



Community Services & Facilities Study

45 Grenoble Drive
City of Toronto

Prepared For
Davad Investments Inc.

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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 the property municipally known as 45 Grenoble Drive in the City of Toronto (the "subject site"). Key services include publicly funded schools, child care facilities, public libraries, community recreation centres, and human services organizations.

1.2 Proposed Development

The proposal would facilitate the infill redevelopment of the subject site with a 39-storey (132.3 metres including the mechanical penthouse) rental apartment building with a total of 405 dwelling units, while retaining an existing 28-storey rental apartment building. The development will include three levels of underground parking, and 1,620 square metres of amenity space, inclusive of 913.9 and 706.1 square metres of indoor and outdoor amenity space, respectively. The new building will contain a total gross floor area of 28,493.50 square metres, resulting in a density of 3.6 times the area of the lot. The combined unit count of existing and new buildings results in a total of 622 units with a combined density of 6.0 times the area of the lot.

1.3 Purpose

The purposes of this report are to identify the range of existing CS&F resources that are available within the Study Area, to evaluate the ability of these services to accommodate growth, to identify any existing priorities that should be considered in connection with the proposed development, and to determine the demand for new services resulting from the development proposal for the subject site.

The information and analysis presented in this Report is based on the requirements of the Community Services and Facilities Scope of Work prepared by Susan Kitchen, a Planner at City Planning's Strategic Initiatives, Policy & Analysis Section on July 3, 2024.

1.4 Study Area

The Study Area used to complete the community services and facilities inventory has been identified by the Strategic Initiatives, Policy & Analysis (SIPA) branch, and is defined by the lands bounded by Old Lawrence Avenue to the south, the Don River West Branch to the west, Eglinton Avenue East to the north, and the Don River East Branch to the east (**Figure 1**).

The demographic section (Section 2.0) of this report is based upon the boundaries identified by the City of Toronto as the Flemingdon Park neighbourhood (**Figure 2**).

1.5 Methodology

This report includes an inventory of key publicly funded services and facilities in the Study Area including schools, child care facilities, community centres, 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 have been included where available.

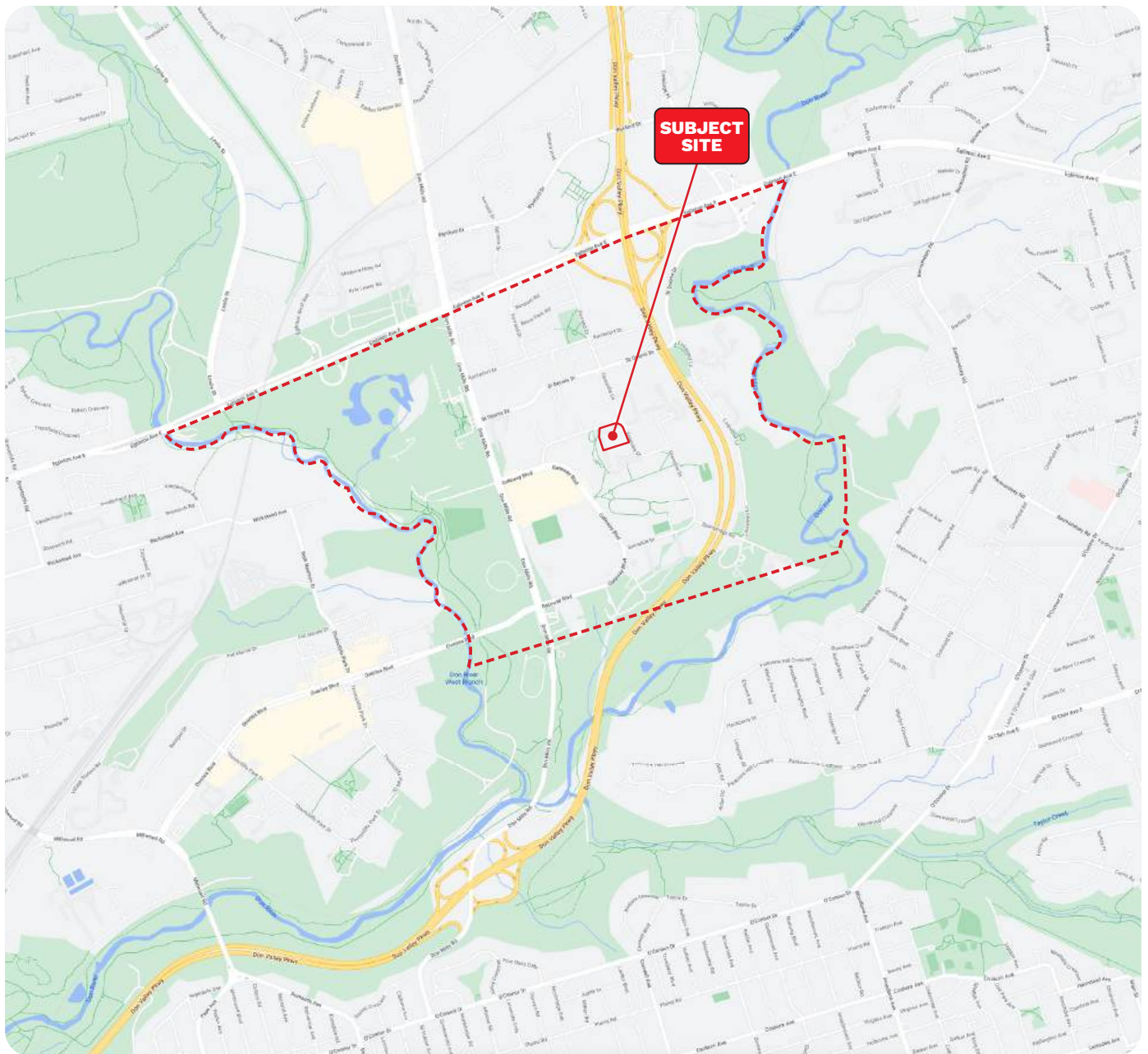


Figure 1 - Study Area



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Demographic Profile Area

2.1 Flemington Park Neighbourhood

The following demographic profile is based on the neighbourhood wide profile for the Flemington Park neighbourhood published by the City of Toronto. The City's neighbourhood profiles contain data from the Census (2016–2021). Neighbourhood characteristics, such as population and family composition, housing variety, and income are highlighted in these profiles.

