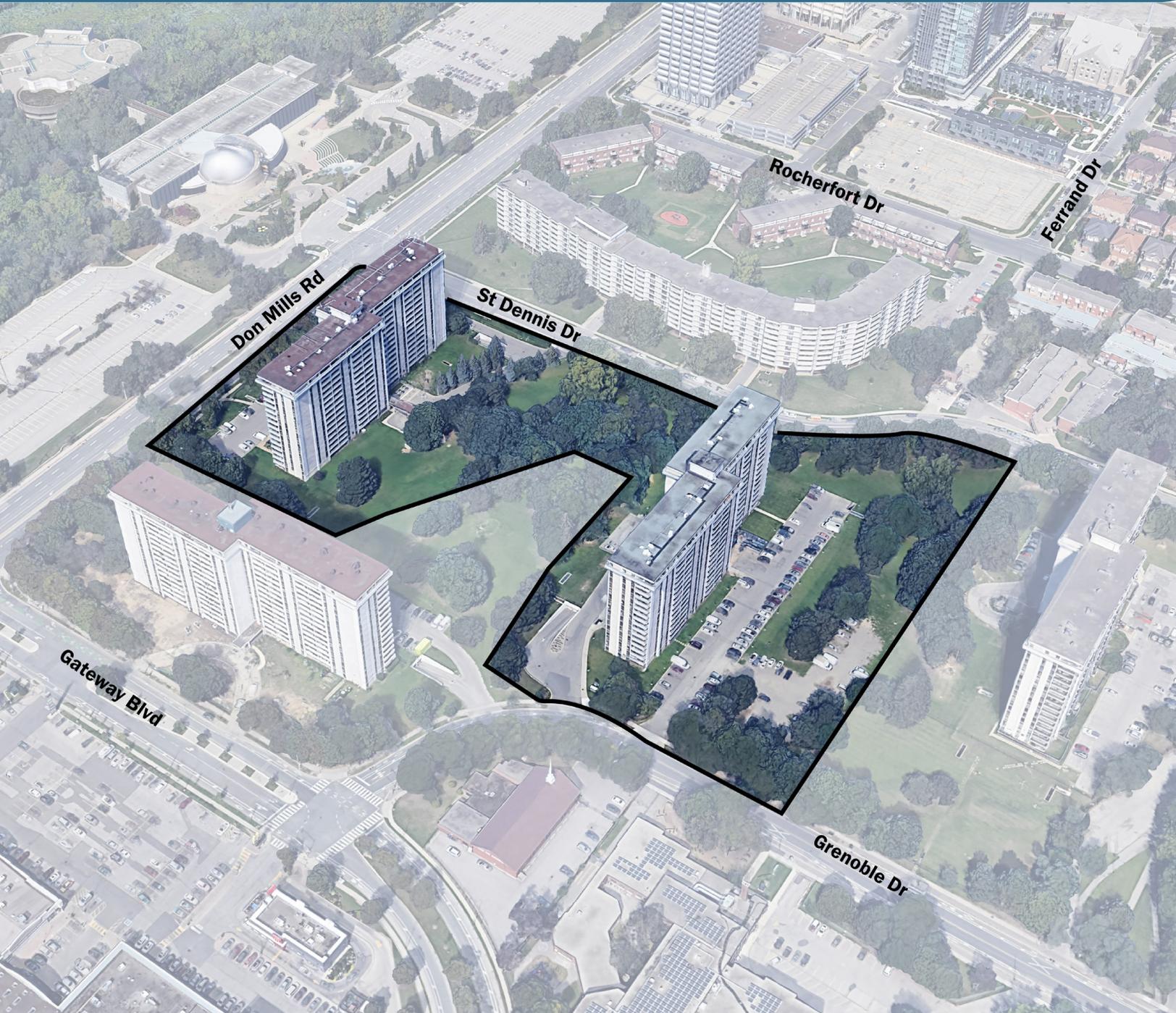


# 7 ST. DENNIS DRIVE & 10 GRENoble DRIVE



**Community Services & Facilities Study**

July 21, 2022

**URBAN  
STRATEGIES  
INC .**

This Community Services & Facilities Study has been prepared by Urban Strategies Inc. in support of an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision (SUB) application submitted by Osmington Gerofsky Development Corporation (OGDC), the applicant, for the properties municipally known as 7 St. Dennis Drive and 10 Grenoble Drive (the “Site”).

# CONTENTS

<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Background and Methodology	1
1.2	Study Area	2
1.3	Proposed Development	4
<b>2</b>	<b>Demographic Profile</b>	<b>6</b>
2.1	Population and Age	6
2.2	Housing and Households	7
2.3	Ethno-Cultural Characteristics	10
2.4	Income, Socio-Economics, and Education	12
<b>3</b>	<b>Nearby Development Activity</b>	<b>14</b>
<b>4</b>	<b>Growth Analysis</b>	<b>16</b>
4.1	Unit Growth	16
4.2	Population Growth	16
<b>5</b>	<b>Sector Priorities</b>	<b>17</b>
5.1	Libraries	17
5.2	Child Care	19
5.3	Schools	20
5.4	Parks and Recreation	24
5.5	Human Services	27
<b>6</b>	<b>Conclusion</b>	<b>28</b>
	<b>Appendix A: Community Services and Facilities Location Map and Listing</b>	<b>31</b>
	<b>Appendix B: Contact Information</b>	<b>32</b>



# 1

# INTRODUCTION

Urban Strategies Inc. has prepared this Community Services & Facilities (CS&F) Study on behalf of Osmington Gerofsky Development Corp (“the Applicant”) in support of an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision application for the redevelopment of the abutting properties at 7 St. Dennis Drive and 10 Grenoble Drive (collectively “the Site”) in the City of Toronto.

## 1.1 BACKGROUND AND METHODOLOGY

A Community Services and Facilities Study (CS&F Study) is required as per Policy 5.5.2 of the Toronto Official Plan which states that “*applications to amend the Official Plan [and] to amend the Zoning By-law...will comply with the statutory complete application submission requirements of the Planning Act and the requirements identified in Schedule 3*”. Schedule 3 identifies a Community Services and Facilities Study as a requirement for Official Plan Amendments, Zoning By-Law Amendments, Plans of Subdivision, and Site Plan Control.

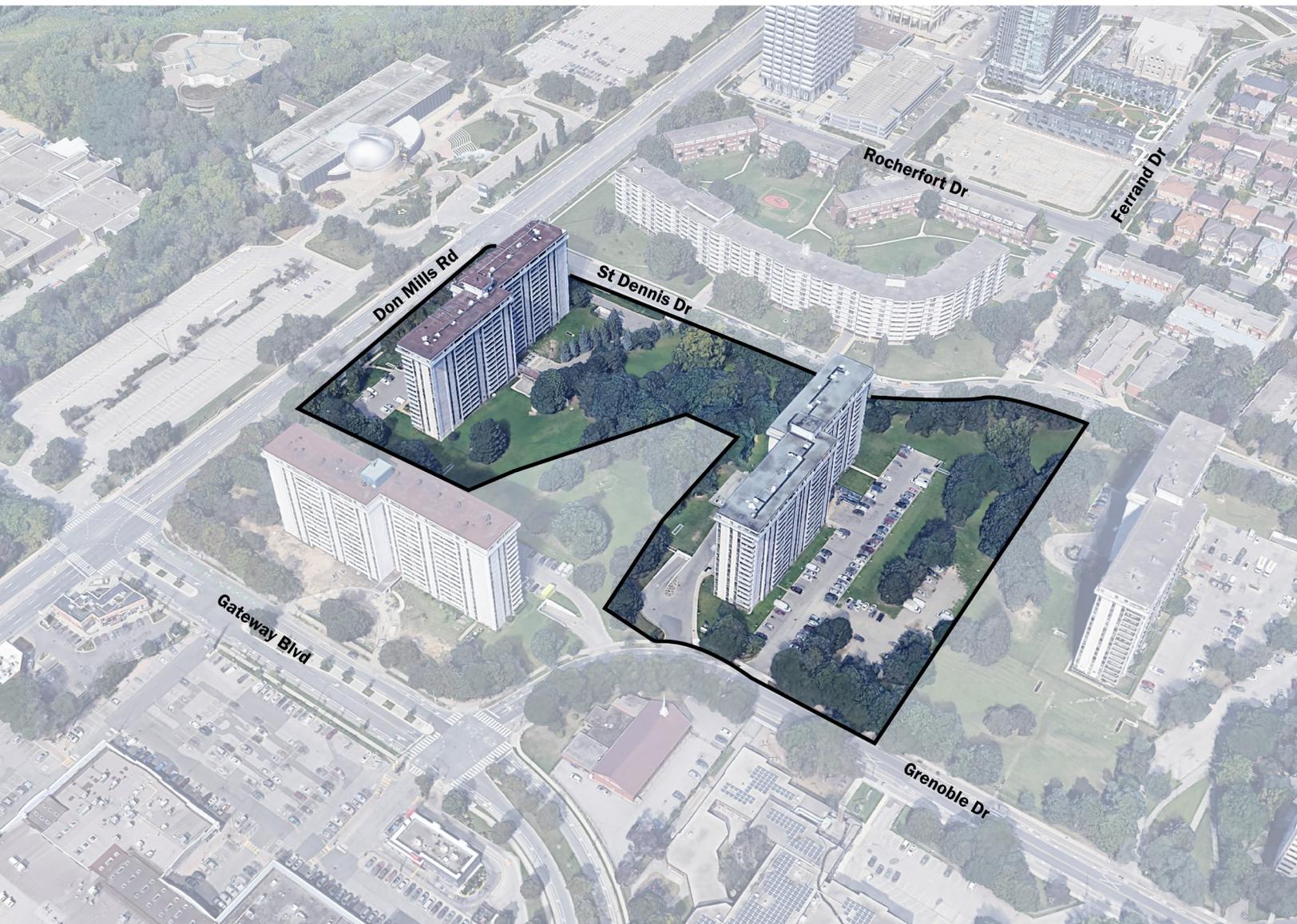
High quality and accessible community services and facilities are essential to promote community interaction and health through opportunities for education, recreation, and other activities to engage in community life. The purpose of this CS&F Study is to identify current and required levels of social infrastructure to support the health, safety and well being of local and future residents.

