



Community Services & Facilities Study

**1543, 1545, 1547, 1549 & 1551
The Queensway and
66 & 76 Fordhouse Boulevard**

City of Toronto

Prepared For
Community Affordable
Housing Solutions

December 2024



Job Number

2110

www.bousfields.ca

Urban Planning
Urban Design
Community Engagement

Toronto Office

3 Church Street, Suite 200
Toronto, ON
M5E 1M2

416.947.9744

Hamilton Office

1 Main Street East, Suite 200
Hamilton, ON
L8N 1E7

905.549.3005

Table of Contents

1 Introduction	1
1.1 Overview	2
1.2 Proposed Development	2
1.3 Study Area	3
1.4 Methodology	3
2 Demographic Profile Area	4
2.1 Etobicoke City Centre Neighbourhood	5
2.2 Population	6
2.3 Family Composition	7
2.4 Dwelling Characteristics	8
2.5 Socio-Economic Characteristics	10
2.6 Immigration & Diversity	12
2.7 Mother Tongue	13
3 Nearby Development Activity	14
4 Community Services and Facilities	21
4.1 Schools	22
4.2 Child Care Services	28
4.3 Libraries	32
4.4 Recreation	33
4.5 Parks	34
4.6 Human Services	35
5 Conclusion	37
5.1 Neighbourhood Demographics	38
5.2 Nearby Development Activity	39
5.3 Community Services and Facilities	39
5.4 Conclusion	41

The background of the slide features a photograph of hands pinning a map. The image is heavily overlaid with a semi-transparent purple color. In the foreground, a hand is shown placing a pushpin into a map. Another hand in the background is also working with a pushpin. The map itself shows various geographical features and lines. Overlaid on the left side of the image is a large white circle containing the number '1'. To the right of this circle, the word 'Introduction' is written in a white, sans-serif font.

1

Introduction

1.1 Overview

This Community Services and Facilities ("CS&F") Study was prepared by Bousfields Inc. to provide a review of the key community services and facilities that are available to residents in the vicinity of a 2.15 hectare property, municipally known as 1543-1551 The Queensway & 66-76 Fordhouse Boulevard in the City of Toronto (the "subject site"). The subject site is located on the south side of The Queensway roughly halfway between Kipling Avenue and The East Mall in Ward 3 in Etobicoke.

Key services include publicly funded schools, childcare facilities, public libraries, parks, community recreation centres and human services. The purpose of this report is to identify the range of existing CS&F resources that are available within the Study Area, as defined in Section 1.4 below, to evaluate the ability of these services to accommodate growth, to identify any existing priorities, and to determine the demand for new services resulting from the development proposal for the subject site.

1.2 Proposed Development

The proposal entails the comprehensive redevelopment of the subject site containing one new public road and two public laneways, a 3,755-square-metre community space for Haven on The Queensway, 630 square metres of space dedicated to a Habitat for Humanity ReStore space, 700 square metres daycare facility, 342 units of affordable housing, 1,477 residential units, and a 1,322-square-metre public park.

The proposal includes four residential mixed-use buildings with heights ranging from 30 to 45 storeys. Collectively, the buildings contain a total of 1,819 dwelling units, including 342 affordable housing units. The total gross floor area of 131,424 square metres is comprised of 126,338 square metres of residential gross floor area, including 23,651 square metres of affordable housing residential gross floor area, and 3,755 square metres of Haven on The Queensway community space, 630 square metres of ReStore Habitat gross floor area and 700 square metres of daycare gross floor area, resulting in a density of 8.9 floor space index ("FSI").

The proposal was designed as a complete community with the goal of providing much needed affordable housing and community space for the expansion of the Haven on The Queensway facility. This goal includes the provision of a mixed-use mixed income community with community services and residential uses.

The proposed residential unit mix includes 29 studio/bachelor units, 1,276 one-bedroom units, 310 two-bedroom units, 181 three-bedroom units, and 23 townhouse units.

1.3 Study Area

The Study Area ("Study Area") (see **Figure 1**), as determined in consultation with City staff, is generally defined by Dundas Street W to the north; Etobicoke Creek to the west; Gardiner Expressway to the south and Islington Avenue to the east.

The subject site is located within the boundaries of the Etobicoke City Centre Neighbourhood (#159) at the southern edge of the neighbourhood. Hence, the Demographic Profile Section (Section 2.0) is based on the Etobicoke City Centre Neighbourhood Profile.

While the subject site is located in the Etobicoke City Centre Neighbourhood, this CS&F considers the proximity of the subject site to the Alderwood Neighbourhood. The subject site is located close to the Gardiner Expressway which forms the southern boundary of the Etobicoke City Centre Neighbourhood. The Gardiner Expressway is a logical boundary for a neighbourhood area as it creates a physical barrier, however, two underpasses at The East Mall (approximately 651 metres directly west) and Wickman Road (approximately 497 metres directly east) provide connections to community services and facilities in the Alderwood Neighbourhood which are closer to the subject site than those in the Etobicoke City Centre Neighbourhood.

1.4 Methodology

This report includes an inventory of key publicly funded services and facilities in the Study Area including schools, childcare facilities, community centres, parks and libraries, as well as details on other organizations that provide services to the public including human (social) services. This information has been collected from a variety of sources including the City of Toronto’s website and other online resources. Data on enrolment, capacity, service boundaries and types of programs has been included where available.

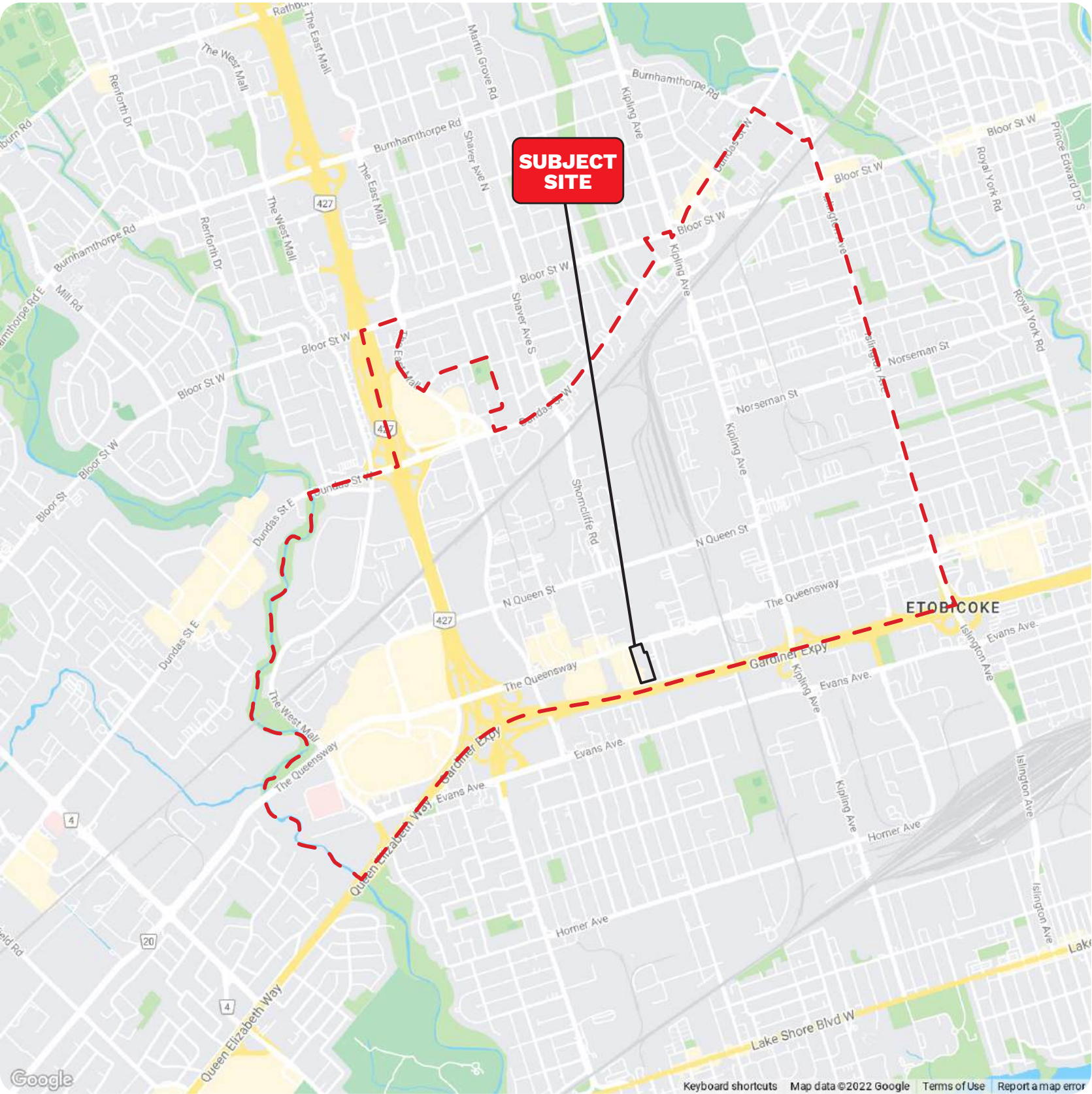


Figure 1 - Study Area



2

Demographic Profile Area

The demographic profile in Section 2 is based on the 2016 and 2021 Neighbourhood Profile for the Etobicoke City Centre neighbourhood, as prepared by the City of Toronto and the 2016 and 2021 City of Toronto Census Profile.