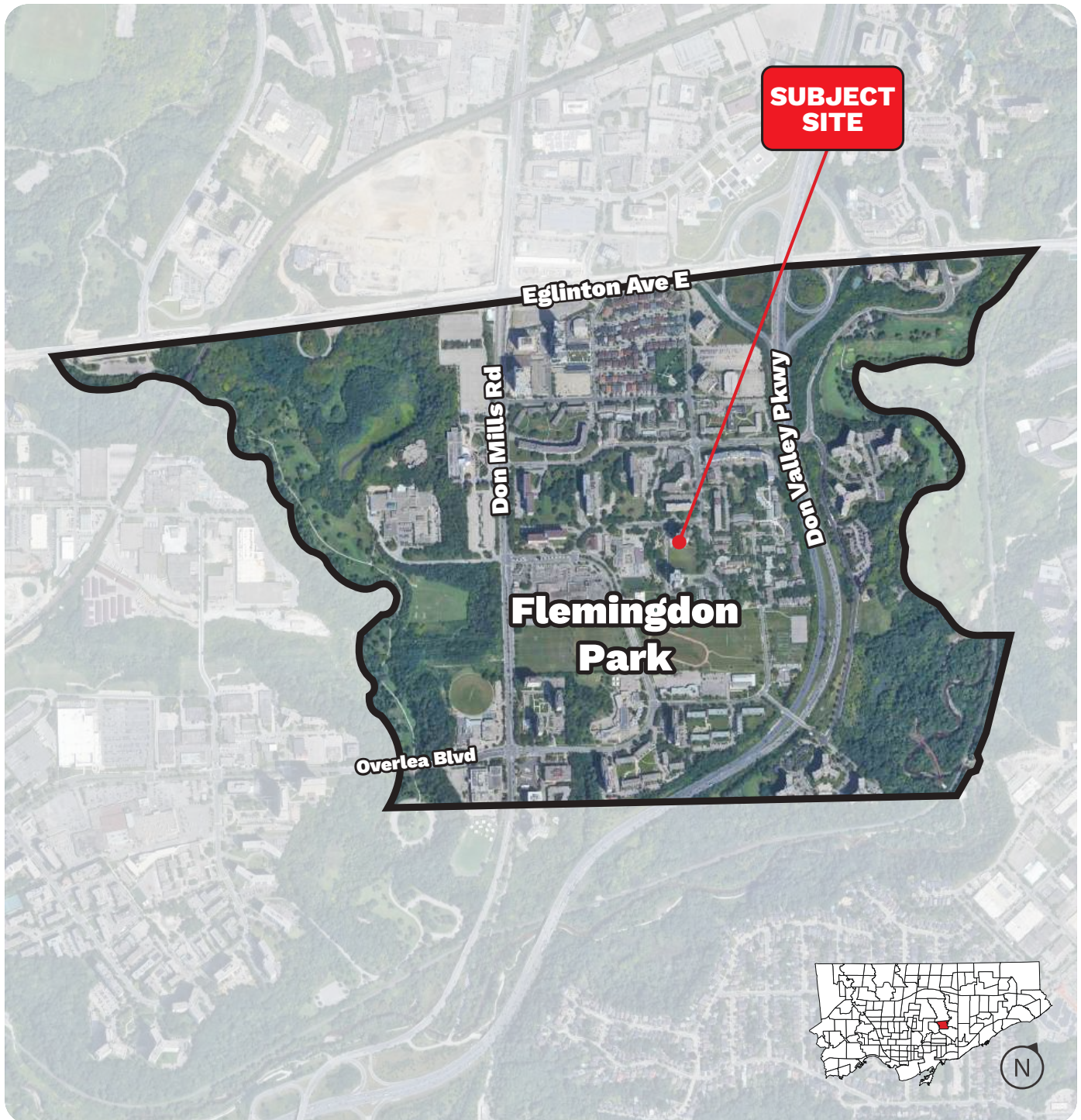


Figure 2 - Study Area

2.2 Population

Table 1 illustrates how the population distributions by age group have changed within Flemingdon Park neighbourhood and the City of Toronto between 2016 and 2021.

Between 2016 and 2021, the neighbourhood population increased from 21,933 to 22,530 people, representing an overall 2.73 per cent increase from the 2016 population. Comparatively, the population of the City of Toronto as a whole increased by approximately 2.24 per cent between 2016 and 2021. The distributions of the populations by age group remained generally stable, with the largest proportion of the population falling within the Working Age cohort between 2016 and 2021.

Flemingdon Park neighbourhood had similar age distributions to the City, with both having similar proportions of youth, working age residents, pre-retirement age residents, as well as senior residents in 2016 and 2021. Between 2016 and 2021, Flemingdon Park neighbourhood experienced slight decreases in the proportions of children (2%), youth (1%), while seeing small increases in the proportions of working age residents (1%) and seniors (1%).

In the Flemingdon Park neighbourhood, all age cohorts, with the exception of children and youth, experienced an increase in terms of raw population numbers between 2016 and 2021. Most notably, the number of working age individuals increased from approximately 9,185 to 9,730, representing an increase of 545 people and 1 per cent.