This Study:

- Reviews local socioeconomic and demographic data in light of existing and projected population and the supply and demand of community services and facilities;
- Provides a detailed inventory of all community services and facilities within the prescribed study area, including childcare facilities, libraries, community recreation centres, parks, schools, and social service agencies;
- Reviews available capacities within those services and facilities; and
- Identifies potential service gaps and recommendations to addressing those gaps, including additional community services that may be needed to support the growth in the study area.

## 1.2 STUDY AREA

The Site consists of two lots municipally known as 7 St. Dennis Drive and 10 Grenoble Drive, as shown in Figure 1. The Site is situated east of Don Mills Avenue and south of Eglinton Avenue East, within the Flemingdon Park Neighbourhood in Ward 16 (Don Valley East).



**Figure 1.** Site Context

The CS&F study area boundaries are shown in Figure 2. The study area is bounded by the following streets:

- North: Eglinton Avenue East
- East: Don River East Branch
- South: CN Railway
- West: Don River West Branch

The study area boundaries reflect the boundaries of the City of Toronto’s Flemingdon Park Neighbourhood (#44) and were confirmed as the appropriate study area boundaries by the City of Toronto’s Strategic Initiatives, Policy and Research Department in May 2022.

The boundaries of the Flemingdon Park Neighbourhood correspond to the following Census Tracts: 5350260.01, 5350260.04, 5350260.05, 5350260.06, 5350260.07, as illustrated in Figure 3.

For the purposes of the demographic analysis in Section 2, data primarily from the City of Toronto’s 2016 Flemingdon Park Neighbourhood (#44) was used. Selected demographic data from the 2021 Canada Census is also available, so aggregated 2021 data for the identified Census Tracts is noted, where published and available.

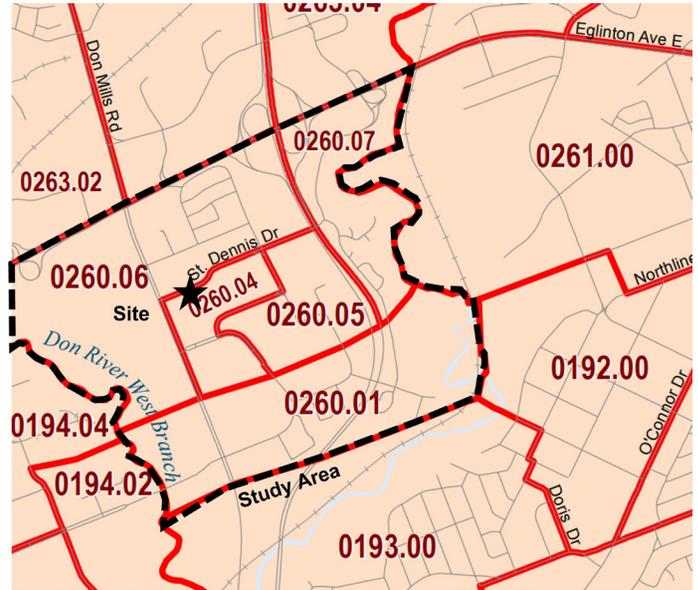


Figure 2. Study Area Boundary based on Census Tracts, Source: Statistics Canada



Figure 3. Study Area- Flemingdon Park Neighbourhood Profile Boundary, Source: City of Toronto

### 1.3 PROPOSED DEVELOPMENT

OGDC’s proposal for the Site seeks to introduce transit-supportive residential development that provides much needed housing while unlocking and transforming the existing private open green space into public parkland for the broader community.

The proposal is a context-sensitive approach to residential infill development that takes advantage of nearby higher-order transit access. Complementing the existing 17-storey rental apartment buildings, the proposed development will provide transit-oriented development in close proximity to three (3) future transit hubs/stations: Science Centre Station, Aga Khan Park & Museum Station, and Flemingdon Park Station.

The proposed development retains the two existing 17-storey apartment buildings on site and introduces four (4) new buildings with heights of 34, 42, 46, and 52 storeys, a new 2,793m<sup>2</sup> unencumbered public park, a new north-south public street connecting St. Dennis Drive and Grenoble Drive, public realm improvements, and mid-block connections on the Site’s open space, as shown in Figures 4 and 5. The proposed 52-storey building is located to the east of and adjacent to the 7 St. Dennis Drive apartment building, while the 34, 42, and 46 storey buildings are located to the east of and adjacent to the 10 Grenoble Drive apartment building.

The new residential development offers a total of 2,197 units with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. The total gross floor area of the new buildings is 126,912m<sup>2</sup>, comprised entirely of residential uses.



Figure 4. Proposed Development

To improve site access and permeability, a new north-south public street is proposed on the Site’s eastern edge, which will create a more fine-grained block and provide access and address to three (3) of the proposed buildings on the east side of the site.

An extensive network of pedestrian pathways and mid-block connections is also proposed, including a primary north-south multi-use path connecting Grenoble Drive and St. Dennis Drive, as well as other connections along desire lines throughout the Site.

Several key enhancements and animations to the open space network are proposed, including various seating areas, active recreation areas such as a kids play area, multi-use half court, and outdoor fitness area, a dog-off leash area, a sensory garden with native and pollinator planting, open lawn areas for flexible uses, and additional pedestrian-oriented lighting and amenities.

Table 1 provides a comprehensive summary of the development proposal.



Figure 5. Renderings of Proposed Development

Table 1. Proposed Development Summary

Development Site Area	17,715 m <sup>2</sup>
Total Public ROW Conveyances (St. Dennis St widening and new street)	1,595 m <sup>2</sup>
Floor Space Index (FSI)	4.77
Maximum Storeys	52 storeys
Approximate Maximum Height (from average grade to roof)	169 m
Total New Gross Floor Area (GFA)	126,912 m <sup>2</sup>
Total New Residential GFA	126,912 m <sup>2</sup>
Total New Residential Units	2,197 units
Residential Unit Mix	10% studio 33% 1-bedroom 20% 1-bedroom + den 27% 2-bedroom 10% 3-bedroom
Total New Non-Residential GFA	0 m <sup>2</sup>
New Amenity Space	6,631 m <sup>2</sup> (3.0 m <sup>2</sup> / unit)
Minimum New Outdoor Amenity Space	3,446 m <sup>2</sup> (1.6 m <sup>2</sup> / unit)
Indoor Amenity Space	3,185 m <sup>2</sup> (1.4 m <sup>2</sup> / unit)
Retained Vehicle Parking Spaces	478 stalls
Total New Vehicle Parking Spaces	967 stalls (0.44 stalls / unit)
Total New Bicycle Parking Spaces	2,200 stalls (1.0 stalls / unit)
Total New Loading Spaces	2 ‘Type G’ loading spaces
Parkland Dedication	2,793 m <sup>2</sup>

# 2

## DEMOGRAPHIC PROFILE

This section presents the demographic profile of the study area and compares the data against the average demographics for the City of Toronto as a whole, where available. The data is mainly sourced from the City of Toronto’s 2016 Flemingdon Park Neighbourhood Profile, as well as 2021 Census data from Statistics Canada (where published and available), since the 2021 Neighbourhood Profiles have not yet been published. The Census Tracts which correspond to the Flemingdon Park Neighbourhood Profile boundaries are noted in Section 1.2.

### 2.1 POPULATION AND AGE

**The study area has an overall younger population when compared to the city as a whole.**

The total population within the study area (Flemingdon Park Neighbourhood #44) is 22,555 people, according to 2021 Census data.

Between 2011 and 2016, the population in the study area decreased by 1.1% (approximately 240 people), while the City of Toronto’s overall population increased by 4.5%. Between 2016 and 2021, the population in the study area increased by 2.3% (approximately 620 people), matching the pace of the City of Toronto’s overall population growth of 2.3%.

In 2021 the study area generally features a proportion of working adults (53.7%) that is slightly below the

City’s overall figure (57.7%). The study area, however, contains a higher-than-average proportion of children and youth compared to the City’s overall figure. Children aged 0 to 14 years comprise 18.5% of the study area’s population compared to approximately 13.8% of the City’s population. Youth aged 15-24 comprise 13.5% of the study area’s population compared to approximately 11.5% of the City’s population. In terms of older populations, seniors aged 65+ comprise 14.4% of the study area’s population, which is lower than the City of Toronto’s rate of 19.7%. The study area therefore has an overall younger population when compared to the city as a whole.

Table 2 shows the study area’s population and age composition.