2.1 Etobicoke City Centre Neighbourhood

The Subject Site is located within the Etobicoke City Centre neighbourhood as defined by the City of Toronto. The following demographic profile is based on data from the 2016 and 2021 Etobicoke City Centre Neighbourhood Profile prepared by the City of Toronto (**Figure A2**), in comparison to data from the 2016 and 2021 City of Toronto Census Profile.

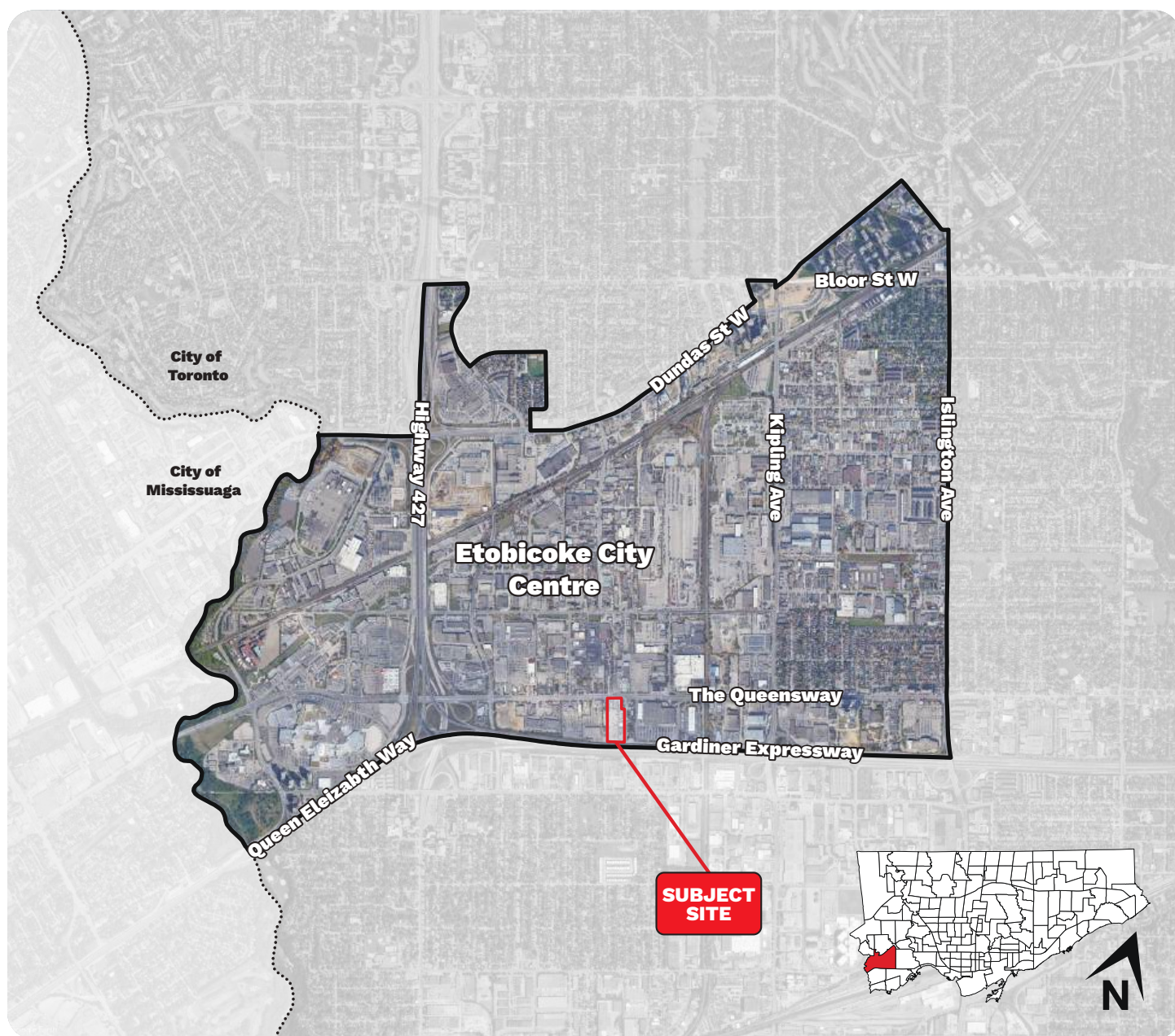


Figure 2 - Study Area

2.2 Population

The population of the Etobicoke City Centre was approximately 20,365 in 2016 and 23,600 in 2021, representing a 15.9 percent population increase. Meanwhile, between 2016 and 2021, the population of the City of Toronto increased by 62,825 people, representing a 2.3 percent increase in population.

It is notable that the Etobicoke City Centre neighbourhood had approximately 11 and 12.3 percent more "Working Age (25-54)" people compared to the City of Toronto in 2016 and 2021, respectively. In both 2016 and 2021, the Etobicoke City Centre neighbourhood also had a smaller proportion of "Children (0-14)" relative to the City of Toronto. While the proportion of the "Pre-Retirement (55-64)" group decreases from 2016 to 2021 in the Etobicoke City Centre neighbourhood, the opposite trend occurs in the City of Toronto with this same age group showing an increase.

Table 1 - Population by Age Group (2016 and 2021 Census and Neighbourhood Profiles)

Age Group	Etobicoke City Centre (2016)		Etobicoke City Centre (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Children (0-14)	2,285	11%	2,785	11.8%	398,135	15%	388,422	13.9%
Youth (15-24)	1,995	10%	1,930	8.2%	340,270	12%	321,356	11.5%
Working Age (25-54)	11,415	56%	13,510	57.2%	1,229,555	45%	1,254,686	44.9%
Pre-Retirement (55-64)	2,175	11%	2,355	10.0%	336,670	12%	368,861	13.2%
Seniors (65 +)	2,495	12%	3,015	12.8%	426,945	16%	461,076	16.5%
Total	20,365	100%	23,600	100%	2,731,575	100%	2,794,400	100%

2.3 Family Composition

Table 2 illustrates the family size composition of the Etobicoke City Centre neighbourhood compared to the City of Toronto in 2016 and 2021.

In 2016, the Etobicoke City Centre neighbourhood had a significantly smaller proportion of couples with children (34 percent compared to 44 percent in 2016 and 34 percent compared to 43 percent in 2021) and a larger proportion of couples with no children (47 percent compared to 35 percent in 2016 and 49 percent compared to 37 percent in 2021). In addition, there was a larger proportion of 2 people households and a smaller proportion of 4 people households in the Etobicoke City Centre compared to the City in both 2016 and 2021.

Table 2 - Census Families by Family Type & Size (2016 and 2021 Census and Neighbourhood Profiles)

Category	Etobicoke City Centre (2016)		Etobicoke City Centre (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Total Number of Census Families	5,460	100%	5750	100%	718,755	100%	733,220	100%
Couples with children	1,850	34%	1965	34.2%	316,070	44%	313,180	42.7%
Couples with no children	2,585	47%	2810	48.9%	250,085	35%	267,410	36.5%
Lone parent families	1,025	19%	970	16.9%	152,600	21%	152,635	20.8%
2 people	3,270	60%	3790	59.7%	344,110	48%	362,160	49.4%
3 people	1,225	23%	1555	24.5%	174,600	24%	174,070	23.7%
4 people	745	14%	790	12.4%	143,250	20%	141,635	19.3%
5 or more people	210	4%	210	3.3%	56,795	8%	55,360	7.6%

As illustrated in **Table 3** below, the most common marital status in the Etobicoke City Centre neighbourhood in 2016 and 2021 was "Married" (40 percent), with the second most common being "Never Married" (34 percent). This same trend can be identified in the City of Toronto in both years. Overall, compared to Toronto, the Etobicoke City Centre neighbourhood had a lower proportion of people that were "Married" and greater proportion of people with a "Common Law" marital status in both years.

Table 3 - Marital Status for the Population over 15 years old (2016 and 2021 Neighbourhood Profiles and Census)

Marital Status	Etobicoke City Centre (2016)		Etobicoke City Centre (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Married	7,215	40%	8,395	40%	1,011,190	43%	1,020,980	42%
Common Law	1,900	11%	2,345	11%	170,175	7%	192,430	8%
Never Married	6,065	34%	7,040	34%	806,270	35%	853,580	35%
Separated	645	8%	640	3%	68,715	3%	67,320	3%
Divorced	1,445	3%	1,520	7%	152,000	7%	154,535	6%
Widowed	795	4%	875	4%	125,100	5%	121,210	5%

2.4 Dwelling Characteristics

As illustrated in **Table 4**, most dwellings within the Etobicoke City Centre neighbourhood were apartment buildings greater than 5 storeys (84 percent in 2016 and 85 percent in 2021). The second most common dwelling type in 2016 and 2021 was single-detached houses (9 percent).

The Etobicoke City Centre neighbourhood had a significantly larger proportion of apartment buildings greater than 5 storeys and a smaller proportion of single-detached houses, compared to the City in 2016 and 2021. The Etobicoke City Centre neighbourhood had a significantly smaller proportion of apartment buildings under 5 storeys in 2016 and 2021 relative to the City. The Etobicoke City Centre neighbourhood and City of Toronto both show an increase in the proportion of apartment buildings greater than 5 storeys from 2016 to 2021.