Comparatively, the City of Toronto experienced population increases among all age cohorts between 2016 and 2021, except for residents aged 0 to 14 (children) and residents aged 15 to 24, which saw declines of 16,565 people or 1 percent and 13,050 or 2 percent, respectively. Overall, the Flemingdon Park neighbourhood experienced similar levels of population growth between 2016 and 2021 as compared to the City of Toronto as a whole.

Table 1 - Population by Age Cohort (2016 and 2021 Census)

Population by Age Cohort	Flemingdon Park (2016)		Flemingdon Park (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
0-14 Years (Children)	4,385	20%	4,155	18%	400,860	15%	384,295	14%
15-24 Years (Youth)	3,060	14%	2,910	13%	333,510	13%	320,460	11%
25-54 Years (Working Age)	9,185	42%	9,730	43%	1,199,745	46%	1,250,305	45%
55-64 Years (Pre-retirement)	2,335	11%	2,495	11%	303,500	12%	362,315	13%
65+ Years (Seniors)	2,980	14%	3,290	15%	377,440	14%	476,985	17%
Total	21,933	100%	22,530	100%	2,615,070	100%	2,794,356	100%

2.2 Family Composition and Size

Table 2 illustrates the family size and composition of the Flemingdon Park neighbourhood in comparison to the City of Toronto. In terms of family composition, the number of households with 1 person, 2 persons, 3 persons, 4 persons, and 5 or more persons were generally consistent between the Flemingdon Park neighbourhood and the City of Toronto. However, the City of Toronto had noticeably more households comprised of 1 person (33%) compared to the Flemingdon Park neighbourhood (26%) in 2021. The City of Toronto also had noticeable fewer households comprised of 5 or more persons (8%), compared in the Flemingdon Park neighbourhood (14%) in 2021. Family size did not significantly change between 2016 and 2021 in either the Flemingdon Park neighbourhood or the broader City of Toronto.

The proportion of census families with children, census families without children, as well as lone parent families in the Flemingdon Park neighbourhood differed from the City of Toronto in 2016 and 2021. As of 2021, the Flemingdon Park neighbourhood had significantly higher proportions of couples with children, and a greater proportion of lone parent families relative to the City of Toronto.

In the Flemingdon Park neighbourhood between 2016 and 2021, the proportion of couples with children decreased by 2 per cent, whereas the proportion of couples without children increased by 2 percent. The proportion of lone parent families remained consistent at 24 percent of the total number of census families by family type.

In both 2016 and 2021, the majority of census families living in the Flemingdon Park neighbourhood, and the City of Toronto were couples with children. Additionally, in both 2016 and 2021, the most common household size in the Flemingdon park neighbourhood was 2 people, whereas the most common household size was 1 person in the City of Toronto.

Table 2 - Family Composition and Household Size (2016 and 2021 Census)

Category	Flemingdon Park (2016)		Flemingdon Park (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Number of Census Families by Family Type	5,720	100%	5,830	100%	718,755	100%	733,220	100%
Couples with Children	2,940	51%	2,845	49%	316,070	44%	313,180	43%
Couples Without Children	1,420	25%	1,570	27%	250,085	35%	267,410	36%
Lone Parent Families	1,360	24%	1,410	24%	152,600	21%	152,635	21%
1 Person	1,975	25%	2,100	26%	359,955	32%	385,765	33%
2 Persons	2,040	26%	2,250	27%	333,425	30%	353,415	30%
3 Persons	1,360	17%	1,420	17%	175,720	16%	178,225	15%
4 Persons	1,255	16%	1,235	15%	146,580	13%	147,360	13%
5 or More Persons	1,210	15%	1,185	14%	97,245	9%	96,120	8%
Private Households By Size	7,830	100%	8,195	100%	1,112,925	100%	1,160,895	100%

As illustrated in **Table 3** below, the most common marital status in the Flemington Park neighbourhood in 2021 was married (46 per cent), and least common marital status was separated (3 per cent). The Flemington Park neighbourhood had a higher percentage of married and separated residents compared to the City of Toronto in 2016. Between the 2016 and 2021 census years, marital status in the Flemington Park neighbourhood and the City of Toronto experienced minor shifts, with differences up to 2 per cent observed in each category.

Table 3 - Marital Status (2016 and 2021 Census)

Marital Status	Flemington Park (2016)		Flemington Park (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Married	8,355	48%	8,525	46%	1,011,185	43%	1,020,980	42%
Common Law	760	4%	770	4%	170,175	7%	192,430	8%
Never Married	5,830	33%	6,395	35%	806,270	35%	853,580	35%
Separated	620	4%	635	3%	68,715	3%	67,320	3%
Divorced	1,050	6%	1,080	6%	152,000	7%	154,535	6%
Widowed	945	5%	970	5%	125,100	5%	121,210	5%
Total	17,545	100%	18,375	100%	2,333,455	100%	2,410,060	100%

2.3 Housing

Table 4 illustrates the housing typologies in the Flemington Park neighbourhood in comparison to the City of Toronto in 2016 and 2021. Across both census years, the majority of dwellings in the Flemington Park neighbourhood were in the form of apartments greater than 5 storeys. Likewise, the majority of dwellings in the City of Toronto as a whole were in the form of apartments that were 5-storeys and higher. Between 2016 and 2021, the proportions of various dwelling types in the neighbourhood remained generally consistent, with decreases in the proportion of duplexes, and apartments with fewer than 5 storeys, as well as increases in the proportion of dwellings in apartments with greater than 5 storeys.

In 2021, the Flemington Park neighbourhood had a significantly larger proportion of dwellings in the form of apartments with greater than 5 storeys (83%) compared to the City of Toronto as a whole (46%). Flemington Park also had a greater proportion of row houses (7%) than the City of Toronto (6%), across both census years. Conversely, the City of Toronto had larger proportions of single-detached houses (23%), semi-detached houses (6%), duplexes (4%), and apartments with fewer than 5 storeys (14%) in 2021 compared to the Flemington Park neighbourhood.