**Table 2.** Population and Age Composition (2016 and 2021)

	CS&F Study Area	City of Toronto Overall
Total Population (2021)	22,555	2,794,356
Total Population (2016)	21,933	2,731,571
Total Population (2011)	22,174	2,613,944
% Change in Population, 2016 to 2021	+2.83%	+2.3%
% Change in Population, 2011 to 2016	-1.1%	+4.5%
Children Age 0-14 (2021)	4,165 (18.5%)	384,300 (13.8%)
Youth Age 15-24 (2021)	3,050 (13.5%)	320,460 (11.5%)
Working Age 25-64 (2021)	12,100 (53.7%)	1,612,620 (57.7%)
Seniors Age 65+ (2021)	3,240 (14.4%)	548,850 (19.7%)
Median Age (2016)	36.1	39.3
Dependency Ratio (2016)	67.0	55.1

## 2.2 HOUSING AND HOUSEHOLDS

**Within the study area, a greater proportion of residents live in larger households, have more children, live in high-rise apartment buildings, are renters, and face housing quality and affordability challenges when compared to the city as a whole.**

There are proportionally more larger households in the study area compared to the City-wide figures. In 2021, the average household size in the study area is 3.20 people, which is significantly higher than the average City-wide household size of 2.38 people. Within the study area, approximately half of households have 2 or fewer people and the other half of households have more than 2 people. Notably fewer households (53%) in the study area have 2 or fewer people when compared to the City's

rate (64%). As a result, there is greater representation of 3, 4, and 5+ person households (47%) in the study area than in the City as a whole (36%). Notably, the study area has almost double the proportion of households with 5 or more people (15%) compared to the City's rate (8%).

In the study area in 2016, there are proportionally more couples with children (52%) compared to the City's rate (44%). These findings are also reflected in the overall younger population in the study area compared to the City. The study area is also represented with slightly more lone-parent families (24%) in comparison to Toronto as a whole (21%).

Table 3 shows the study area's household composition and characteristics.

**Table 3.** Household Composition (2016 and 2021)

	CS&F Study Area	City of Toronto Overall
Average Household Size (2021)	3.20	2.38
Households by Size (2021)		
1 person	2,080 (25.4%)	385,765 (33.2%)
2 persons	2,260 (27.6%)	353,420 (30.4%)
3 persons	1,415 (17.3%)	178,230 (15.4%)
4 persons	1,235 (15.1%)	147,360 (12.7%)
5 or more persons	1,200 (14.7%)	96,120 (8.3%)
Family Type (2016)		
Couples with no children	1,395 (24%)	35%
Couples with children	2,955 (52%)	44%
Lone parent families	1,370 (24%)	21%

In 2016, there are proportionally more renter households (55%) than owner households (45%) in the study area, compared to the City rates (47% renter households and 53% owner households).

The majority of people in the study area live in mid- to high-rise apartment buildings, indicating that the Flemingdon Park Neighbourhood is considerably more urbanized than the City overall. A large percentage of occupied private dwellings within the study area consist of apartments that are 5 or more storeys (82%), which is almost double the City rate (44%). Accordingly, no or few people in the study area live in low-density housing, such as single- and semi-detached houses and duplexes, which account for almost a third of the housing structure types throughout the remainder of the City.

Within the study area, most dwellings (62%) were constructed around 40 to 60 years ago (between 1961 and 1980) which is double the City's rate of dwellings built during that time period (31%). Only 5% of dwelling units in the study area were constructed recently (between 2001 - 2016), well below 18% of dwelling units constructed during the same time period throughout the rest of the City, and indicating slow new local residential construction over the past few years. Development applications currently in the pipeline within the study area indicate that residential construction trends are evolving in Flemingdon Park, chiefly in response to recent public transit investments, housing supply shortages, and market conditions.

Median and mean rental and ownership shelter costs are lower in the study area compared to the City. In the study area, there are more renter households with unaffordable housing (49.2%) and significantly more owner households

with unaffordable housing (39.4%) compared to the City's rates (46.8% for renter households and 27.4% for owner households). In the study area, there are also more subsidized renter households (22.7%) and subsidized owner households (63.4%) compared to the City's rates (15.1% for renter households and 57.5% for owner households).

In the study area, there is notably a greater proportion of households spending 30% or more of their income on shelter costs (45%) compared to the City rate. There are also more than double the proportion of households in the study area which reside in unsuitable housing below the National Occupancy Standard (28%) compared to the City rate (12%).

Table 4 shows the housing tenures, types, and costs in the study area.

Table 4. Housing Tenure, Types, and Costs (2016)

	CS&F Study Area	City of Toronto Overall
<b>Tenure (2016)</b>		
<b>Owners</b>	3,500 (45%)	53%
<b>Renters</b>	4,330 (55%)	47%
<b>Structure Type (2016)</b>		
<b>Single-Detached House</b>	0%	24%
<b>Semi-Detached House</b>	2%	6%
<b>Row House</b>	8%	6%
<b>Duplex</b>	0%	4%
<b>Apartment, &lt;5 storeys</b>	8%	15%
<b>Apartment, &gt;5 storeys</b>	82%	44%
<b>Period of Construction (2016)</b>		
<b>Pre-1960</b>	13%	33%
<b>1961-1980</b>	62%	31%
<b>1981-1990</b>	13%	10%
<b>1991-2000</b>	9%	8%
<b>2001-2005</b>	3%	5%
<b>2006-2010</b>	1%	6%
<b>2011-2016</b>	1%	7%
<b>Shelter Costs (2016)</b>		
<b>Renter Households Median Shelter Cost</b>	\$1,086	\$1,201
<b>Renter Households Mean Shelter Cost</b>	\$1,057	\$1,242
<b>Renter Households Unaffordable Housing</b>	49.2%	46.8%
<b>Renter Households Subsidized Housing</b>	22.7%	15.1%
<b>Owner Households Median Shelter Cost</b>	\$1,327	\$1,496
<b>Owner Households Mean Shelter Cost</b>	\$1,391	\$1,682
<b>Owner Households Unaffordable Housing</b>	39.4%	27.4%
<b>Owner Households Subsidized Housing</b>	63.4%	57.5%
<b>Core Housing Need (2016)</b>		
<b>Households spending 30% or more of total household income on shelter costs</b>	3,510 (45%)	37%
<b>Occupied dwellings with inadequate housing (in need of major repairs)</b>	835 (11%)	7%
<b>Households with unsuitable housing (below National Occupancy Standard)</b>	2,225 (28%)	12%

## 2.3 ETHNO-CULTURAL CHARACTERISTICS

**Within the study area, a greater proportion of residents are immigrants (including recent immigrants), and the proportion of visible minorities is much greater than the City of Toronto overall.**

In 2016, the study area contains a significantly greater proportion of immigrants (64%) compared to the City overall (51.2%). Almost two-thirds of residents in the study area are immigrants, and most of the immigrants are First Generation immigrants (born outside of Canada). Approximately 69% of immigrants in the study area are classified as First Generation, notably higher than the 51% of immigrants classified as such in the City overall.

The top ethnic origins of people in the study area are predominantly South Asian, East and Southeast Asian, West Central Asian, and Middle Eastern. The study area contains a significantly higher proportion of people identifying as ‘visible minorities’ (78.6%) compared to the City rate (51.5%). The study area contains almost

double the proportion of households who speak a language other than English at home (50%) compared to the City rate (29%). The top five languages other than English spoken at home in the study area are predominantly Asian languages and consist of: Urdu, Persian (Farsi), Gujarati, Tagalog, and Slovak.

Table 5 shows the study area’s immigration and ethno-cultural characteristics.

**Table 5.** Immigration and Ethno-cultural Characteristics (2016)

	CS&F Study Area	City of Toronto Overall
Immigrants	64.0%	51.2%
Proportion of Immigrants that Arrived in the Last 5 Years (Recent Immigrants)	12.7%	7.0%
1st Generation Status (born outside of Canada), as percent of entire population	69%	51%
2nd Generation Status (born in Canada with one or more foreign-born parents), as percent of entire population	26%	27%
3rd Generation Status (born in Canada to Canadian-born parents), as percent of entire population	5%	21%
Top Countries of Origin for All Immigrants	Philippines India Pakistan Afghanistan Other places in Africa	China Philippines India Sri Lanka Italy
Top Countries of Origin for Recent Immigrants	Philippines Other places in Europe Pakistan India Afghanistan	Philippines China India Iran Pakistan
Proportion of Households with Language Other than English Spoken at Home	50%	29%
Top Languages Other than English Spoken at Home	Urdu Persian (Farsi) Gujarati Tagalog Slovak	Mandarin Cantonese Tagalog Tamil Spanish
Top Ethnic Origins	East Indian Filipino Afghan Pakistani Chinese	Chinese English Canadian Irish Scottish
'Visible Minority' Population	78.6%	51.5%

## 2.4 INCOME, SOCIO-ECONOMICS, AND EDUCATION

**Within the study area, measures of employment, income, and education are lower when compared to the city as a whole. Accordingly, a greater proportion of residents in the study area face poverty and affordability challenges compared to residents in the city overall.**

In 2016, the study area's average household income (\$59,208) is lower than the City's average household income (\$65,829), while the study area's median household income (\$48,917) is significantly lower than the City's median household income (\$82,859). Notably, there are proportionally four times fewer households with the highest income category of > \$125,000 in the study area (6%) compared to the City overall (22%).

Various low-income indicators, including people living at or below the poverty rate, are significantly greater in the study area compared to the City rate, meaning that poverty and affordability challenges are more prevalent in the study area compared to other areas of the City, generally speaking.

The labour force participation rate in the study area is 56.5%, notably below the City's overall rate of 65%. The unemployment rate in the study area (10.6%) is higher than the City's rate (8.2%).

Within the study area, a slightly smaller proportion of people have a post-secondary certificate/diploma/degree (57%) compared to the City rate (62%). The number of residents that have not completed secondary (high) school is slightly higher in the study area (15%) compared to the City rate (10%).

Table 6 shows the study area's population's employment, income, and education characteristics.