Table 4 - Private Dwellings by Structure Type (2016 and 2021 Census and Neighbourhood Profiles)

Dwelling Category	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
Single-detached house	9%	9%	24%	23%
Semi-detached house	1%	1%	6%	6%
Row house	4%	3%	6%	5%
Apartment, detached duplex	1%	1%	4%	4%
Apartment building, <5 storeys	1%	1%	15%	14%
Apartment building, 5+ storeys	84%	85%	44%	47%

As depicted in **Table 5**, the split between owner and renter households in the Etobicoke City Centre was 50-50 percent in 2016 and 2021.

In both 2016 and 2021, the City of Toronto had a lower proportion of renter households (47% and 48% respectively) compared with Etobicoke City Centre.

Table 5 - Dwelling Tenure (2016 and 2021 Census and Neighbourhood Profiles)

Dwelling Tenure	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
Renter households	50%	50%	47%	48%
Owner households	50%	50%	53%	52%

The Etobicoke City Centre neighbourhood had an average household size of 2.0 persons per household in 2016 and 2021, which was lower than the City of Toronto average (2.4 persons in 2016 and 2021).

2.5 Socio-Economic Characteristics

In terms of neighbourhood income levels, **Table 6** below outlines the number of private households within each income bracket within the neighbourhood and the City. For these purposes, "household" refers to a person or group of persons who occupy the same dwelling.

The household income levels the Etobicoke City Centre and the City are comparable throughout all income brackets in both 2016 and 2021. A notable trend identifiable in the both the Etobicoke City Centre and the City is a decreasing proportion of households in the \$80,000 and over category from 2016 to 2021 and similarly an increasing proportion of households earning \$20,000 - \$49,999.

Table 6 - Household Income (2016 and 2021 Census and Neighbourhood Profiles)

Household Income Level	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
Under \$10,000	5%	7%	5%	9%
\$10,000 - \$19,999	9%	10%	8%	12%
\$20,000 - \$49,999	23%	35%	25%	37%
\$50,000 - \$79,999	25%	22%	21%	18%
\$80,000 and over	39%	22%	41%	20%

The data regarding education level and labour force has been recorded from the 2016 and 2021 Census and Neighbourhood Profiles is presented in **Table 7** below.

The distribution of educational level was comparable between the Etobicoke City Centre neighbourhood and the City of Toronto in 2016 and 2021. The Etobicoke City Centre neighbourhood had notably smaller proportions of people with no certificate, diploma or degree in 2016 and 2021 (5 and 4 percent compared to 10 percent) and no high school diploma (17 and 15 percent compared to 20 and 19 percent) compared to the City of Toronto. The proportion of people with bachelors' degrees and university above bachelor level as their highest educational attainment are higher in the Etobicoke City Centre neighbourhood than the City in both 2016 and 2021.

Table 7 - Highest Educational Attainment for Population aged 25-64 (2016 and 2021 Census and Neighbourhood Profiles)

Education Level	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
No certificate, diploma or degree	5%	4%	10%	10%
High School	17%	15%	20%	19%
Apprenticeships or trades	4%	3%	4%	3%
College, CEGEP, other	20%	19%	18%	17%
University certificate or diploma below bachelor level	3%	3%	3%	3%
Bachelors' degree	33%	34%	28%	31%
University above bachelor level	17%	21%	16%	19%

Table 8 illustrates the participation rate, the employment rate, and the unemployment rate of residents 15 years or older. Between the Etobicoke City Centre neighbourhood and the City of Toronto in 2016, the neighbourhood had a higher participation rate (73.0 percent), a higher employment rate (67.8 percent), and a lower unemployment rate (7.1 percent).

Between the Etobicoke City Centre neighbourhood and the City of Toronto in 2021, the same trends can be identified. It can be noted that the participation rate stayed relatively similar from 2016 to 2021 in the Etobicoke City Centre while the employment rate decreased and the unemployment rate increased in the Etobicoke City Centre and the City.

Table 8 - Labour Force Status (2016 and 2021 Census and Neighbourhood Profiles)

Status	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
Participation Rate	73.0%	73.5%	64.7%	63.9%
Employment Rate	67.8%	65.4%	59.3%	55.0%
Unemployment Rate	7.1%	11.1%	8.2%	13.9%

2.6 Immigration & Diversity

As illustrated in **Table 9**, in 2016 and 2021 the Etobicoke City Centre neighbourhood had a lower proportion of the population who identified as visible minorities (44 and 50.4 percent) compared to the City as a whole (52 and 56 percent).

In both 2016 and 2021, the Etobicoke City Centre neighbourhood and the City have comparable percentages of those born in Canada, 1st generation residents, and non-permanent residents while the neighbourhood has a higher percentage of those that arrived between 2016 and 2021 (12% in both years compared to 7% for Toronto).

Table 9 - Visible Minorities & Period of Immigration (2016 and 2021 Census and Neighbourhood Profiles)

Measure	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
	%	%	%	%
Visible Minority as a percentage of the population	44%	50.4%	52%	56%
Born in Canada	46%	46%	48%	48%
1 st Generation Residents	53%	55%	51%	53%
Arrived between 2016 to 2021	12%	12%	7%	7%
Non-permanent Residents	6%	6%	5%	5%

2.7 Mother Tongue

Table 10 indicates that half of the population in the Etobicoke City Centre neighbourhood had a Non-Official Language as their mother tongue in 2016. When compared to the City of Toronto as a whole, the Etobicoke City Centre neighbourhood had a lower proportion of residents with English as a mother tongue (48 percent compared to 50 percent in 2016 and 50 percent compared to 54 percent in 2021). Conversely, there is a greater proportion of residents that had a Non-Official Language as their mother tongue, with 50 percent and 49 percent within the Etobicoke City Centre neighbourhood and 46 percent and 45 percent in the City of Toronto in 2016 and 2021 respectively.

With respect to non-English mother tongue languages in the neighbourhood, Korean is the top language in both 2016 and 2021 and not included in the top 5 in Toronto. Similarly, Polish, Russian, and Ukrainian are included in the top 5 languages in 2016 and/or 2021 but are not one of the top 5 language in the City of Toronto in those same years.

Table 10 - Mother Tongue (2016 and 2021 Census and Neighbourhood Profiles)

	Etobicoke City Centre (2016)	Etobicoke City Centre (2021)	City of Toronto (2016)	City of Toronto (2021)
English	48%	50%	50%	54%
French	1%	1%	1%	1%
Non-Official Language	50%	49%	46%	45%
Top 5 non-English mother tongue languages				
1	Korean (975)	Korean (950)	Cantonese (114,670)	Mandarin (112,620)
2	Spanish (760)	Spanish (895)	Mandarin (111,405)	Cantonese (103,530)
3	Portuguese (665)	Portuguese (855)	Tagalog (83,230)	Tagalog (82,185)
4	Polish (640)	Ukrainian (535)	Spanish (72,855)	Spanish (78,575)
5	Russian (545)	Russian (535)	Italian (62,635)	Portuguese (60,360)

A low-angle, upward-looking photograph of a construction site. A large tower crane is the central focus, extending from the bottom left towards the top right. The background shows the skeletal frame of a multi-story building under construction, with concrete and brickwork visible. The entire image has a warm, orange-yellow color overlay.

3

Nearby Development Activity

As of November 2024, there were 24 active or recently approved development applications within the Study Area. The details of each of these applications is provided in **Table 11** below. **Table 12**, which follows, indicates the details relating to the Section 37 contributions that were recently secured from nearby approved developments.

Table 11 - Nearby Development Applications within the Study Area (City of Toronto)

Address	Development Status	By-Law	Unit Count	Type	Tenure	GFA (m2)	Height (ST)	Unit Mix		Estimated Population
925 Kipling Ave,	Under Review (NOAC issued for Block 1)	-	720	Retail Commercial	?	63,144	29	1B	344	1,354.2
								2B	268	
								3B	88	
								4B	10	
1750 The Queensway	OLT Approved (Decision issued March 16, 2021)	-	2,135	Residential Commercial	Condo Rental	169,148	27 (3 buildings)	2135		5,166.7
25 The West Mall	Under Review (Appealed)	-	6,278	Residential Retail	Condo Rental	569,362	45 storeys and lower (15 towers)	1B	3,717	11,210.9
								2B	1,932	
								3B	629	
250 The East Mall	Under Review	-	5,268	Residential Retail Others	Condo Rental	409,056	25, 29, 17 43, 48, 42, 11, 12, 35	1B	2986	9,497.6
								2B	1757	
								3B	525	
2 and 10 East Mall Crescent	City Council Approved	136-2024	606	Residential Retail	Condo	40,900	33, 9	B	32	716.9
								1B	379	
								2B	127	
								3B	68	
5251 Dundas Street West	City Council Approved. 2 CofA decisions in 2024	410-2023	563	Residential Retail	Condo	34,641	50	B	67	954.3
								1B	323	
								2B	128	
								3B	45	
5507 5509 Dundas Street West	Council Approved	55-2021, 56-2021	259	Residential Retail	Rental	21,736	22	1B	156	461.7
								2B	76	
								3B	27	
5415 Dundas Street West	Council Approved (Constructed)	206-2022	2,795	Residential Retail Office	Condo	233,493	44, 42, 40, 37, 34, 32, 28, 26	1B	1746	5,117.3
								2B	827	
								3B	302	
1325 The Queensway	OLT Approved October 17, 2023	-	1,187	Residential Retail Others	Condo	78,860	11, 35, 46	B	72	2,107.9
								1B	702	
								2B	287	
								3B	136	

Table 11 - Nearby Development Applications within the Study Area (City of Toronto)