Overall, the Flemington Park neighbourhood had a proportionally higher number of dwellings in apartments with greater than 5 storeys compared to the City of Toronto; however, the City of Toronto was generally characterized by a broader mix of housing typologies compared to Flemington Park neighbourhood.

Table 4 - Private Dwelling Structure by Typology and Proportion (2016 and 2021 Census)

Dwelling Category	Flemington Park (2016)		Flemington Park (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Single-Detached House	0	0%	0	0%	269,675	24%	270,490	23%
Semi-Detached House	180	2%	205	2%	71,225	6%	71,955	6%
Row House	565	7%	545	7%	61,630	6%	62,915	6%
Apartment, Duplex	5	>1%	0	0%	48,540	4%	47,810	4%
Apartment Building, <5 storeys	645	8%	640	8%	165,630	15%	162,245	14%
Apartment Building, 5+ storeys	6,425	82%	6,805	83%	1,493,275	44%	542,625	46%
Total	7,830	100%	8,190	100%	1,112,930	100%	1,160,890	100%

Table 5 provides an overview of households by tenure. The majority of households in the Flemington Park neighbourhood rented their homes in 2016 and 2021, with approximately 56 percent of individuals renting and the remaining 44 percent renting their homes in 2021. In the City of Toronto as a whole, households by tenure in 2021 were almost evenly split between owners and renters with the proportion of owners being only 4 per cent higher. Notably, the proportion of households in the City of Toronto that rented their homes increased by 1 per cent between the 2016 and 2021 census years, and the same trend was observed in the Flemington Park neighbourhood.

Table 5 - Households by Tenure (2016 and 2021 Census)

Tenure	Flemington Park (2016)		Flemington Park (2021)		City of Toronto (2016)		City of Toronto (2021)	
	#	%	#	%	#	%	#	%
Rent	4,335	55%	4,635	56%	525,835	47%	557,970	48%
Own	3,500	45%	3,560	44%	587,095	53%	602,925	52%
Total	7,830	100%	8,195	100%	1,112,930	100%	1,160,890	100%

2.4 Socio-Economic Characteristics

Table 6 and **Table 7** outline the proportions of private households in each income level within the Flemington Park neighbourhood and the broader City of Toronto. "Household" refers to a person or group of persons who occupy the same dwelling, which may be family or other non-family members. In both 2016 and 2021, the greatest proportion of households within the Flemington Park neighbourhood and the broader City of Toronto earned an annual income of between \$20,000 to \$49,999.

Between 2016 and 2021, the household income levels in the Flemington Park neighbourhood remained generally similar to the City of Toronto, with some minor departures. In particular, the proportion of households in the Flemington Park neighbourhood earning between \$20,000 and \$49,000 was noticeably higher (between 9 and 11 per cent higher) when compared to households in the City of Toronto in 2016 and 2021. However, compared to the Flemington Park neighbourhood, the City of Toronto had more than double the proportion of households earning over \$125,000. Overall, this data suggests that the Flemington Park neighbourhood became less wealthy relative to the City of Toronto between 2016 and 2021.

Table 6 - Household Income Levels (2016 Census)

Income Level	Flemington Park (2016)	City of Toronto (2016)
	%	%
Under \$10,000	4%	5%
\$10,000 to \$19,999	10%	8%
\$20,000 to \$49,999	36%	25%
\$50,000 to \$79,999	24%	21%
\$80,000 to \$124,999	18%	19%
\$125,000+	6%	22%
Total	100%	100%

Table 7 - Household Income Levels (2021 Census)

Income Level	Flemington Park (2021)	City of Toronto (2021)
	%	%
Under \$10,000	11%	9%
\$10,000 to \$19,999	16%	12%
\$20,000 to \$49,999	48%	39%
\$50,000 to \$79,999	17%	19%
\$80,000 to \$99,999	4%	7%
\$100,00 to \$149,000	3%	8%
\$150,000+	1%	6%
Total	100%	100%

Table 8 provides the median household incomes for the Flemington Park neighbourhood and the City of Toronto in 2016 and 2021. The median household income for the Flemington Park neighbourhood in 2016 was \$48,917 and experienced a significant growth of 43 per cent, to \$70,000 in 2021. Conversely, the median household income in the City of Toronto increased by approximately 27.6 per cent between 2016 and 2021, from \$65,829 to \$84,000.

The Flemington Park neighbourhood's median household income was more than \$14,000 to \$16,500 lower than the City's median household income across the census years. Overall, this data indicates that the Flemington Park neighbourhood was less affluent from 2016 to 2021 and had significantly lower median household incomes in comparison to the remainder of the City of Toronto.

Table 8 - Median Household Income (2016 and 2021 Census)

Income Level	Flemington Park (2016)	Flemington park (2021)	City of Toronto (2016)	City of Toronto (2021)
	#	#	#	#
Median Household Income	\$48,917	\$70,000	\$65,829	\$84,000

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 crane's lattice structure is clearly visible. To the left of the crane, the concrete frame of a multi-story building is under construction, showing several floors with open window and door openings. The sky is a pale, hazy blue. The entire image has a warm, yellowish-orange tint. Overlaid on the image is a large white circle containing the number '3', and to its right, the text 'Nearby Development Activity' in a white, sans-serif font.

3

Nearby Development Activity

To further understand the context of the Study Area, development applications and approvals surrounding the subject site were reviewed. A total of eight (8) residential development applications were found in the Study Area. There were three (3) applications under review by City Staff, three (3) applications under appeal, one (1) application that have been approved by City Council, and one (1) application approved by the Ontario Land Tribunal ("OLT") (formerly the Ontario Municipal Board ("OMB")). **Table 9** below illustrates key aspects of these developments such as the number of units, gross floor area, and projected populations. **Table 10** includes a summary of the Section 37 community benefits secured for the applications that have been approved, where applicable.