**Table 6.** Employment, Income, and Education Characteristics (2016)

	CS&F Study Area	City of Toronto Overall
<b>Income (2016)</b>		
Average Household Income	\$59,208	\$65,829
Median Household Income	\$48,917	\$82,859
Persons Living Below LIM-AT	34.7%	20.2%
Poverty Rate (Market Basket Measure)	34.6%	21.9%
Total Household Income Under \$10,000	4%	5%
Total Household Income \$10,000 - \$19,999	10%	8%
Total Household Income \$20,000 to \$49,000	36%	25%
Total Household Income \$50,000 to \$79,999	24%	21%
Total Household Income \$80,000 to \$124,999	18%	19%
Total Household Income \$125,000+	6%	22%
<b>Labour Force (2016)</b>		
Unemployment Rate	10.6%	8.2%
Participation Rate	56.5%	64.7%
Employment Rate	50.5%	59.3%
Proportion of Working Adults that Worked Full-Time	23%	33%
Proportion of Working Adults that Worked Part Time	32%	33%
Proportion of Working Adults that Did not Work	45%	35%
<b>Educational Attainment (2016)</b>		
No certificate, diploma or degree	15%	10%
Secondary (high) school	24%	20%
Apprenticeship or trades	4%	4%
College, CEGEP, other	18%	18%
University certificate or diploma below Bachelor level	4%	3%
Bachelors' degree	23%	28%
University above bachelor level	12%	16%

# 3

## NEARBY DEVELOPMENT ACTIVITY

The area surrounding the Site has experienced increasing infill and intensification in recent years. New development projects have emerged in this area in response to the availability of transit and proximity to jobs, amenities, services, and institutions.

The City of Toronto’s development application database was used to assess the level of development activity within the boundaries of the CS&F study area and to estimate the number of new residents that could reside in the study area. Where available, the most up-to-date information was used.

Several proposed or recently approved applications are located within this study area, as shown in Figure 6 and summarized in Table 7. The projects range from townhouses to 48-storey buildings, predominantly comprised of residential uses and mixed-uses. The nearby proposed and approved developments along St. Dennis Drive and Grenoble Drive are comparable in height to the proposed development.

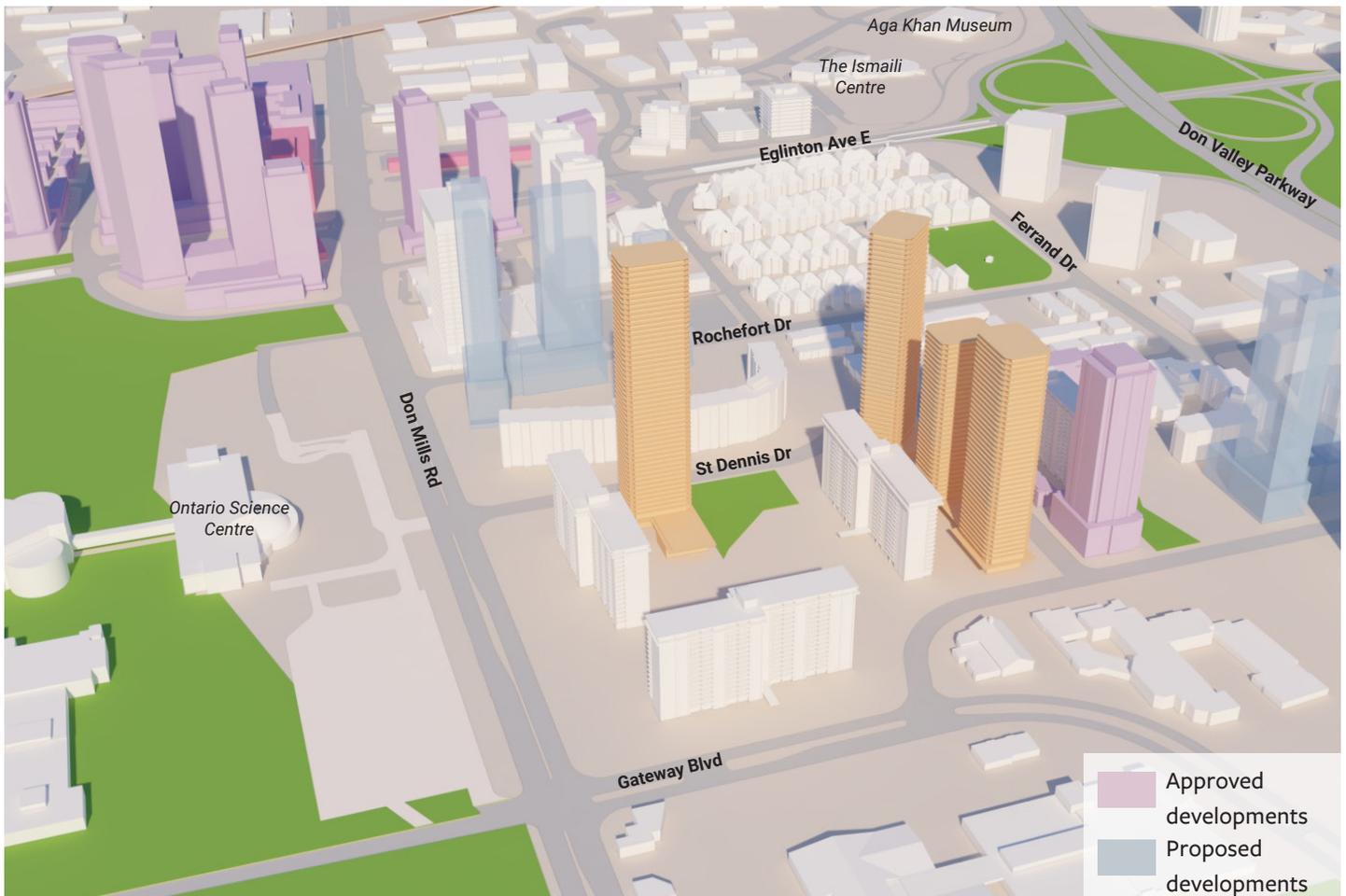


Figure 6. Recent development activity in the vicinity of the Site

Within the study area, the majority of development is concentrated around the Eglinton Ave East and Don Mills Road intersection, along the Eglinton Crosstown LRT route.

As per Table 7, there are various community benefits that have been secured or proposed through mechanisms such as parkland dedication and in-kind or monetary Section 37 contributions in order to create, expand, and/or improve local parks, publicly accessible open spaces, childcare centres, community centres, and public libraries. These contributions will serve to reduce pressures on existing community services and facilities from both the proposed development on Site and the surrounding developments.

**Table 7.** Recent Development Activity in the Study Area

Address	Application Type	Category	Status	Land Use	Height (Storeys)	Height (Metres)	Total New GFA (sq m)	# of New Residential Units	Density (FSI)	Community Benefits/Facilities	Parkland/Open Space
48 Grenoble Dr	ZBA, SPA	Proposed	Under Review	Mixed Use	41, 43	137, 144	67,941	993	10.1		<ul style="list-style-type: none"> <li>Proposed 676 m<sup>2</sup> parkland dedication</li> <li>Proposed 490m<sup>2</sup> POPS</li> </ul>
25 St. Dennis Dr	ZBA, SUB, SPA	Approved	SPA -Under Review, NOAC Issued ZBA Approved (LPAT) SUB Approved	Mixed Use	12, 37	108	45,723	552	3.83		1,116 m <sup>2</sup> parkland dedication
770 Don Mills Rd	ZBA, SUB	Approved	Approved through Housing Now	Mixed Use	37, 39, 48	115, 125, 148	87,155	1,254	4.17	<ul style="list-style-type: none"> <li>Two new non-profit child care facilities</li> <li>New non-residential space, with a focus on community use;</li> <li>New TDSB elementary school and school yard</li> </ul>	Two new public parks (1,065m <sup>2</sup> and 992)
805 Don Mills Rd	ZBA, SUB	Approved	Approved through Housing Now	Mixed Use	27, 48	87/149	64,211	840	4.48		
7-11 Rochefort Dr	ZBA, SUB	Proposed	Under Review	Mixed Use	30, 41, 46	99, 132, 147	97,485	1,322	6.67		<ul style="list-style-type: none"> <li>Proposed 2,130 m<sup>2</sup> parkland dedication</li> <li>Proposed 2,200 m<sup>2</sup> POPS</li> </ul>
1123 Leslie St	SPA	Proposed	Under Review	Office, Institutional	3 storey addition to existing 3-storeys	30	24,834	0	0.54		
1087, 1091, 1095 Leslie St (Tower B, C)	ZBA, SUB, SPA	Approved	CDM Under Review	Mixed Use	29, 45	95, 145	65, 918	642	4.04	\$5.4 million Cash-in-Lieu	2,640m <sup>2</sup> parkland dedication
	ZBA, SUB, SPA	Approved	CDM Under Review	Mixed Use	45	145	41,146	415	4.25		
844 Don Mills Rd / 1150 & 1155 Eglinton Ave E (Block 1A & Block 1B)	OPA, ZBA, SPA	Approved	NOAC Issued	Commercial	9	40.48	23,504	0	2.86	\$17 million for new community Don Mills Community Recreation Centre	2,852m <sup>2</sup> public parkland
	OPA, ZBA, SPA	Approved	NOAC Issued	Residential	32, 34, 39	103, 108, 123	97,248	1,260	4.4		
	OPA, ZBA, SPA	Approved	Under Review	Mixed Use	27	86	31,842	390	7.25		
1185 Eglinton Ave E	OPA, ZBA, SUB	Approved	Constructed	Mixed Use	Townhouses & 28, 30 storey towers	12, 94, 100	47,257	638	4.9	<ul style="list-style-type: none"> <li>Community services space for non-profit agencies,</li> <li>Childcare facility</li> <li>Upgrades to Flemingdon Park Library</li> <li>Funding towards community recreation centre improvements/ expansions</li> </ul>	<ul style="list-style-type: none"> <li>CIL of parkland provided</li> <li>2,000m<sup>2</sup> POPS</li> </ul>

# 4

## GROWTH ANALYSIS

### 4.1 UNIT GROWTH

The proposed development will introduce a total of 2,197 new residential units.