Address	Development Status	By-Law	Unit Count	Type	Tenure	GFA (m2)	Height (ST)	Unit Mix		Estimated Population
12 Cordova Avenue	OLT Approved	1275-2022	327	Residential	Condo	26,135	27	B	164	480.2
								1B	131	
								2B	32	
25 Mabelle Avenue	OLT Approved	80-2023	486	Residential Retail	Condo	39,859	49	1B	257	881.7
								2B	188	
								3B	41	
3326 Bloor Street West and 1226 Islington Avenue	City Council Approved	486-2024 and 487-2024	1,415	Residential Retail Office Retail	Condo Rental	125,988	55, 41, 34, 32	1B	776	2,573.3
								2B	494	
								3B	145	
56 Fieldway Road	City Council Approved	963-2023	1,297	Residential Office Others	Condo	91,715	42, 34, 23, 12	B	47	2,324.7
								1B	713	
								2B	404	
								3B	133	
36 and 38 Fieldway Road	Council Approved	959-2022	131	Residential	Condo	9,346	10	B	3	230.4
								1B	78	
								2B	38	
								3B	12	
3429 Bloor Street West	OLT Approved	884-2021, 885-2021	153	Residential Retail	Other	14,855	14	B	105	241.5
								1B	12	
								2B	37	
1048 Islington Avenue	Under Review	-	175	Residential	Condo	12,517	10	1B	124	299.7
								2B	32	
								3B	19	
30 and 44 Zorra Street	City Council Approved (Under Construction)	763-2020	459	Residential	Condo	31,059	35	B	28	866.8
								1B	175	
								2B	211	
								3B	45	
1045 The Queensway	OLT Approved	-	284	Residential Retail	-	23,477	12	B	14	516.2
								1B	152	
								2B	82	
								3B	36	
10-18 Zorra Street	City Council Approved	1286-2023	319	Residential Commercial	Condo	24,644	28	B	34	605.3
								1B	134	
								2B	98	
								3B	53	

Table 11 - Nearby Development Applications within the Study Area (City of Toronto)

Address	Development Status	By-Law	Unit Count	Type	Tenure	GFA (m2)	Height (ST)	Unit Mix	Estimated Population
1001-1037 The Queensway	Approved (under construction)	212-2022	545	Residential Commercial/retail	Condo	15,300	10, 17	B 0 1B 352 2B 137 3B 56	954.1
40-60 St. Lawrence Avenue (and 1061 The Queensway)	Under Review (Appealed)	-	1,166	Residential Retail	Condo	72,519	26, 34, 43	B 111 1B 649 2B 261 3B 145	2061.6
1025 The Queensway	Under Review	-	4,222	Residential Commercial/Retail Employment	Condo	346,247	18 to 46 (ten residential buildings)	B 633 1B 2,111 2B 1,056 3B 422	7,367.4
1306-1310 The Queensway	Approved	199-2022	840	Residential Commercial	Condo	67,458	24 and 35 (towers)	B 93 1B 467 2B 193 3B-87	1,459
1156 the Queensway	Under Review	-	208	Residential Commercial		13,200	11	B 34 1B 116 2B 35 3B - 23	354.8
SUBTOTAL	-	-	31,838	-	-	-	-	-	57,804.2
1543-1551 The Queensway And 66-76 Fordhouse Blvd (Subject Site)	The Proposal	-	1,819	Residential Commercial Institutional	Condo and Rental	131,424	30, 35, 40, 25	B 29 1B 1,276 2B 310 3B 181 Towns - 23	3,101.2
GRAND TOTAL	-	-	33,657	-	-	-	-	-	60,905.4

Table 12 - Section 37 Contributions from Nearby Approved Development Application

Address (By-law Number)	Section 37 Benefits
3429 Bloor Street West (885-2021)	<ul style="list-style-type: none"> • a cash contribution of \$1,000,000 towards community facilities, park improvements and local traffic calming in the vicinity of the Lands
5507 and 5509 Dundas Street West (55-2021)	<ul style="list-style-type: none"> • financial contribution of \$1,000,000 toward capital improvements related to one or more of the following within the Ward: <ul style="list-style-type: none"> - Village of Islington BIA; - Etobicoke Centre Six Points Park; - Etobicoke Civic Centre Library and Community Centre; - Local non-profit child care facilities; - Wedgewood Pool; and - Local park and streetscape improvements. • Public Art contribution of \$500,000 on public art program terms set out in the Section 37 Agreement • The owner shall provide and maintain at least six (6) affordable rental dwelling units within the proposed mixed-use building on the lot • 177 square metre POPS
5415 Dundas Street - By-law 206-2022	<ul style="list-style-type: none"> • a cash contribution of \$1,600,000.00 toward capital improvements for one or more of the following within the Ward: <ul style="list-style-type: none"> - local traffic calming projects; - local park improvements, including the new Etobicoke Centre public park; - new child care and community recreational centre proposed to be included in the new Etobicoke Civic Centre; - local non-profit child care facilities; and - streetscape improvements in the local area. • cash contributions to the City in the following amounts: <ul style="list-style-type: none"> - \$625,000.00 as originally secured pursuant to By-law 769-2016; and - \$250,000.00 as originally secured pursuant to By-law 1100-2016, • 2 POPS: 711.7 square metres and 460.5 square metres

Table 12 - Section 37 Contributions from Nearby Approved Development Application

Address (By-law Number)	Section 37 Benefits
12 Cordova Avenue (1275-2022)	<ul style="list-style-type: none">• cash contribution of \$1,430,000 to be allocated towards capital facilities within the vicinity of the Property• 160 square metre POPS area
30 and 44 Zorra - By-law 763-2020	<ul style="list-style-type: none">• a cash contribution of \$1,370,000.00 to be used by the City towards local improvements within the vicinity of the Site;
1001-2037 The Queensway (By-law 212-2022)	<ul style="list-style-type: none">• cash contribution of \$1,500,000 to be directed in consultation with the Ward Councillor toward streetscape improvements in the area along The Queensway, connections to the Mimico Trail and other community improvements in the immediate vicinity.• cash contribution of \$750,000 to be directed in consultation with the Ward Councillor toward Public Art to be used to fund On-Site public art pursuant to a Public Art Plan.• 12 affordable rental dwelling units within an approved development on the lands consisting of 6 one-bedroom units, 5 two-bedroom units and 1 three-bedroom unit. To be maintained as rental for a minimum of 20 years and maintained with a affordable rents for a minimum of 15 years.
1036-1310 The Queensway (By-law 199-2022)	<ul style="list-style-type: none">• Cash contribution of \$4,000,000 towards one or more of the following capital improvements within the Ward:<ul style="list-style-type: none">- Streetscape improvements in the area bounded by Bloor Street West to The Queensway and Islington Avenue and The East Mall;- Improvements to local parks and trails (located in Ward 3);- Provision of a splash pad at the proposed on-site public park;- Local community centres; and- Public art on the site at the south-west corner of Queensway and Islington at 1001 to 1037 The Queensway.

The proposed development is projected to yield approximately 3,101 persons. Estimated population was calculated by building and unit type according to the City of Toronto's Design Criteria for Sewers and Watermains. The relevant rates are:

- 3.7 ppu for 4-bedroom apartment units;
- 3.1 ppu for 3-bedroom apartment units;
- 2.1 ppu for 2-bedroom apartment units;
- 1.4 ppu for 1-bedroom or bachelor apartment units; and
- 2.7 for townhouse units.

In our opinion, this is a reasonable estimate considering the proposed unit mix. It should be noted that the projection population increase from the developments detailed in **Table 11** would occur incrementally as these developments are at different points in the review process and will be constructed with different timelines in response to the market demands and other factors. **Table 13** provides a breakdown of the population increase by the status of the developments listed above.

Table 13 - Estimated Population Increase by Development Status (City of Toronto)

Development Status	# of Projects	# of Units	Estimated Population
Proposed (Application Under Review or Appeal)	7	18,037	32,146.2
Approved	14	10,002	18,719.8
Under Construction or Built	3	3,799	6,938.2
Total	24	31,838	57,804.2

As demonstrated in **Table 13**, the estimated population resulting from the developments in the Study Area is 55,804 persons (excluding the subject site), the majority of which (32,146 persons) are associated with developments that are proposed and under review. It is our opinion that the increase in area population resulting from these developments will occur incrementally. With respect to those developments which are under review or appeal, it is noted that in Toronto, the time between filing an application and resident occupation is typically around 5 years. Further, there is a possibility that some of these proposed developments may not be approved as per what is currently proposed.