With the information currently available, the estimated population resulting from the development activity in the Study Area is approximately 25,243 residents (excluding the proposed development). The details of each application are provided in the table below.

The 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:

- 3.1 ppu for 3-bedroom apartment units
- 2.1 ppu for 2-bedroom apartment units and
- 1.4 ppu for 1-bedroom or bachelor apartment units.


Where unit mixes were not available or undetermined, the average household size for the City of Toronto (2.42) was applied. Further to this, the figures below represent the status of the applications, whether adopted by Council, in-principle by the Ontario Land Tribunal (OLT) or an approved settlement.

Table 9 - Development Activity Within the Study Area

Address	Status	Unit Count	Type	Tenure	Gross Floor Area (m²)	Unit Mix	Projected Population Yield
793 Don Mills Road & 10 Ferrand Drive	Under Appeal	2,655	Mixed Use (Residential / Non-Residential)	Condo	195,027.14	B: 65 1B: 1,919 2B: 399 3B: 272	4,459
48 Grenoble Drive	Council Approved	1,054	Residential	Condo/ Rental	80,224	1B: 635 2B: 306 3B: 113	1,882
25 St Dennis Drive	OLT Approved	850	Mixed Use (Residential / Non-Residential)	-	74,824	-	2,057
200 Gateway Boulevard	Under Review	842	Mixed Use (Residential / Non-Residential)	Condo/ Rental	38,863	B: 14 1B: 340 2B: 392 3B: 96	1,949
7 St Dennis Drive & 10 Grenoble Drive	Under Review	2,536	Residential	Condo	139,543	B: 419 1B: 1,322 2B: 540 3B: 255	5,037
7-11 Rochefort Drive	Under Appeal	1,236	Mixed Use (Residential / Non-Residential)	Condo	98,673	1B: 593 2B: 511 3B: 132	2,313
155 St Dennis Drive	Under Appeal	2,170	Mixed Use (Residential / Non-Residential)	Condo	135,761	B: 75 1B: 1,436 2B: 439 3B: 220	4,482
1 Deauville Lane	Under Review	1,833	Residential	Condo/ Rental	112,679	B: 150 1B: 1,215 2B: 298 3B: 170	3,064
Total		10,464			875,594	10,464	25,243

Table 10 - Section 37 Community Benefits

Address	Section 37 Benefits
25 St. Dennis Drive	<p>Community Benefits</p> <p>1. Prior to the issuance of the first above-grade building permit the Owner shall pay to the City the sum of \$2,400,000.00 to be allocated towards parkland improvements within Flemingdon Park or Thorncliffe Park community and/or other capital purposes in the vicinity of the Lands, including capital improvements to the Dennis R. Timbrell Resource and Community Centre, at the discretion of the Chief Planner and General Manager, Parks, Forestry and Recreation in consultation with the Ward Councillor, with exception of Public Art;</p> <p>a. the financial contribution shall be indexed upwardly in accordance with the Statistics Canada Residential Building or Non-Residential Building Construction Price Index, as the case may be, for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made; and</p> <p>b. in the event the cash contribution has not been used for the intended purpose within three (3) years of the implementing Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor, provided that the purposes are identified in Toronto's Official Plan and will benefit the local community.</p>