The nine (9) development applications in the study area's development pipeline are expected to generate approximately 8,306 new residential dwelling units, as follows: approximately 5,991 units are approved and currently under construction or pending construction and approximately 2,315 units are currently proposed.

Overall, approximately 10,500 residential units are in the pipeline in the study area, including the proposed development.

### 4.2 POPULATION GROWTH

Based on the existing average household size of 3.2 persons/household in the study area, the above noted new residential units would be expected to generate a population of approximately 32,310 residents, as follows:

- 7,030 residents from the proposed development on the Site, contributing to a growth of approximately 31% of the study area's 2021 population; and
- 26,580 residents from approved and proposed surrounding developments, contributing to a growth of approximately 118% of the study area's 2021 population.

In our opinion, this population growth estimation is an excessively high and unrealistic figure, considering that dwelling unit sizes and tenures vary across the above noted applications.

While generally and historically there tend to be large household sizes in this area, the proposed development in particular has a higher number of smaller units compared to existing and older apartment buildings, so in our opinion, the 3.2 persons per household is not an appropriate figure to use. The City of Toronto's overall 2.38 people per household is likely a more accurate approximation of the average household size in the proposed development, based on the proposed unit sizes.

Based on the average City of Toronto household size, the proposed development is expected to generate approximately 5,229 new people, contributing to a growth of approximately 23% of the study area's 2021 population.

# 5

## SECTOR PRIORITIES

Five sectors were analyzed to identify facility priorities and opportunities and respond to the growth projected for the study area. The five sectors examined are: libraries, child care, schools, community recreation and parks, and human services. Overall, the proposed development is not anticipated to significantly impact the demand for or the provision of most community services and facilities. The needs of the future residents generated by the proposed development on the Site can generally be accommodated by existing and proposed infrastructure and public amenities, with potential longer-term capacity challenges in the child care and public secondary school sectors.

### 5.1 LIBRARIES

There is one (1) City of Toronto public library located within the study area: Flemingdon Park Public Library. There is another public library which is located outside of but close to the study area boundary, which can also serve the study area: Thorncliffe Public Library. Table 8 shows the features of both libraries.

**Table 8.** Libraries Serving the Study Area

Toronto Public Library Name	Address	Distance from Site	Amenities
Flemingdon Park Branch	29 St. Dennis Drive	0.30 km	<p><b>General:</b> After hours book drop off, Express checkout, Free Parking, Seating for 58, Youth Hub</p> <p><b>Equipment for persons with disabilities:</b> Book stand, Computer with screen magnification, Large print keyboard, Large trackball mouse, magnifier, Natural Spectrum Lamp, Page turner, Wheelchair accessible furniture</p> <p><b>Technology:</b> Workstations (15), Wi-Fi</p> <p><b>Collections:</b> Adult Literacy Materials, Large Print Collection</p> <p><b>Language:</b> Medium collection in French, Small collection in Chinese-Adult, Hindi DVDs</p> <p><b>Other facilities:</b> Auditorium (1,394 sqft, 170 person capacity), kitchen</p>
Thorncliffe Branch	48 Thorncliffe Park Drive	2.3 km	<p><b>General:</b> KidsStop Early Literacy centre, After hours book drop off, Dial-a-story Phone, Express checkout, Free Parking, Seating for 84, Youth Hub</p> <p><b>Equipment for persons with disabilities:</b> Book stand, Computer with screen magnification, Large print keyboard, Large trackball mouse, magnifier, Natural Spectrum Lamp, Page turner, Wheelchair accessible furniture</p> <p><b>Technology:</b> Workstations (19), Print/Copy/Scan System, Wi-Fi</p> <p><b>Collections:</b> Audiobooks on CD, Large Print Collection</p> <p><b>Language:</b> Medium collection in French, Small collection in French-Children, Gujarati-Adult, Hindi (DVDs only)</p>



**Figure 7.** Flemingdon Park Library, Source: Toronto Public Library

The Toronto Public Library (TPL) recently developed a city-wide Library Facilities Master Plan (“FMP”) which was approved by the TPL Board in January 2019. The FMP’s purpose is to guide the effective management and planning of capital projects by identifying and prioritizing investments in library facilities over the short, medium and long-term, until 2037. The FMP identifies the Flemingdon Park Branch (shown in Figure 7) as a short or near-term priority and a branch that should be considered by TPL as a candidate for investment and expansion through the organization’s capital plans.

Key statistics for the public libraries serving the study area are shown in Table 9.

**Table 9.** Library Utilization Data

	Flemingdon Park	Thornccliffe
Type of library	Neighbourhood branch	Neighbourhood branch
Service Area Population, 2016	21,993	21,108
Collection Size, 2019	34,658	49,576
Number of Programs Offered, 2019	686	182
Program Attendance, 2019	16,047	2,954
Visits, 2021	33,758	16,877
% Change in Visits 2020-2021	-18.2%	-65.9%
Circulation, 2021	48,842	69,275
% Change in Circulation 2020-2021	+54.4%	+4.8%
Program Attendance 2021	775	870
% Change in Program Attendance 2020-2021	-65.3%	-74.6%

Overall, the Site is well-served by public libraries. Flemingdon Park Library is approximately a 5-minute walk from the Site and Thornccliffe Library is approximately a 30-minute walk from the Site. As noted above, the nearest library branch (Flemingdon Park) is a short-term TPL priority for investment and expansion, so it is expected to be able to better serve the surrounding community in the near future.

## 5.2 CHILD CARE

There are nine (9) licensed childcare facilities within the study area, as identified by the Toronto Children's Services Division. As of June 2022, the childcare service providers within the study area are listed in Table 10.

The total capacity for the childcare facilities within the study area is 750 spaces, as noted in Table 10.

The proposed 2,197 dwelling units will generate demand for approximately 223 child care spaces for children aged 0-4. This determination is based on a residential population increase of approximately 5,229 people expected through the proposed development (as noted in Section 4.2 and based on the average City of Toronto 2021 household size), of which 13.8% (722 people) would be children, based on the City average proportion of children aged 0-4 from 2021 demographic data. The projected number of children is then multiplied by the

women's labour force participation rate in the Toronto CMA, which was reported at 61.7% (0.617) during the 2016 Census ( $722 * 0.617 = 446$ ). A further multiplier of 50 percent is used to approximate the number of children needing care at a child care centre ( $446 * 0.5 = 223$ ), as some children may be enrolled at private day care facilities or utilize another arrangement of child care. This is the level of service standard set out by the City of Toronto's Children's Services Division and is consistently applied to development applications.

The projected number of children generated from the Proposed Development who will require child care (223 children) likely cannot all be accommodated by the existing child care facilities within the study area. However, it is important to note that there are three (3) additional approved child care centres in the 'Housing Now' development at 770 and 805 Don Mills Road and the 'Celestica' lands redevelopment at 1185 Eglinton Avenue East (the latter centre is opening in 2023), which can all serve future residents.

**Table 10.** Child Care Facilities in the Study Area

Name	Address	Distance from Site	Fee Subsidy	Infant Capacity	Infant Vacancy	Toddler Capacity	Toddler Vacancy	Pre-School Capacity	Pre-School Vacancy	JK Capacity	JK Vacancy	School Age Capacity	School-Age Vacancy
Champions Children's Centre	9 Grenoble Dr	0.16 km	Yes	-	-	-	-	16	0	39	0	60	0
Flemingdon Early Learning and Child Care Centre	29 St. Dennis Dr	0.7 km	Yes	10	Yes	10	Yes	32	Yes	-	-	-	-
Flemingdon Park School Age & Family Centre	150 Grenoble Dr	0.9 km	Yes	-	-	-	-	-	-	-	-	30	Yes
Gateway Day Care Centre	100 Leeward Glenway	0.8 km	Yes	10	Yes	10	0	24	Yes	-	-	12	0
Graydon Hall Child Care Services	150 Ferrand Dr	1.0 km	No	10	Unknown	30	Unknown	40	Unknown	-	-	-	-
Kids' Ville Nursery School	31 St. Dennis Dr	0.7 km	No	10	Unknown	15	Unknown	16	Unknown	16	Unknown	-	-
Pride in Heritage Children's Centre	55 Gateway Blvd	0.65 km	Yes	-	-	10	0	24	Yes	52	Yes	75	Yes
Red Apple Day Care (Overlea)	135 Overlea Blvd	1.4 km	Yes	10	Yes	10	0	16	0	-	-	-	-
Red Apple Day Care (St John XXIII)	175 Grenoble Drive	0.7 km	Yes	-	-	15	0	24	0	52	Yes	72	Yes
<b>TOTAL</b>				<b>50</b>		<b>100</b>		<b>192</b>		<b>159</b>		<b>249</b>	

## 5.3 SCHOOLS

There are 11 schools within or in close proximity to the study area. The Toronto District School Board (TDSB) operates four (4) elementary schools and two (2) secondary schools, and the Toronto Catholic District School Board (TCDSB) operates one (1) elementary school and four (4) secondary schools within or in close proximity to the study area.

### 5.3.1 TORONTO DISTRICT SCHOOL BOARD

The pupil yields provided by the TDSB indicate that a total of 352 additional students are expected to be generated by the proposed development, as detailed in Table 11.