4

Community Services and Facilities

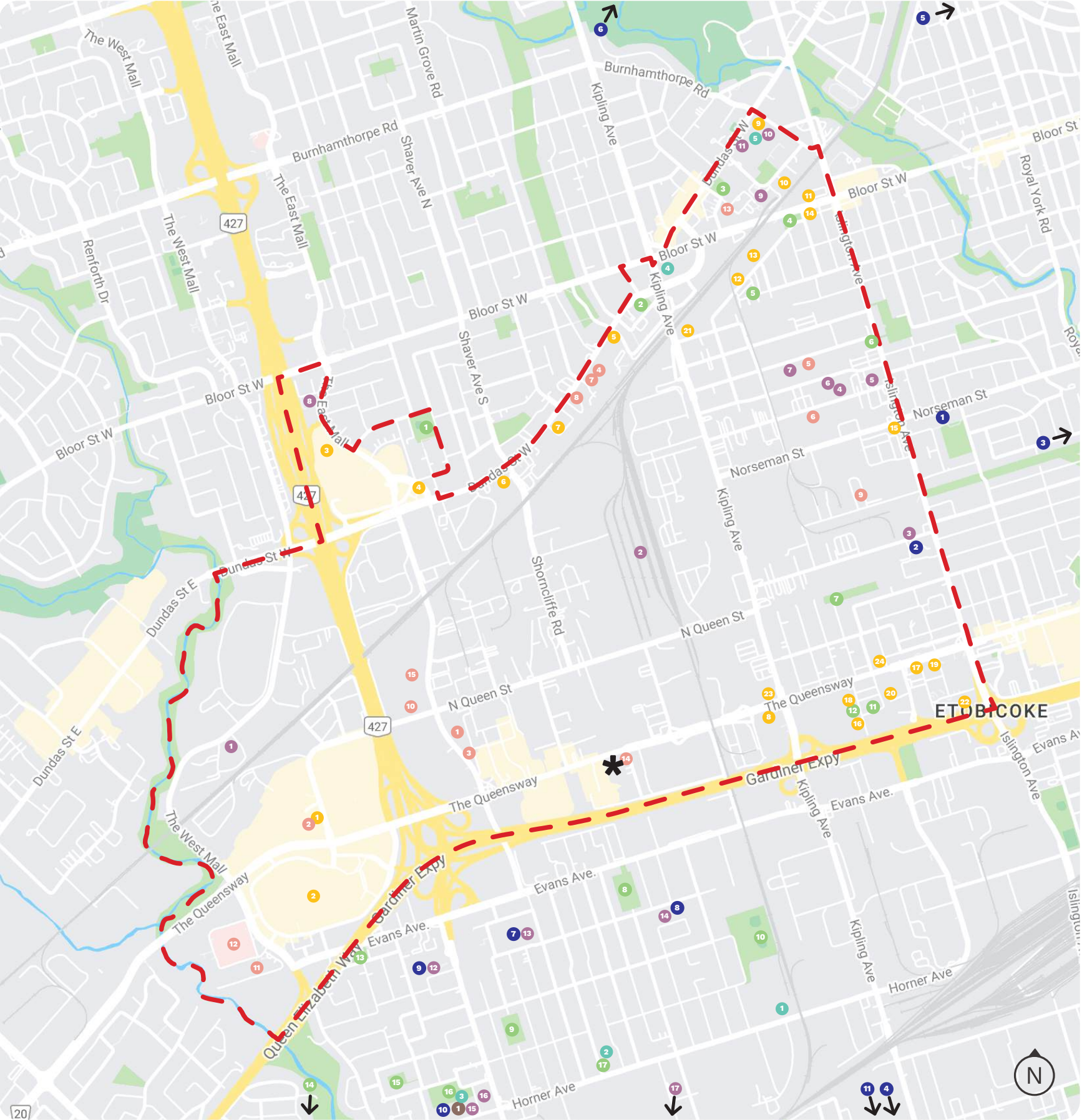
The following is an inventory of the community facilities and service agencies within or directly adjacent to the Study Area that are available to current and future residents of the subject site and surrounding area **(Figure A3)**. Descriptions of the type of services and programs offered at different organizations or facilities are provided.

4.1 Schools

Table 14 outlines the capacities, enrolments, and utilization rates for schools within the catchment areas for the Toronto District School Board (TDSB), while **Table 15** outlines the same for the Toronto Catholic District School Board (TCDSB). Contact with the School Boards was made in November 2024. In addition to the school data, staff provided the yield factor/pupil yield figures for the proposed development based on a total of 1,819 residential units.

Table 14 - Capacity and Enrolment Number for TDSB Schools

School	Capacity	Full-Time Enrolment	Utilization Rate	Portables
Public Elementary School				
Norseman JMS (6-8) 105 Norseman Street	797	868	109%	-
Public Secondary School				
Lakeshore CI (9-12) 350 Kipling Avenue	1,122	650	58%	-
TOTAL	1,919	1,518	79%	-



Community Services and Facilities Map

- Study Area
- Surrounding Developments

1. 1750 The Queensway

2. 25 The West Mall

3. 250 The East Mall

4. 2 East Mall Crescent

5. 5251 Dundas Street West

6. 5509 Dundas Street West

7. 5415 Dundas Street West

8. 1325 The Queensway

9. 12 Cordova Avenue

10. 25 Mabelle Avenue

11. 3326 Bloor Street West

12. 56 Fieldway Road

13. 36 Fieldway Road

14. 3429 Bloor Street West

15. 1048 Islington Avenue

16. 30 Zorra Street

17. 1045 The Queensway

18. 10-18 Zorra Street

19. 1001-1037 The Queensway

20. 40-60 St. Lawrence Avenue & 1061 The Queensway

21. 3741, 3699 Bloor St W, 925 Kipling Ave, 5207 Dundas St W

22. 1025 The Queensway

23. 1306-1310 The Queensway

24. 1156 The Queensway
- Community Centres

1. Horner Avenue Seniors Centre

2. Franklin Horner Community Centre Alderwood centre

3. New Etobicoke Civic Centre

4. Islington Community School
- Libraries

1. Alderwood Library
- Schools

1. Norseman JMS

2. Holy Angels

3. Bishop Allen

4. Father John Redmond

5. Loretto College

6. Chaminade

7. Landor Jr Middle School

8. New Haven Learning Centre

9. St Ambrose Catholic School Elementary School

10. Sir Adam Beck Junior School

11. Lakeshore CI
- Subject Site
- Child Care Services

1. Sunshine Kids

2. Hydro Bright Lights Childcase Centre

3. Islington Village Childcare Centre

4. Teddy Bear Educare Advance

5. Kids Club Daycare & Learning Centre (OpAaa Childrens Inc.)

6. Learning Garden Childcare

7. Caterpillar & Co

8. Plasp St. Elizabeth Catholic School

9. Wintegration

10. Plasp Islington Junior Middle School

11. Willobrae Academy Etobicoke

12. St.Ambrose Ymca

13. Plasp Lanor Junior Middle School

14. Sonechko Day Care

15. Alderwood Action After School

16. Rhyme & Reason Day Care

17. Vincent Massey Childcare Center
- Human Services

1. George Hull Centre for Children and Families

2. PKD Foundation of Canada

3. Community Living Toronto

4. PTP – Adult Learning and Employment Programs

5. WoodGreen Community Services

6. Ontario Track 3 Ski Association for the Disabled

7. South Etobicoke Community Legal Services

8. Immigration, Refugees and Citizenship Canada, Greater Toronto Area

9. Canadian Tibetan Association of Ontario

10. Montage Support Services

11. Dorothy Ley Hospice

12. Trillium Health Partners, Queensway Health Centre

13. Labdara Lithuanian Nursing Home

14. Haven on the Queensway

15. Second Harvest Canada
- Parks & Amenities

1. Silverhill Park

2. Six Points Park

3. Michael Power Park

4. Kenway Park

5. Fieldway Parkette

6. Chauncey - Islington Parkette

7. Queensland Park

8. Douglas Park

9. Alderwood Memorial Park

10. Connorvale Park

11. Senator Marian Maloney Park

12. Zorra Park

13. Bisset Park

14. Etobicoke Valley Park

15. Delma Park

16. Sir Adam Beck

17. Franklin Horner Community Centre Park

According to the Toronto District School Board Information Request Response dated November 27, 2024, there is one (1) elementary and one (1) secondary school serving the subject site. The elementary school, Norseman Junior Middle School has a utilization rate of 109 percent. The secondary school, Lakeshore Collegiate Institute has a utilization rate of 58 percent. TDSB provides that the application is located in a community experiencing residential intensification and population growth that is presenting accommodation challenges at local schools. Furthermore, TDSB notes that they have a study planned for 2031-2032 to explore a review of the junior and middle school boundaries of Norseman JMS, Park Lawn JMS and Sunnylea Jr. PS, specifically the divided junior attendance area of Sunnylea Jr PS.

Table 15 - Capacity and Enrolment Number for TCDSB Schools

School	Capacity	Full-Time Enrolment	Utilization Rate	Portables
Catholic Elementary School				
Holy Angels (JK-8) 65 Jutland Road	366 (600 for 2024 2025 school year)	527	144% (projected 87.8% utilization in 2024-2025 with opened school expansion)	9
Mixed Gender Catholic Secondary Schools				
Bishop Allen (9-12) 721 Royal York Road	717	1,482	206.7%	24
Father John Redmond (9-12) 28 Colonel Samuel Smith Park Drive	999	1,121	112.2%	0
Single Gender Catholic Secondary School				
Loretto College - Female Gender (9-12) 151 Rosemount Avenue	567	417	73.5%	0
Chaminade - Male Gender (9-12) 490 Queens Drive	531	864	162.7%	5
TOTAL	2,814	3,884	138%	29

There is one (1) Catholic elementary school serving the subject site, Holy Angels which serves students in junior kindergarten through to grade 8. Since September 2024, the expanded Holy Angels school has been opened with a capacity of 600 students. Based on current enrolment data for the 2023-2024 school year, the school is reported to be oversubscribed with a utilization rate of 144 percent, however, the school is projected to have a utilization rate of 87.8% in the 2024-2025 school year now that the school expansion is complete and currently in use for the 2024-2025 school year.

There are two (2) mixed gender Catholic secondary schools and two (2) single gender Catholic secondary schools also serving the subject site. The mixed gender secondary schools, Bishop Allen and Father John Redmond, have utilization rates of 206.7 percent and 112.2 percent respectively. It is noted that Bishop Allen School serves students residing anywhere in the City of Toronto as opposed to students exclusively residing in a prescribed catchment area, which explains existing overcapacity.