4

Community Services and Facilities

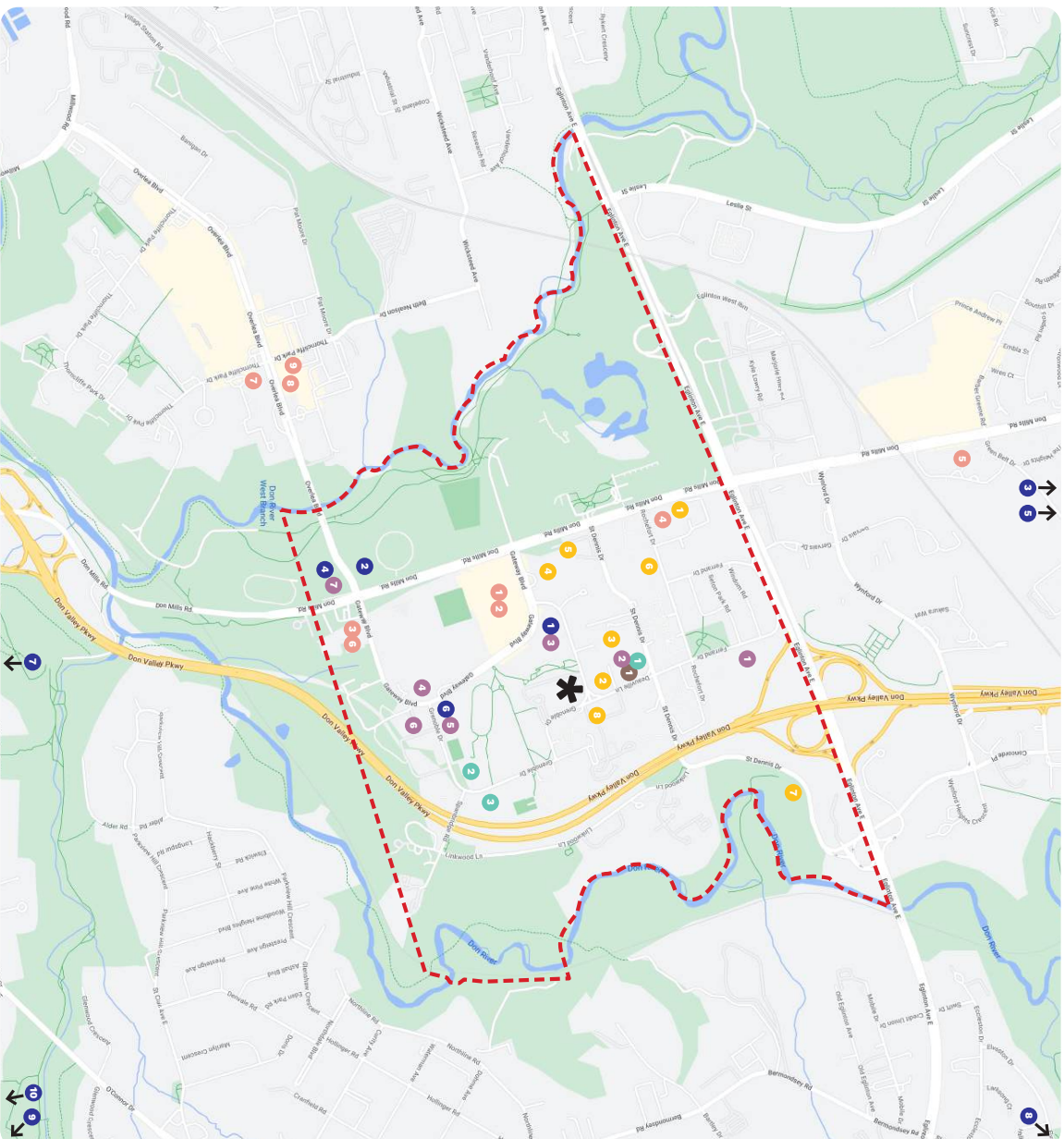


Figure 3 - Community Services and Facilities Map

Study Area

Subject Site

Schools

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

Recreation

1. Dennis R. Timbrell Resource Centre
2. Angela James Arena
3. Flemington Community Centre and Playground Paradise

Libraries

1. Flemington Park Branch

Child Care Services

1. Graydon Hall Child Care Services in Don Valley Business Park
2. Flemington Early Learning & Child Care Centre
3. Champions Children's Centre
4. Pride in Heritage Children's Centre
5. Red Apple Day Care - St John XXIII
6. Gateway Day Care Centre
7. Red Apple Day Care (Overlea)

Development Activity

1. 793 Don Mills Road and 10 Ferrand Drive
2. 48 Grenoble Drive
3. 25 St Dennis Drive
4. 200 Gateway Boulevard
5. 7 St Dennis Drive and 10 Grenoble Drive
6. 7-11 Rochefort Drive
7. 155 St Dennis Drive
8. 1 Deauville Lane

Human Services

1. Afghan Women's Organization
2. Refugee and Immigrant Services Service Ontario (Flemington Park Shopping Centre)
3. The Neighbourhood Organization (TNO)
4. MOIS Language Solutions
5. Labour Education Centre
6. Flemington Health Centre
7. Ontario Motor Vehicle Industry Council
8. East York Meals on Wheels
9. Thornlea Walk-in and Virtual Medicine Clinic

4.1 Schools

Table 11 contains the addresses, capacities, enrollments, and utilization rates of Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) elementary and secondary schools within the Study Area. Conseil Scolaire (CS) Viamonde was also contacted by Bousfields Inc. to provide school capacity and enrollment figures; however, the school board did not provide the requested information in time for the submission of this report.

Please note that TDSB and TCDSB have developed their own methodologies for identifying schools located within the vicinity of proposed developments, and thus, the catchment area of this section may differ from the Study Area described above and utilized throughout the remaining sections of this report. Schools that are found in the Flemington Park neighbourhood, but outside of TDSB and TCDSB's catchment areas, may be excluded from **Table 11**.

Table 11 - TDSB and TCDSB Capacity and Enrolment (2023-2024)

School	Address	Capacity	Full-Time Enrollment (2023-2024)	Utilization Rate
Public Elementary School				
Grenoble Public School (Kindergarten to Grade 6)	9 Grenoble Drive	706	943	134%
Valley Park Middle School (Grades 6 to 8)	130 Overlea Boulevard	1,056	1,036	98%
Don Mills Middle School (Grades 6 to 8)	17 The Donway East	441	398	90%
Public Secondary School				
Marc Garneau Collegiate Institute (Grades 9 to 12)	135 Overlea Boulevard	1,329	1,782	134%
Don Mills Collegiate Institute (Grades 9 to 12)	15 The Donway East	825	882	107%

School	Address	Capacity	Full-Time Enrollment (2023-2024)	Utilization Rate
Catholic Elementary School				
St. John XXIII Catholic School (JK to Grade 8)	175 Grenoble Drive	538	456	84.8%
Catholic Secondary School				
St. Patrick Catholic Secondary School (Grades 9 to 12, Mixed Gender)	49 Felstead Avenue	1,152	943	81.9%
Senator O'Connor College School (Grades 9 to 12, Mixed Gender)	60 Rowena Drive	1,062	1,326	124.9%
Neil McNeil High School (Grades 9 to 12, Male Gender)	127 Victoria Park Avenue	648	743	114.7%
Notre Dame High School (Grades 9 to 12, Female Gender)	12 Malvern Avenue	441	494	112.0%
Total		8,198	9,003	

* Yields are not reflective of cumulative development in this Study Area. Yields provided applied to the current proposal and the data provided is current. Further analysis including a review of cumulative development will be applied upon receipt of a development application.

Approximate Pupil Yield of Proposed Development – TCDSB

- Elementary: 14 pupils (Figure supplied by TCDSB)
- Secondary 3 Pupils (Figure supplied by TCDSB)

The 14 projected Catholic elementary school students may be appropriately accommodated at St. John XXIII Catholic School. As per **Table 13**, the elementary school has a utilization rate of 84.8 per cent and thus, will likely have limited capacity for additional pupils. With respect to the anticipated secondary school yield, all 3 of the projected students may be accommodated at St. Patrick Catholic Secondary School, a mixed gender school, which has a utilization rate of 81.9 per cent. The three other catholic secondary schools in the catchment area, including Senator O'Connor College School, Neil McNeil High School, and Notre Dame High School, are operating near or above capacity with utilization rates of 124.9, 114.7, and 112.0 per cent respectively, and will likely have insufficient space to accommodate the pupils projected from this development.