**Table 11.** Anticipated Pupil Yields from the Proposed Development (TDSB)

<b>TDSB Pupil Yields</b>	
<b>Number of Units in Proposed Development</b>	2,197
<b>Anticipated TDSB Elementary School Pupils</b>	242
<b>Anticipated TDSB Secondary School Pupils</b>	110
<b>Estimated Total Number of Students Generated by Proposed Development</b>	352

The TDSB has noted that the actual pupil yields may vary from the projected numbers due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, which are also determinants of whether or not families will move into a dwelling unit. Monitoring of these numbers will be important as specific details of the proposed development are finalized and as other developments in the area are built out.

Table 12 identifies the existing five (5) TDSB schools that are located within or in close proximity to the study area and their utilization rates. Gateway Public School has not been identified by the TDSB as a school serving the Site, but it should be noted that it may have the opportunity to serve the Site given its close proximity (0.65 km) and current under-utilization.

Based on the information shared by the TDSB:

- There is capacity for 2,203 students at the identified elementary schools and as of June 2022, enrolment was 2,164 students, resulting in an average utilization rate of 97%.
- Two of the three public elementary/middle schools are operating below capacity levels, and there are approximately 168 primary/middle school pupil spots available as of June 2022.
- There is capacity for 2,166 students at the identified high schools and as of June 2022, enrolment was 2,719 students, resulting in an average utilization rate of 123%. However, it is important to note that attendance at TDSB high schools is not based on local enrolment, as students have the option to attend high schools across the city. On average, 53% of students attend their local collegiate by address, according to the TDSB's Secondary Program Review Interim Report 2020. Consequently, high school capacity issues in this area are not necessarily connected to population and demographic changes in this area.

**Table 12.** TDSB Schools and Utilization Rates in the Study Area

School	Address	Distance from Site	Capacity <sup>1</sup>	Enrollment <sup>2</sup>	Utilization Rate <sup>3</sup>	Spots Available
<b>Junior and Middle Schools</b>						
Grenoble Public School	9 Grenoble Dr	0.16 km	706	835	118%	0
Don Mills Middle School	17 The Donway E	2.9 km	441	365	83%	76
Valley Park Middle School	130 Overlea Blvd	1.0 km	1,056	964	91%	92
<b>TOTAL</b>			<b>2,203</b>	<b>2,164</b>	<b>97%</b>	<b>168</b>
<b>Secondary Schools</b>						
Don Mills Collegiate Institute	15 The Donway East	2.8 km	910	110%	0	0
Marc Garneau Collegiate Institute	130 Overlea Blvd	1.0 km	1,809	135%	0	0
<b>TOTAL</b>			<b>2,166</b>	<b>2,719</b>	<b>123%</b>	<b>0</b>

<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.

\*Note concerning middle schools and secondary schools: Students can attend either of the listed middle schools. Students who attend Valley Park MS for middle school have a designated secondary school of Marc Garneau CI, and those who attend Don Mills MS for middle school have a designated secondary school of Don Mills CI.

In response to recent development growth in the surrounding area, the TDSB has identified the need for a new school and several upcoming Boundary Change Studies.

The TDSB has secured an opportunity for a new elementary school at the southwest quadrant of Eglinton Avenue East and Don Mills Road (770 Don Mills Road), within the podium of the future development on City-owned lands on site (the Housing Now redevelopment). While the timing of the construction of this new school is unknown at the moment, the school is in the active design stages and will likely to be constructed in the near term. This school represents an excellent opportunity to address local school capacity issues.

It is important to note that the proposed development will take time to be fully constructed and will be completed in phases, so it will gradually introduce a new student population over time, part of which can be accommodated in the new school.

As the development proposal progresses further along the application process, the TDSB will continue to monitor residential development in this community to understand the cumulative impact and to determine where prospective students will attend school.

It is important to note that should pupil capacity not be available in the locally assigned schools at the time of occupancy of the proposed development, the TDSB will determine how to redistribute additional students. Depending on school utilization rates, capital improvements, planned program moves/expansions, and other factors that may be present at that time, students may be directed outside of the attendance boundary.

The TDSB's Boundary Change Studies include:

- 2023-2024 – A study will explore returning students redirected from within the Grenoble Public School catchment area from Rippleton Public School, and will include a study of existing and proposed residential development with the catchment area of Grenoble Public School. This study will also consider options for the above noted planned elementary school at the corner of Don Mills Road and Eglinton Avenue East.
- 2025-2026: A study will review the shared attendance area currently directed to either Don Mills Middle School or Valley Park Middle School to establish a single home school.
- 2025-2026: A study will review the shared attendance currently directed to either Don Mills Collegiate Institute or Marc Garneau Collegiate Institute to establish a single home school. The timing of this review is subject to significant enrolment changes at either school, as both are currently full.

There are also several TDSB system-wide reviews to note:

### **Secondary Program Review:**

The TDSB is currently undertaking a comprehensive review that, for the first time ever, looks at all its secondary schools at once with a vision to ensure all students have equitable access to programs and opportunities. Clustered into ten groupings of schools, reviews of the Board's 111 secondary schools are expected to take place over the next eight to ten years, with a

common aim to reduce excess capacity and 'right-size' TDSB's network of secondary schools. The current review is expected to provide the framework for the subsequent group reviews. These subsequent group reviews may result in the closure of some TDSB secondary schools or changes to some of the current secondary school boundaries. In addition, changes to the provision of some secondary programs, such as French as a Second Language-related programs, may be impacted as a result of the group reviews. The Secondary Program Review Final Report was approved by the TDSB Board of Trustees in November 2020. Completion of Phase 1 of the Review is anticipated for June 2024. Additional information regarding the Secondary Program Review can be found at: <https://www.tdsb.on.ca/High-Schools/Secondary-Program-Review/Interim-Report-2020>.

### **French-as-a-Second Language Review**

In June 2019, the TDSB's Board of Trustees approved the changes to the Board's Intensive French-as-a-Second Language (FSL) programs. This system-wide change restructures the Board's intensive FSL programs into a single program model (French Immersion) with two entry points, Junior Kindergarten and Grade 4. The changes eliminate all other entry points and phases out the Board's Extended French program. Initially, all schools with Junior Extended French programs will transition to providing new Grade 4 entries into French Immersion. As the transition progresses, however, changes to Junior Kindergarten and Grade 4 French Immersion entry sites and pathways may change, in accordance with Board procedures. Consideration for program locations or potential redistribution, pathways and secondary school sites are all under review within the FSL Implementation phase of the Secondary Program Review. Additional information regarding the FSL can be found at: <https://www.tdsb.on.ca/Elementary-School/School-Choices/French-Programs/FSL-Review-Recommendations-and-Implementation-Plans>.

### 5.3.2 TORONTO CATHOLIC DISTRICT SCHOOL BOARD

The pupil yields provided by the TCDSB indicate that a total of 67 additional students are expected to be generated by the proposed development, as detailed in Table 13.

**Table 13.** Anticipated Pupil Yields from the Proposed Development (TCDSB)

TCDSB Pupil Yields	
Number of Units in Proposed Development	2,197
Anticipated TCDSB Elementary School Pupils	52
Anticipated TCDSB Secondary School Pupils	15
Estimated Total Number of Students Generated by Proposed Development	67

Table 14 identifies the existing five (5) TCDSB schools that are located within or in close proximity to the study area and their utilization rates. The Site falls within the regular attendance boundary of all of the schools in this table.

Based on input from the TCDSB:

- There is capacity for 538 students at the identified elementary schools and as of June 2022, there were 437 students enrolled, resulting in a utilization rate of 81.2%.
- There is capacity for 3,303 students at the identified high schools and as of June 2022, there were 3,656 students enrolled, resulting in a utilization rate of 111%. TCDSB high schools are generally operating over capacity within the study area, with the exception of one school (St. Patrick Catholic Secondary School).

As noted in Table 14, there is currently one undersubscribed elementary school and one undersubscribed Catholic elementary school that could serve the Site: St John XXIII Catholic School (101 spots available) and St. Patrick Catholic Secondary School (294 spots available). Currently, the anticipated 52 elementary school students and the 15 secondary school students that could be generated by the proposed development can be accommodated in these schools.

**Table 14.** TCDSB Schools and Utilization Rates in the Study Area

School	Address	Distance from Site	Capacity	Enrollment	Utilization Rate	Spots Available
Junior and Middle Schools						
St John XXIII Catholic School	175 Grenoble Drive	0.7 km	538	437	81.2%	101
			<b>TOTAL</b>	<b>538</b>	<b>437</b>	<b>81.2%</b>
Secondary Schools						
Neil McNeil High School (All-Male)	127 Victoria Park Avenue	8.7 km	648	855	131.9%	0
Notre Dame High School (All-Female)	12 Malvern Avenue	8.7 km	441	688	156%	0
Senator O'Connor College School	60 Rowena Drive	6.2 km	1,062	1,255	118.2%	0
St. Patrick Catholic Secondary School	49 Felstead Avenue	5.1 km	1,152	858	74.5%	294
			<b>TOTAL</b>	<b>3,303</b>	<b>3,656</b>	<b>111%</b>

## 5.4 PARKS AND RECREATION

### 5.4.1 COMMUNITY RECREATION CENTRES

There are three (3) existing and one (1) future community recreation centres located in the study area and serving the Site, as shown in Figures 8 to 11 and described in Table 15:

- Dennis R. Timbrell Resource and Community Centre
- Flemingdon Community Centre
- Angela James Arena and Tennis Court
- Don Mills Community Recreation Centre

Some of the community recreation centres contain indoor pools and ice-skating facilities, as noted in Table 16. There are no outdoor pools or outdoor ice-skating rinks in the study area.