Regarding single-gender secondary schools, Loretto College (female gender) is operating below capacity at 73.5 percent while Chaminade (male gender) is operating above capacity with a utilization rate of 162.7 percent. Most of the Catholic secondary schools in the catchment area are over-capacity. In October of 2020, the Ontario Government announced that the TCDSB will receive funding from the Capital Priorities Program including an investment of \$36 million for Bishop Allen Academy to build a replacement facility that will support 1,300 secondary students. It is anticipated that the new Bishop Allen Academy facility will be ready for occupancy in September 2027. Currently, Loretto College may be the only Catholic secondary school that is able to accommodate students from the proposed development. Bishop Allen Academy may be able to accommodate additional students in the future. Given the above noted delivery of the new Bishop Allen Academy facility, it is expected that students generated from the proposed development will be accommodated after the 2027 completion date, which aligns with the expected approval and construction dates of the development.

In addition, we note that there are several schools within the Alderwood Neighbourhood to the south which may accommodate future students of the proposed development or nearby developments should catchment areas change in the future.

- Sir Adam Beck Junior School (TDSB) 544 Horner Avenue
- Lanor Junior Middle School (TDSB) 450 Lanor Avenue
- St. Ambrose Catholic School Elementary School (TCDSB) 20 Coules Court
- New Haven Learning Centre for Children (Private) 301 Lanor Avenue

4.1.1 Pupil Yield

Pupil yield of the proposed development TDSB (figures provided by TDSB)

For the affordable units, pupil yields of 41 elementary students and 21 secondary students were provided.

For the market units, the following yield were provided:

- Elementary:
 - If condominium tenure: 59
 - If rental tenure: 148
- Secondary:
 - If condominium tenure: 15
 - If rental tenure: 59

Based on the pupil yield factor for dwelling units provided by TDSB staff, the proposed development would yield either 136 public school students if the market units are rental or 269 students if the market units are condominium.

The projected elementary school students generated from the proposed development would not be able to be accommodated at the existing elementary school in the catchment area as Norseman Junior Middle School has no vacancies. However, the projected secondary school students can be accommodated at Lakeshore Collegiate Institute which has an existing utilization rate of 58 percent.

Pupil yield of the proposed development TCDSB (figure supplied by TCDSB)

- Elementary: 36
- Secondary: 51

Based on the pupil yield figures provided by TCDSB, the proposed development would yield 87 Catholic school students. The projected 36 Catholic elementary school students generated from the proposed development can be accommodated at Holy Angels as the TCDSB has confirmed that the school expansion, which accommodated a total capacity of 600 students, is now complete and has been in use since September 2024. Please note that the TCDSB provided utilization rates based on the 2023-2024 school year which did not include the Holy Angels expansion, therefore we have added projected utilization rates for the 2024-2025 school year.

The projected 51 Catholic secondary school students may only be accommodated at Loretto College (female gender), as it is the only Catholic secondary school with capacity with a utilization rate of 73.5% (150 spaces). Both mixed gender Catholic secondary school have no capacity for additional students. The planned expansion of Bishop Allen Academy would generate capacity to accommodate more students. It should be noted, however, that secondary students residing in Toronto are not limited by a catchment area and they can attend any TCDSB school within the school board.

In light of the conclusions drawn from the above analysis, it is important to note that it has not been determined if potential students from this development will attend the schools listed in **Table 14** and **Table 15**. This level of detail will occur later in the application review process, when the TDSB and TCDSB determine where prospective students will attend school. Furthermore, considering that the enrolment analysis is based off of 2023-2024 school year data, it is possible that by the time the proposed development is fully realized, capacity and available student spaces may change from what has been reported in this Report.

Given the nature of the proposed development, which could take several years to obtain approvals and obtain occupancy, both the TDSB and TCDSB will have sufficient time and opportunity to make the necessary adjustments to their catchment area boundaries, adjust the grades offered at different schools and make the necessary capital investments in the area in light of both the proposed development on the subject site, as well as forthcoming developments on other landholdings in the catchment areas. Both Boards will also have time to comment on the proposed development, and work with the applicant to respond to and meet the expected demand associated with the proposed development.

4.2 Child Care Services

Table 16 provides a listing of City of Toronto child care services within the Study Area. There are a total of 17 childcare facilities within the Study Area and the Alderwood neighbourhood to the south of the study area, 6 of which provide subsidized spaces if available. Nonetheless, while the chart below notes where child care fee subsidies are available, several programs participate in the Canada-Wide Early Learning and Child Care system program which significantly reduces tuition fees and is not tied to an income threshold.

Data pertaining to each child care centre was sourced from the City of Toronto's Child Care Locator website. While the number of current vacancies is not provided for each child care centre, possible vacancies have been noted with "Yes" and "No."

Table 16 - Child Care Enrollment in the Study Area

Child Care Facility		Enrolment/Reported Vacant						
		Fee Subsidy Available	Status	Infant (0 to 18 Months)	Toddler (18 Months to 2.5 Years)	Pre-school (2.5 to 5 Years)	Kindergarten	School Age (6 to 12 Years)
St. Ambrose YMCA	No	Capacity	N/A	N/A	N/A	26	45	71
20 Coules Crt (Alderwood)		Vacancy	N/A	N/A	N/A	No	No	-
Sunshine Kids	No	Capacity	-	-	40	20	14	74
1 Westside Dr ,8		Vacancy			N/A**	N/A**	N/A**	-
Hydro Bright Lights Childcare Centre	No	Capacity	10	15	16	10	-	51
800 Kipling Ave ,KP 100 Building, Unit 5		Vacancy	N/A**	N/A**	N/A**	N/A**	-	-
Islington Village Childcare Centre	No	Capacity	20	30	40	-	-	90
112 Jutland Rd		Vacancy	N/A**	N/A**	N/A**			-
Teddy Bear Educare Advance	No	Capacity	-	15	48	-	-	63
86 Advance Rd		Vacancy		N/A**	N/A**			-
Kids Club Daycare & Learning Centre (OpAaa Childrens Inc.)	No	Capacity	10	10	74	-	15	109
104 Advance Rd		Vacancy	N/A**	N/A**	N/A**	N/A**	N/A**	-

Table 16 - Child Care Enrollment in the Study Area

Child Care Facility		Enrolment/Reported Vacant						
	Fee Subsidy Available	Status	Infant (0 to 18 Months)	Toddler (18 Months to 2.5 Years)	Pre-school (2.5 to 5 Years)	Kindergarten	School Age (6 to 12 Years)	Total
Learning Garden Childcare 69 Six Point Rd	No	Capacity	N/A	14	46			60
		Vacancy	N/A	N/A**	N/A**			-
Plasp St. Elizabeth Catholic School 5 Redcar Ave	Yes	Capacity	-	-	-	-	30	30
		Vacancy					Yes	-
Plasp Lanor Junior Middle School 450 Lanor Ave (Alderwood)	Yes	Capacity	-	-	-	13	27	40
		Vacancy		-	-	Yes	-	-
Sonechko Day Care 301 Lanor Ave (Alderwood)	No	Capacity	-	9	24	-	-	33
		Vacancy	-	N/A**	N/A**	-	-	-
*Wintegration 49 Mabelle Ave	Yes	Capacity						-
		Vacancy						-
Plasp Islington Junior Middle School 44 Cordova Ave	Yes	Capacity	-	-	-	26	45	71
		Vacancy				Yes	Yes	-
Willowbrae Academy Etobicoke 4975 Dundas St W	No	Capacity	10	45	40	15	-	110
		Vacancy	N/A**	N/A**	N/A**	N/A**		-
Alderwood Action After School 544 Horner Avenue (Alderwood)	Yes	Capacity	-	15	32	52	90	189
		Vacancy		No	No	Yes	No	-

Table 16 - Child Care Enrollment in the Study Area

Child Care Facility	Enrolment/Reported Vacant							
	Fee Subsidy Available	Status	Infant (0 to 18 Months)	Toddler (18 Months to 2.5 Years)	Pre-school (2.5 to 5 Years)	Kindergarten	School Age (6 to 12 Years)	Total
Rhyme & Reason Day Care	No	Capacity	-	10	26	-	20	56
474 Browns Line (Alderwood)		Vacancy	-	N/A**	N/A**	-	N/A**	-
Vincent Massey Childcare Center (521909 Ontario Ltd.)	Yes	Capacity	-	40	80	-	-	120
432 Horner Avenue (Alderwood)		Vacancy	-	No	No	-	-	-
Caterpillar & Co	No	Capacity	10	25	24	N/A	N/A	59
55 Chauncey Ave		Vacancy	N/A**	N/A**	N/A**	N/A	N/A	N/A
Total Capacity			60	228	490	162	286	1,226

* Capacity and enrolment data was unavailable for this childcare centre.

** This child care centre does not have a service agreement with the City of Toronto and therefore it is not assessed by the City for quality standards and vacancy information is not collected.

The Study Area and the Alderwood neighbourhood to the south contains 17 childcare centres with a total capacity of 1,226 childcare spaces. The distribution of the spaces is as follows:

- 60 infant spaces (4.9 percent);
- 228 toddler spaces (18.6 percent);
- 490 pre-school spaces (40.0 percent);
- 162 spaces for children in full-time kindergarten (13.2 percent); and
- 286 spaces for school age children (23.3 percent).