Based on the enrolment figures, there is currently limited capacity at the local TCDSB elementary schools and sufficient capacity at the secondary schools to accommodate the 17 catholic school students anticipated from this development.

Approximate Pupil Yield of Proposed Development – TDSB

- Elementary 45 pupils (Figure supplied by TDSB)
- Secondary: 20 pupils (Figure supplied by TDSB)

The elementary schools in the area (Grenoble Public School, Valley Park Middle School, and Don Mills Middle School) have utilization rates of 134, 98, and 90 per cent respectively and therefore, will likely have limited space to accommodate the 45 additional students projected as a result of this development. Likewise, the secondary schools in the Study Area (Marc Garneau Collegiate Institute and Don Mills Collegiate Institute) has utilization rates of 134 and 107 per cent, respectively, and thus, may have limited capacity for the new enrollment of 20 pupils.

In its communications regarding projected pupil yields, the Toronto Lands Corporation (TLC), on behalf of TDSB, noted that there may be insufficient capacity at the local schools to accommodate students anticipated from this development. TLC also noted that the application site is located in close proximity to Grenoble Public School, and as part of the development application review process, TLC will consider potential impacts of the development on the TDSB property, including construction safety, traffic, wind, overlook, and shadow impacts.

The TDSB has identified a Boundary Change Study in 2025-2026 to explore returning students redirected from within the Grenoble Public School catchment area from Rippleton Public School. This review will include a study of existing and proposed residential development within the catchment area of Grenoble Public School, as well as options for a potential new elementary school at the corner of Don Mills Road and Eglinton Avenue East to accommodate current and future students residing in this emerging community. This future school would be embedded within the podium of a mixed-use development.

Additionally, the TDSB has identified two Boundary Change Studies in 2026-2027 in order to review the shared attendance area currently directed to either Don Mills Middle School or Valley Park Middle School, as well as the shared attendance area currently directed to either Don Mills Collegiate Institute or Marc Garneau Collegiate Institute, to establish a single home school for each attendance area.

The TDSB is currently undertaking a comprehensive review of secondary schools, with the primary objectives being to ensure that all students have equitable access to programs or opportunities, reduce excess capacity, and to 'right-size' TDSB's network of secondary schools. The current review 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. Completion of Phase 1 of the Review is ongoing.

It is important to note that it has not been determined if potential students from this development will attend the schools listed in **Table 11** and whether they will choose Public or Catholic schools. This level of detail will be considered later in the application review process when the TDSB and TCDSB determine where prospective students will attend school. As such, the TDSB and TCDSB may accommodate students outside of the area until adequate funding or spaces become available. Furthermore, it is also important to consider that schools' statistics change year by year due to a variety of factors such as affordability, tenancy, unit size and availability/proximity to commercial and community amenities, and that by the time the proposed development is fully realized, the overcapacity issues may be resolved. Monitoring of these numbers will be important as specific details of the proposed development are finalized and as other developments in the area build out.

4.2 Child Care Centres

Table 12 lists 7 child care centres identified within the Study Area. Data pertaining to each child care centre was sourced from the City of Toronto's Child care locator website. A total of 622 child care centre spaces are provided.

The Study Area contains 7 child care centres with a total capacity of 622 child care spaces. The distribution of the spaces is as follows:

- 50 infant spaces (7.5 per cent) ;
- 87 toddler spaces (13.1 per cent);
- 176 pre-school spaces (26.5 per cent);
- 130 spaces for children in full-time kindergarten (19.6 per cent); and
- 219 spaces for school age children (33.0 per cent)

It is estimated that the proposed 405 units will generate demand for approximately 23 child care spaces. This is based on a residential population increase of 765 people (405 units multiplied by the PPU rates for the proposed unit mix as set out in Section 3), of which approximately 6 per cent (1,390) would be "Children" aged 0 to 4 years, as per the 2021 census data for the Flemingdon Park neighbourhood. The projected number of children is then multiplied by 50 per cent to account for the City of Toronto's vision to serve 50 per cent of children aged 0 to 4 years by 2026. This is the level of service standard set out by the City'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 (23 children) may be accommodated by the existing facilities within the Study Area, subject to age and care requirements. In addition to projected yields and capacities of existing child care centres in this neighbourhood, child care needs will be informed by the City of Toronto Children's Services identification of priority child care areas.

Table 12 - Child Care Service Enrollment in the Study Area

	Fee Subsidy Available	Enrolment/Vacancy	Infant (0-18 Months)	Toddler (18 Months to 2.5 Years)	Pre-School (2.5 to 5 years)	Kindergarten (4 to 6 years)	School Age (6 to 12 Years)	Total
Graydon Hall Child Care Services in Don Valley Business Park(150 Ferrand Drive)	N	Capacity	20	32	40	-	-	92
		Vacancy	-*	-*	-*	-	-	-
Flemingdon Early Learning & Child Care Centre(29 St Dennis Drive)	Y	Capacity	10	10	32	-	-	52
		Vacancy	Yes	No	Yes	-	-	-
Champions Children's Centre(9 Grenoble Drive)	Y	Capacity	-	-	16	26	60	102
		Vacancy	-	-	No	Yes	Yes	-
Pride in Heritage Children's Centre(55 Gateway Boulevard)	Y	Capacity		10	24	52	75	161
		Vacancy		Yes	Yes	Yes	Yes	-
Red Apple Day Care – St John XXIII(175 Grenoble Drive)	Y	Capacity	-	15	24	52	72	163
		Vacancy	-	No	No	Yes	Yes	-
Gateway Day Care Centre(100 Leeward Glenway)	Y	Capacity	10	10	24	-	12	56
		Vacancy	Yes	No	No	-	No	-
Red Apple Day Care (Overlea)(135 Overlea Boulevard)	Y	Capacity	10	10	16	-	-	36
		Vacancy	No	No	No	-	-	-
Total Capacity			50	87	176	130	219	662

*Capacity and enrolment data was unavailable for this child care 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.