**Figure 8.** Pool at Dennis R. Timbrell Resource Centre, Source: City of Toronto



**Figure 9.** Indoor playground at Flemingdon Community Centre, Source: City of Toronto



**Figure 10.** Angela James Arena, Source: City of Toronto



**Figure 11.** Dennis R. Timbrell Resource Centre, Source: City of Toronto

The City of Toronto’s Parks and Recreation Facilities Master Plan 2019-2038 (“FMP”) and subsequent FMP Implementation Strategy identify city-wide planning and investment needs, priorities, and approaches over the short, medium, and long-term for a range of parks and recreation assets, including community recreation centres and aquatic and ice facilities. The FMP recommends targeted improvements to existing facilities and identifies the type and location of new facilities required.

Within the study area, the FMP Implementation Strategy recommends:

- The replacement and revitalization of the Dennis R. Timbrell Resource and Community Centre in 2029-2033 (with a similar sized facility); and
- A new community recreation centre (Don Mills Community Recreation Centre).

Overall, the Site is well-served by community recreation centres. All existing community recreation facilities in the study area are located under 1km from the Site. The three existing and one planned community recreation centres within the study area offer a wide range of programming to meet diverse needs and preferences. Planned capital improvements will work to further enhance facility functionality and quality over the next decade. As noted above, the nearest community recreation centre (Dennis R. Timbrell Resource Centre) is recommended by the City to be replaced with a new facility in 2029-2033. In addition, programming and capital facility needs are reviewed and prioritized by the City annually, to be responsive to any local population increases and demographic changes.

**Table 15.** Community Recreation Centres in the Study Area

Facility	Address	Distance from Site	Amenities & Rating	Additional Information	Hours of Operation
Dennis R. Timbrell Resource Centre	29 St. Dennis Drive	0.3 km	<ul style="list-style-type: none"> <li>• Free centre</li> <li>• Indoor Pool (A)</li> <li>• Gymnasium (B)</li> <li>• 3 Kitchens (1B+2)</li> <li>• Computer/Training Room (C)</li> <li>• Lounge (C)</li> <li>• 4 Multipurpose Rooms (C)</li> <li>• Preschool (C)</li> <li>• 2 Fitness/Weightrooms</li> </ul>	<ul style="list-style-type: none"> <li>• A public library (Flemingdon Park Branch) and a childcare centre are within the complex</li> <li>• The Parks and Recreation Facilities Master Plan (2019-2038) recommends the replacement and revitalization of this facility in 2029-2033 (with a similar sized facility)</li> </ul>	Everyday 7:00 - 23:00
Flemingdon Community Centre	150 Grenoble Drive	0.9 km	<ul style="list-style-type: none"> <li>• Kitchen (C)</li> <li>• 5 Multipurpose Room (C)</li> <li>• Playroom</li> <li>• Playground Paradise indoor playground</li> <li>• Outdoor playground, splash pad, courts, fields, community garden, picnic area</li> </ul>		M, T,W: 10:00 - 18:00 Th,F: 10:00 - 20:30 Sat, Sun: 10:00 - 15:30
Angela James Arena	165 Grenoble Drive	0.9 km	<ul style="list-style-type: none"> <li>• Indoor ice rink</li> <li>• Kitchen</li> </ul>		Th: 9:30 - 15:00
<b>Future:</b> Don Mills Community Recreation Centre	844 Don Mills Road	2.1 km	<ul style="list-style-type: none"> <li>• Twin-pad arena/multi-sport indoor courts</li> <li>• Gymnasium with walking track</li> <li>• Aquatic centre with lap and leisure pool</li> <li>• Community and program space</li> </ul>	<ul style="list-style-type: none"> <li>• Construction of the facility will start in 2024</li> <li>• Facility is expected to be opened in 2026</li> </ul>	TBD

## 5.4.2 PARKS

There are six (6) parks located in the study area and serving the Site, as listed below and described in Table 16:

- E.T. Seton Park
- Ferrand Drive Park
- Gateway Greenbelt
- Flemingdon Park
- Linkwood Lane Parkette
- Linkwood Lane Park

The study area is well serviced by parks and open spaces through its network of programmed and passive parks and open spaces easily accessible by walking, cycling, and/or transit. The study area also has a rich system of ravine spaces and trails along the branches of the

Don River, thereby providing good access to nature and opportunities for walking and cycling.

The City of Toronto’s Parkland Strategy 2019 and Parkland Strategy Refresh 2022 measure and map the provision of parkland across the city. The existing (2021) city-wide average parkland provision level is 28 square metres of parkland per person. The Site itself and the majority of the study area has a parkland provision level of 28+ square metres of parkland per person, meaning that there is above average parkland provision in this area. The expected percent change in parkland provision in the study area between 2021 and 2034, if no new parks are added, is between a 0% to 5% deduction. The proposed development seeks to mitigate that reduction through a new 2,793 m<sup>2</sup> public park.

**Table 16.** Parks in the Study Area

Park	Address	Distance from Site	Area (ha)	Amenities
E.T. Seton Park	73 Thorncliffe Park Drive	2.5 km	40	Archery Range (1), Bike Trail (35), Disc Golf Course (1), Drinking Fountain (1), Parking Lot (6), Picnic Shelter (1), Picnic Site (4), Pond
Ferrand Drive Park	251 Ferrand Drive	0.8 km	0.87	Playground (1) Gazebo
Gateway Greenbelt	20 Gateway Boulevard	1.0 km	0.80	
Flemingdon Park	150 Grenoble Drive	0.9 km	13.3	Ball Diamond (2C), Ball Hockey Pad (1), Cricket Pitch Field (1C), Drinking Fountain (1), Multipurpose Field (1C), Outdoor Basketball Court (4), Outdoor Track (1/1C), Parking Lot (3), Playground (4), Splash Pad (1), Sport Field (8C), Sportspad Area (1)
Linkwood Lane Parkette	400 Linkwood Lane	0.95 km	0.4	Drinking Fountain (1)
Linkwood Lane Park	10 Linkwood Lane	1.4 km	2	Ball Diamond (1), Bottle Filling Station (1), Dogs Off-Lease Area (1), Multipurpose Field (1), Playground (1)

## 5.5 HUMAN SERVICES

There are numerous organizations providing human services within and near the study area (see Appendix A). The list below highlights some of the human and social service organizations within, and just outside of the study area. These organizations focus on a range of services, including employment and job services, programming for individuals with disabilities, hospitals and other health care uses, and public housing and shelters.

### 1 | The Neighbourhood Organization (TNO)

10 Gateway Boulevard  
Specialized Multi-Service

### 2 | Flemingdon Food Bank

10 Gateway Boulevard  
Housing, Homeless Services and Food Banks

### 3 | Ariana Walk-In Clinic

751 Don Mills Road  
Health, Mental Health and Support

### 4 | Don Mills Medical Clinic & Family Care Centre

825 Don Mills Road  
Health, Mental Health and Support

### 5 | Flemingdon Health Centre

10 Gateway Boulevard  
Health, Mental Health and Support

### 6 | Aristo Wellness Centre

10 Gateway Boulevard  
Health, Mental Health and Support

### 7 | Skills For Change

10 Gateway Boulevard  
Employment, Training and Settlement

### 8 | Valley Park Healthcare Centre

747 Don Mills Road  
Health, Mental Health and Support

### 9 | Sunnybrook Health Sciences Centre and Hospital

2075 Bayview Avenue  
Health, Mental Health and Support

### 10 | Michael Garron Hospital

825 Coxwell Avenue  
Health, Mental Health and Support

**Overall, this Community Services and Facilities (CS&F) Study demonstrates that the needs of the future residents generated by the proposed development on the Site can generally be accommodated by existing and proposed infrastructure and public amenities, with potential capacity challenges in the child care and public secondary school sectors.**

Priorities for Community Benefits contributions in this area will include: daycare facilities/funding, funding for the Flemington Park library branch improvement, and funding for the Dennis R. Timbrell Resource Centre replacement.

The key findings of this study are summarized below.

## SOCIODEMOGRAPHIC CHARACTERISTICS

Within the study area, a greater proportion of residents are younger, are immigrants, live in larger households, have more children, live in high-rise apartment buildings, are renters, and experience employment, income, and housing affordability challenges when compared to the city as a whole.

- Over the last 5-6 years, the population in the study area increased by 2.3%, matching the pace of the City of Toronto's overall population growth.
- The study area has an overall younger population when compared to the city as a whole. Children aged 0 to 14 years comprise 18.5% of the study area's population compared to approximately 14% of the City's population.
- The study area contains a significantly greater proportion of immigrants (64%) compared to the City overall (51%). Almost two-thirds of residents in the study area are immigrants, and most of the immigrants are First Generation immigrants (born outside of Canada). Approximately 69% of immigrants in the study area are classified as First Generation, notably higher than the 51% of immigrants classified as such in the City overall.
- In 2021, the average household size in the study area is 3.20 people, which is significantly higher than the average City-wide household size of 2.38 people.
- There is greater representation of 3, 4, and 5+ person households in the study area than the City overall. Notably, the study area has almost double the proportion of households with 5 or more people (15%) compared to the City's rate (8%).
- The majority of people in the study area live in mid-to high-rise apartment buildings. A large percentage of occupied private dwellings within the study area consist of apartments that are 5 or more storeys (82%), which is almost double the City rate (44%).
- Within the study area, most dwellings (62%) were constructed around 40 to 60 years ago (between 1961 and 1980) which is double the City's rate of dwellings built during that time period (31%).
- The study area's median household income is just 59% of the City's median household income.