It is estimated that the proposed 1,819 residential units will generate a demand for 112 child care spaces. This is based on a residential population increase of 3,101 people (1,819 units multiplied by the PPU rates for the proposed unit mix as set out in Section 3), of which 12 percent (372 children) would be "Children" as shown in the 2021 Etobicoke City Centre neighbourhood profiles ("Children" are aged 0-14). The projected number of children is then multiplied by the women's labour force participation rate in the Toronto CMA 60.3 percent. A further multiplier of 50 percent is used to approximate the number of children needing care at a childcare centre. This is the level of service standard set out by the City's Children's Services Division and is consistently applied to development applications. It is unknown how many vacant childcare spaces are available in the Study Area. As such, it can be estimated that the projected number of children generated from the proposed development who will require childcare (112 children) may be able to be accommodated by the existing facilities within the Study Area, subject to age and care requirements.

It is noted that the number of available child care spaces, and/or the capacities of the centres, that have been reported in this CS&F study may change by the time the development has been approved and constructed. We note that the proposal includes a 700-square-metre daycare which will be able to accommodate children from the proposed population and surrounding area once constructed. Additionally, the new Etobicoke Civic Centre, which has commenced construction, will include a child care centre.

Further, there may be additional private home-based child care services offered in the area that would not be captured by this analysis. It is also typical for families with children to travel beyond their immediate community for childcare services. In addition to projected yields and capacities of existing child care centres in these neighbourhood(s), child care needs will be informed by the City of Toronto Children's Services identification of priority child care areas.

4.3 Libraries

There are no public library branches within the study area, however there is one (1) public library branch within the adjacent Alderwood Neighbourhood to the south located approximately 1.7 kilometres southwest of the subject site. Additionally, the new Etobicoke Civic Centre, which has commenced construction, will include a library.

Alderwood Branch

Located at 2 Orianna Drive, the Eatonville Branch is open Monday through Saturday and closed on Sundays. The branch features Wi-Fi, 24 hours book drop off, express checkout, equipment for persons with disabilities, seating for 74 people, and 7 computer workstations with internet and Microsoft Office. The library hosts several events and classes including "family time" for children 0-4 and the Alderwood Book Club.

Collections at this branch include:

- Audiobooks on CD
- Large print collection
- Sir Adam Beck Junior School Library Collection
- Large collection in French-Children

The Toronto Public Library Facilities Master Plan ("FMP") was completed in 2019 with consideration of current planning work being undertaken across the City and related future growth. The Plan sets out Toronto Public Library's ("TPL") capital investment priorities to 2028, as well as longer term requirements to account for planning. Appendix A: Facility Condition Index (FCI) Analysis describes current the conditions of TPL branches across the City, ranging from critical, poor, fair, and good. The Alderwood Branch was classified as being in 'Fair' condition, with an estimated FCI of 11 percent.

In order to ensure that equitable and inclusive services are provided to communities of need, Neighbourhood Equity Index scores were collected and used to evaluate community need within the Prioritization Framework. The primary criteria that form the pillars for decision making can be separated into three (3) primary categories: Operational (measures the frequency in which a branch is used and the effectiveness of the physical space that currently serves its users), Investment (considers the financial costs required to meet SOGR, AODA and 21st century library standards), and Market alignment (assesses the congruency between a branch and its external environment, including current and future population, existing footprint, demographics, socio-economic characteristics and location). A unique score for each of the district and neighbourhood libraries was produced using these criteria, with higher scores indicating a priority for capital investment. The Alderwood branch was assigned a score of 3.90. No capital investments have been planned for the branch.

4.4 Recreation

There are four (4) publicly funded or non-profit recreation facilities operated by the City of Toronto's Parks and Recreation Division or non-profit organizations within the Study Area and within the adjacent Alderwood Neighbourhood. **Table 17** summarizes the programs and services available at the nearby recreation centre.

Notwithstanding, the new Etobicoke Civic Centre, located at 3755 Bloor Street West in the Etobicoke Civic Centre Neighbourhood and which has commenced construction, will include a community hub with a range of residential and non-residential uses including a library, child care centre, and a recreation centre. The community centre is slated to include swimming pools for lane and leisure swimming, multi-purpose rooms, fitness studios, a gymnasium, and a walking track.

Table 17 - Community Recreation Centres within Study Area

Location	Facilities	Services/Programs
Islington Community School (44 Cordova Ave)	Kitchen	<ul style="list-style-type: none"> • Arts Programs for Early Child, Child and Adult • Sports for Early Child, Child, Youth and Adult • Fitness Programs for Adult and Older Adult • General Programs for Child and Adult
Horner Avenue Seniors Centre (Alderwood) - (320 Horner Avenue)	Kitchen Auditorium	<ul style="list-style-type: none"> • Fitness Programs for Adult and Older Adult • Arts Programs for Seniors • General Programs for Child and Adult
Alderwood centre (Alderwood) - (2 Orianna Drive)	Indoor Pool Kitchen Multipurpose Room	<ul style="list-style-type: none"> • Swim Programs for Child and Adult
Franklin Horner Community Centre (Alderwood) - (432 Horner Avenue) *not a City of Toronto community centre	Woodshop Multi-purpose rooms EarlyON Child and Family Centre Computer Lab	<ul style="list-style-type: none"> • General Programs for Child and Adult • Fitness Programs for Adult and Older Adult

Given the data found in **Table 17**, it is evident that the Study Area offers a range of services for those of all ages. The recreation facilities within the Study Area provides several programs focusing on arts, fitness, sports, recreation, and social development.

Several approved developments with Section 37 community benefit provisions listed in **Table 12** are expected to provide cash contributions to existing and future community facilities in the vicinity of the respective approved development.

It should be noted that some of the TDSB schools located within the Study Area may permit community groups to rent their facilities (e.g., gymnasiums). In light of this, additional programs may be offered at these locations.

4.5 Parks

Table 18 below lists the parks and available amenities within the Study Area.

Table 18 - Parks and Amenities within the Study Area (City of Toronto)

Parks and Parkettes	Playground	Baseball Diamond	Bike Trail	Outdoor Fitness Equipment	Outdoor Tennis	Picnic Site	Splash Pad	Other Sports Field/Court
Silverhill Park (ECC)	X							
Six Points Park (ECC)	X						X	
Michael Power Park (ECC)	X					X	X	
Kenway Park (ECC)	X							
Fieldway Parkette (ECC)								
Chauncey - Islington Parkette (ECC)								
Queensland Park (ECC)	X							
Senator Marian Maloney Park (ECC)	X						X	
Zorra Park (ECC)								X
Bisset Park (Alderwood)								
Etobicoke Valley Park (Alderwood)	X	X	X					
Delma Park (Alderwood)	X							
Sir Adam Beck (Alderwood)					X			X
Add: Alderwood Memorial Park (Alderwood)	X							
Franklin Horner Community Centre Park (Alderwood) (Not a City park or CC)	X							
Douglas Park (Alderwood)	X							
Connorvale Park (Alderwood)	X	X						

There are a total of 9 parks and parkettes within the Study Area and 8 parks and open space areas within the Alderwood Neighbourhood to the south. According to the City of Toronto's Parks Locator website, common amenities and facilities available in the Study Area include playgrounds, baseball diamonds, bike trails, splash pads, outdoor tennis courts, as well as miscellaneous sports fields and courts. Of the 17 parks located in the Study Area (Etobicoke City Centre Neighbourhood) and the Alderwood Neighbourhood, 12 contain a children's playground. Additionally, the new Etobicoke Civic Centre, which has commenced construction, will include a 47,000-square-foot civic square.

4.6 Human Services

According to the City of Toronto 211, there are at least fifteen (15) human service organizations operating within the Study Area. However, it is possible that the actual number of service organizations operating within the Study Area is much greater. There are human services provided for food, disability, employment, seniors, immigration and newcomer matters, mental health/addiction, abuse/assault, family services, legal services, and more. Additionally, the new Etobicoke Civic Centre, which has commenced construction, will include a Toronto Public Health Clinic and Toronto Employment and Social Services offices.

Table 19 below outlines the name, location and types of services provided by each of these human service organizations.

Table 19 - Human Services in the Study Area (City of Toronto 211)

Organization	Service Category
George Hull Centre for Children and Families 81 The East Mall, 3rd Fl	The centre has a range of programs for children, such as treatment programs for children with behavioural difficulties and special needs. There is also a community clinic for multidisciplinary consultation and outpatient assessment
PKD Foundation of Canada 3-1750 The Queensway, Suite 158	The PKD Foundation of Canada offers support and help for people living with polycystic kidney disease (PKD) and their families. Their work include funding into research into PKD, education, advocacy and awareness of PKD
Community Living Toronto 65 The East Mall	The center advocates for and provides support and services to children, youth and adults with an intellectual disability
South Etobicoke Community Legal Services 5353 Dundas St W, Suite 210	Provides legal aid and community legal services for south Etobicoke for lower income individuals
PTP -- Adult Learning and Employment Programs 5353 Dundas St W, Suite 300	The center provides comprehensive employment and job search services

Table 19 - Human Services in the Study Area (City of Toronto 211)

Organization	Service Category
WoodGreen Community Services 41 Chauncey Ave	The community center provides a Newcomer Settlement Program to help people integrate into the community, helps with access to services such as health care, housing, and education, and helps newcomer women find employment opportunities
Ontario Track 3 Ski Association for the Disabled 61 Advance Rd, Unit 4	The organization offers ski and snowboard instruction to children and youth with disabilities
Immigration, Refugees and Citizenship Canada, Greater Toronto Area 5343 Dundas St W, Suite 105	This service provides information, application forms and assistance on citizenship and immigration programs, including Permanent Resident Card
Canadian Tibetan Association of Ontario 40 Titan Rd	This organization provides language and performing arts programs
Montage Support Services 130 North Queen St, Unit 1	This organization provides support to adult with disabilities including residential support, respite support, community support, and employment support
Dorothy Ley Hospice 220 Sherway Drove	Hospice providing palliative hospice care, residential care, and grief and bereavement care
Trillium Health Partners Queensway Health Centre 150 Sherway Drive	Health centre providing cardiovascular surgery, neurosurgery, cardiac rehabilitation centre, day surgery, palliative care, seniors' mental health and psychiatry, stroke and vascular services, and urgent care centre
Labdara Lithuanian Nursing Home 5 Resurrection Road	Long Term Care Facility with 90 beds along with medical care, social and recreational programs, and therapy
Haven on the Queensway 1533 The Queensway	A non-profit organization working to enhance the quality of life for those in need by providing food, clothing and other resources
Second Harvest Canada 120 The East Mall	An organization that rescues fresh, surplus food and delivers daily, free of charge to community agencies and emergency food programs



Conclusion

This Community Services and Facilities Study captures key publicly funded services and facilities available to future residents of the subject site, on both a broad and local scale. A summary of the findings of the Study is provided below.

The subject site is located within the boundaries of the Etobicoke City Centre neighbourhood. Hence, historical data from 2016 and 2021 from the Etobicoke City Centre Neighbourhood Profile was used for comparison with the City of Toronto Census Profile from 2016 and 2021.

5.1 Neighbourhood Demographics

Regarding neighbourhood demographics, we have highlighted some key differences between the Etobicoke City Centre Neighbourhood and the City of Toronto. A full review of all key demographic indicators are include in Section 2.0 of this report.

Regarding population growth, the Etobicoke City Centre neighbourhood had a population of 20,365 in 2016 and 23,595 in 2021 representing a 15.9 percent increase which was far greater than the City of Toronto's increase of 2.3 percent during the same period.

In terms of age distribution, a major difference for Etobicoke City Centre from the City of Toronto is the percentage of working age (25-54 adults) which was greater than the City's by more than 10% in both 2016 and 2021.

With respect to family composition and marital status, the Etobicoke City Centre neighbourhood had a smaller proportion of couples with children, and conversely a larger proportion of couples without children compared to the City as a whole. The Etobicoke City Centre neighbourhood also had a large percentage of 2 people households relative to the City.

In terms of private dwellings by structure type, In both 2016 and 2021, Etobicoke City Centre had significantly higher proportions of apartment buildings 5 storeys and taller and significantly lower portions of apartment buildings under 5 storeys and single-detached dwelling compared with the City of Toronto.

In terms of labour force status, the neighbourhood had a greater percentage of labour participation and employment compared to the City of Toronto in both 2016 and 2021.

With regard to visible minorities and immigration, the Etobicoke City Centre neighbourhood had a smaller proportion of the population who identified as visible minorities (44 percent in 2016 and 50.4 percent in 2021) than the City as a whole (52 percent in 2016 and 56 percent in 2021).

With respect to mother tongue, Korean is the top language in both 2016 and 2021 in the study area and not included in the top 5 in Toronto. Similarly, Polish, Russian, and Ukrainian are included in the top 5 languages in 2016 and/or 2021 but are not one of the top 5 language in the City of Toronto in those same years.

5.2 Nearby Development Activity

As of November 2024, there were 24 active or recently approved development applications within the Study Area. The population anticipated to be generated from these developments is approximately 57,804 persons, excluding the subject site. The majority of these applications are approved and/or construction or built (17 developments), however the 7 proposed applications represent the majority of future units and population 57.7% of the units and 55.6% of the population). Accordingly, any increase in the population is expected to occur incrementally. The population anticipated to be generated from the proposed development is 3,101 persons.

5.3 Community Services and Facilities

In terms of school accommodation, the TDSB elementary school in the catchment area may not be able to accommodate the projected elementary students as Norseman Middle School has no capacity with a utilization rate of 109 percent. The secondary school, Lakeshore Collegiate Institute will likely be able to accommodate the projected secondary school students since it is currently operating at a utilization rate of 58% percent.

With respect to TCDSB schools, the projected elementary students will be able to be accommodated at Holy Angels now that the school expansion is complete. The projected TCDSB secondary students will likely only be accommodated at Loretto College, which is a female gender secondary school, as other mixed gender and single gender secondary schools in the study area are currently overutilized. However, a replacement facility for Bishop Allen Academy is expected in 2027 and it may be able to accommodate additional students that arise from the proposed development. Furthermore, it is noted that Bishop Allen School accepts students anywhere in the City and enrolment is not based on a prescribed catchment area system which explains the existing overcapacity.

Conclusions regarding local school capacities are from the data provided by TDSB and TCDSB staff. Given the nature of the proposed development, which could take several years to complete, both the TDSB and TCDSB will have sufficient time and opportunity to make the necessary adjustments to their catchment area boundaries, adjust the grades offered at different schools and make the necessary capital investments in the area in light of both the proposed development on the subject site, as well as forthcoming developments on other landholdings in the catchment areas. The school boards will determine at a later date if students from the proposed development will/can attend the schools listed in this report.

There is a total of 17 childcare facilities within the Study Area and the abutting Alderwood Neighbourhood, 6 of which provide subsidized spaces when available while several programs participate in the Canada-Wide Early Learning and Child Care system program which significantly reduces tuition fees and is not tied to an income threshold.

Additionally, a new 700-square-metre daycare is included in the proposed development. This development is expected to produce an estimated 112 children requiring childcare. The estimated number of childcare spaces that the proposed development would generate could be supported by the existing facilities in the area. However, it is noted that the above analysis is based on limited contact with the childcare providers and a lack of details on vacancies. Further, the number of available childcare spaces, and/or the capacities of the centres, that have been reported in this CS&F may change by the time the development has been approved and constructed. In addition, there may be additional home-based childcare services offered in the area that would not be captured by this analysis.

There are no public library branches within the study area, however there is one (1) public library branches within the adjacent Alderwood neighbourhood to the south located approximately 1.7 kilometres southwest of the subject site in the Alderwood Neighbourhood. The Alderwood Branch library has a facility in 'fair' condition, is open 6 days a week, and includes computer workstations and Wi-Fi, and offers a range of events and classes.

The Study Area and the Alderwood Neighbourhood contains four (4) public recreation facilities, which offer a variety of athletics and general interest programming for residents of all ages including swimming.

In terms of park space, the Study Area contains 9 parks and parkettes while 8 parks are located to the south in the Alderwood Neighbourhood. Amenities commonly found in these parks include playgrounds, baseball diamonds, bike trails, splash pads, outdoor tennis courts, as well as miscellaneous sports fields and courts.

Lastly, there are at least fifteen (15) human service operators providing service to residents within the Study Area; these organizations offer a mix of services that focus on food, disability, employment, seniors, immigration and newcomer matters, mental health/addiction, abuse/assault, family services, legal services, and more.

As noted throughout this study, the new Etobicoke Civic Centre, located at 3755 Bloor Street and which has commenced construction, will include a range of community services and facilities including a recreation centre, a library, and a child care centre, among other uses. The new Etobicoke Civic Centre is partially funded by Section 37 money (see **Table 12**) from recent development approved in the study area.

5.4 Conclusion

In conclusion, the Community Services and Facilities Study demonstrates that the Study Area is adequately served by a number of community services and facilities that may accommodate the proposed development, including, but not limited to, 11 child-care centres, 1 community centre, 9 parks, and 15 human service organizations. Notwithstanding, the Study Area is lacking in libraries and community centres, however this is soon to be improved with the completion of the new Etobicoke Civic Centre at 3755 Bloor Street West that is targeted to be completed in 2028. Additionally, as the subject site is located at the south end of the study area, the Etobicoke City Centre Neighbourhood, we have also included services within the abutting Alderwood Neighbourhood for consideration, which when considered together with the study area, provides a robust range of community services and facilities.

With respect to school capacity, the TDSB elementary school for the subject site (Norseman JMS) does not have sufficient capacity to accommodate additional students while the secondary school (Lakeshore CI) has capacity. For TCDSB schools, future students can be accommodated in Holy Angels (Elementary School), Loretto College (female gender secondary school), and in Bishop Allen (Mixed Gender Secondary School) once opened in 2027.

While the reported statistics and data related to service capacity and enrolment are subject to change, the report concludes that the school sector may not currently have the necessary capacity to accommodate the additional population that would be generated by the proposed development. Nonetheless, as the proposed development must proceed through the development approvals and construction phases and expansions are underway for some facilities, capacity may be available when the proposed development is ready for occupancy. Furthermore, needs of future residents can also be accommodated, in part, at facilities located outside of the Study Area.

Given the nature of the proposed development, which could take several years to complete, both the TDSB and TCDSB will have sufficient time and opportunity to make the necessary adjustments to their catchment area boundaries, adjust the grades offered at different schools and make the necessary capital investments in the area in light of both the proposed development on the subject site, as well as forthcoming developments on other landholdings in the catchment areas.

Overall, it is our opinion that the proposed development is not expected to significantly impact the demand on community services and facilities in the Study Area. There is an acceptable range of services and facilities that currently exist within the Study Area.