## SECTORS

### COMMUNITY RECREATION CENTRES

- Residents of the proposed development are anticipated to be well-served by community recreation centres. All existing community recreation facilities in the study area are located under 1km from the Site. The three existing and one planned community recreation centres within the study area offer a wide range of programming to meet diverse needs and preferences. Planned capital improvements will work to further enhance facility functionality and quality over the next decade. The nearest community recreation centre (Dennis R. Timbrell Resource Centre) is recommended by the City to be replaced with a new facility in 2029-2033.

### PARKS

- Residents of the proposed development are anticipated to be well-served by existing and proposed parks in the community. The study area contains numerous parks and has a rich system of ravine spaces and trails along the branches of the Don River. The Site itself and the majority of the study area has a parkland provision level of 28+ square metres of parkland per person, meaning that there is above average parkland provision in this area. The expected percent change in parkland provision in the study area between 2021 and 2034, if no new parks are added, is between a 0% to 5% deduction. The proposed development seeks to mitigate that reduction through a new 2,793 m<sup>2</sup> public park.

### LIBRARIES

- Residents in the proposed development will be well-served by public libraries. Flemingdon Park Library is approximately a 5-minute walk from the Site and Thorncliffe Library is approximately a 30-minute walk from the Site. As noted above, the nearest library branch (Flemingdon Park) is a short-term priority for investment and expansion, so it is expected to be able to better serve the surrounding community in the near future.

### TDSB SCHOOLS

- The pupil yields provided by the TDSB indicate that a total of 352 additional students are expected to be generated by the proposed development. Three of the four public (TDSB) elementary/middle schools are currently operating below capacity levels, and there are almost 200 primary/middle school pupil spots available as of late 2021.
- The TDSB has also secured a new elementary school at the southwest quadrant of Eglinton Avenue East and Don Mills Road. The school is in the active design stages and will likely to be constructed in the near term. This school represents an excellent opportunity to address local school capacity issues.
- TDSB high schools are currently operating over capacity within the study area. However, it is important to note that attendance at TDSB high schools is not based on local enrolment, as students have the option to attend high schools across the

city. Consequently, high school capacity issues in this area are not necessarily connected to population and demographic changes in this area.

### **TCDSB SCHOOLS**

- The pupil yields provided by the TCDSB indicate that a total of 67 additional students are expected to be generated by the proposed development. There is currently one undersubscribed elementary school and one undersubscribed Catholic elementary school, with 101 and 294 spots presently available, that could serve residents in the proposed development. The anticipated 52 TCDSB elementary school students and the 15 TCDSB secondary school students that could be generated by the proposed development can likely be accommodated in these schools.

### **CHILDCARE**

- There will likely be a shortage of daycare spaces for residents of the proposed development and other planned and approved developments in the area, as tends to be the case in most of Toronto. The proposed development may result in 722 children aged 0-4 years. The projected number of children generated from the proposed development who will require child care (223 children) likely could not be able to be accommodated by the existing facilities within the study area. However, it is important to note that there are three (3) additional approved child care centres in the ‘Housing Now’ development at 770 and 805 Don Mills Road and the ‘Celestica’ lands redevelopment at 1185 Eglinton Avenue East (the latter centre is opening in 2023), which can all serve future residents.

### **OTHER HUMAN SERVICES**

- There are numerous human services organizations within and near the study area. The proposed development is well served by a wide range of human and social services and local organizations.

In conclusion, the proposed development is not anticipated to significantly impact the demand for or the provision of most community services and facilities. The needs of the future residents generated by the proposed development on the Site can generally be accommodated by existing and proposed infrastructure and public amenities.

# APPENDIX A: COMMUNITY SERVICES AND FACILITIES LOCATION MAP AND LISTING

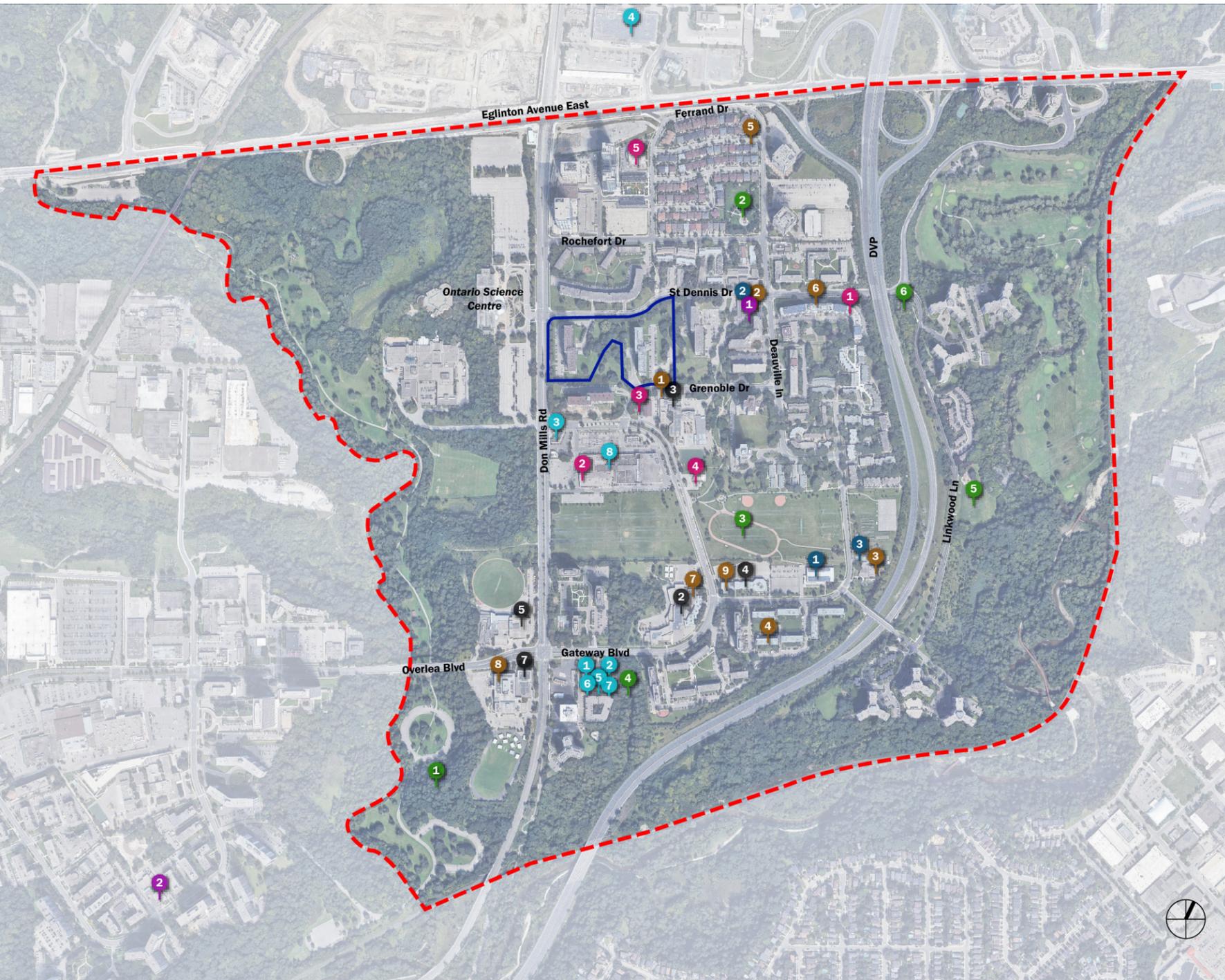


Figure 12. Community Services and Facilities\_Map

- Study Area
- Subject Site

## Schools

- 1 Don Mills Middle School (outside study area)
- 2 Gateway Public School
- 3 Grenoble Public School
- 4 St John XXIII Catholic School
- 5 Valley Park Middle School
- 6 Don Mills Collegiate Institute (outside study area)
- 7 Marc Garneau Collegiate Institute
- 8 Neil McNeil High School (outside study area)
- 9 Notre Dame High School (outside study area)
- 10 Senator O'Connor College School (outside study area)
- 11 St Patrick Catholic Secondary School (outside study area)

## Child Care Facilities

- 1 Champion's Children Centre
- 2 Flemingdon Early Learning & Child Care Centre
- 3 Flemingdon Park School Age & Family Centre
- 4 Gateway Day Care Centre
- 5 Graydon Hall Child Care Services in Don Valley Business Park
- 6 Kid's Ville Nursery School
- 7 Pride in Heritage Children's Centre
- 8 Red Apple Day Care (Overlea)
- 9 Red Apple Day Care - St John XXIII

## Parks and Open Spaces

- 1 E.T. Seton Park
- 2 Ferrand Dr Park
- 3 Flemingdon Park
- 4 Gateway Greenbelt
- 5 Linkwood Lane Park
- 6 Linkwood Lane Parkette

## Community Centre

- 1 Angela James Arena
- 2 Dennis R. Timbrell Resource & Community Centre
- 3 Flemingdon Community Centre

## Libraries

- 1 Flemingdon Park Public Library
- 2 Thorncliffe Public Library

## Places of Worship

- 1 Darul Kahir Islamic Centre
- 2 Flemingdon Musalla - Masjid Mosque
- 3 Flemingdon Park Pentecostal Church
- 4 St John XXIII Parish
- 5 The Church of Jesus Christ of the Latter-day Saints

## Human Services

- 1 The Neighbourhood Organization (TNO)
- 2 Flemingdon Food Bank
- 3 Ariana Walk-In Clinic
- 4 Don Mills Medical Clinic & Family Care Centre
- 5 Flemingdon Health Centre
- 6 Aristo Wellness Centre
- 7 Skills for Change
- 8 Valley Park Healthcare Centre

# APPENDIX B: CONTACT INFORMATION

Contact	Information
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