4.3 Public Libraries

There is one (1) public library branch located within the Study Area, the Flemingdon Park branch. The services and materials offered at the library branch are outlined below.

Flemingdon Park Branch

The Flemingdon Park Branch at 29 St. Dennis Drive is located near the Don Mills Road and Eglinton Avenue East intersection. The branch is open Monday to Saturday, including from 9:00 AM to 8:30 PM on weekdays, and 9:00 AM to 5:00 PM on Saturdays. It has seating for 58 visitors, provides free Wi-Fi, and features fifteen (15) computer workstations that are connected to the internet and include Microsoft Office. The branch also provides equipment for persons with disabilities, free parking, and a youth hub. The materials available at the branch are listed below:

- Adult Literacy Materials
- Large Print Collection
- Medium Collection in French
- Small Collection in Chinese-Adult, Hindi (DVDs Only)

The Branch has a 1,364 sq. ft. auditorium that seats 100 people lecture style and 72 people classroom style. The auditorium is equipped with chairs and tables, as well as a refrigerator.

The Toronto Public Library Facilities Master Plan (“FMP”)

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 Flemingdon Park Branch was classified as being in ‘Fair’ condition, with an estimated FCI of 12 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 needs within the Prioritization Framework. The primary criteria that form the pillars for decision making can be separated into three 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 Flemingdon Park Branch was assigned a score of 6.24, indicating that it is a priority for investment. The Flemingdon Park Branch has been identified in the recommended Investment Road map, as a candidate for branch expansion, however, has not received capital funding or board approval. The branch will be considered by the Toronto Public Library as a potential candidate for investment and future inclusion in the organization’s capital plans.

4.4 Community and Recreation Centres, Arenas, and Swimming Pools

There are three (3) publicly funded recreation centres operated by the City of Toronto's Parks and Recreation Division within the Study Area. The recreation centres within the Study Area are described in **Table 13** below.

It is noted that there may be recreation centres operated by non-profit organizations serving the Study Area, however, these have not been included in this inventory.

Table 13 - Recreation Centres in the Study Area

Location	Description	Facilities
Dennis R. Timbrell Resource Centre (29 St Dennis Drive)	Dennis R. Timbrell Resource Centre is a community recreation centre that is the hub of a high-density, multicultural community. A branch public library and licensed day care centre are part of the complex. Programs are provided for all ages, from preschool aged children to older adults.	<ul style="list-style-type: none"> • Computer/Training Room • Gymnasium • Indoor Pool • Kitchen • Lounge • Multipurpose Room • Preschool • Recording Studio • Weight/Cardio Room
Angela James Arena (165 Grenoble Drive)	Angela James Arena is an arena that offers a large indoor rink.	<ul style="list-style-type: none"> • Kitchen • Parking Lot • Indoor Rink
Flemingdon Community Centre and Playground Paradise (150 Grenoble Drive)	Flemingdon Community Centre features indoor and outdoor playgrounds, a picnic area, a splash pad, a community garden, and outdoor courts and fields. Playground Paradise is located inside Flemingdon Community Centre and features modernized play areas, a toddler zone, and a vertical plaza maze.	<ul style="list-style-type: none"> • Kitchen • Multipurpose Room • Playroom

Given the data found in **Table 13**, it is evident that a range of services and programs for those of all ages are available in the Study Area. The recreation centres in the Study Area provide an array of facilities, such as numerous multipurpose rooms and kitchens, an indoor rink, an indoor pool, playground, gymnasium, as well as programs focusing on sports, child care, fitness, and recreation.

4.5 Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038)

The Council approved Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038) guides investment in parks and recreation. The Plan has been analyzed for the purposes of this CS&F Study to determine capital improvement investment that has been targeted towards the Study Area. The Study Area is located in Don Valley East Ward 16, formerly known as Don Valley East Ward 26 prior to 2018.

The Council approved Parks, Forestry and Recreation (PFR) Implementation Strategy for the Parks and Recreation Facilities Master Plan (FMP) 2019 prioritizes and provides timelines for facility projects across the city. As of 2019, the 10-year Capital Budget and Plan recommends the revitalization or replacement of 11 community recreation centres, including the Dennis R. Timbrell Resource Centre, using criteria proposed in the FMP. The FMP notes that additional program space requirements may emerge throughout the course of the plan due to high growth and demonstrated needs, such as in the Thorncliffe area (Ward 26). In these cases, opportunities to expand or upgrade existing community recreation centres should be prioritized.

4.6 Human Services

Based on the information and mapping available through United Way and the City of Toronto, there are at least 9 human service organizations operating within the Study Area. **Table 14** outlines the name, location and type of service provided by each of these human service organizations.

Table 14 - Human (Social) Services in the Study Area

Service	Description
Afghan Women's Organization Refugee and Immigrant Services (747 Don Mills Road, Unit 200)	Afghan Women's Organization Refugee and Immigrant Services provides settlement services for immigrants and refugees, such as needs assessments, information and referrals, sponsorship of refugees, health workshops, literacy classes, a mentorship program, seniors programs youth programs, and citizen test preparation classes. Newcomers with a focus on women, their families, refugees, are eligible.
ServiceOntario (Flemingdon Park Shopping Centre, 747 Don Mills Road East)	ServiceOntario provides access to a wide range of Ontario government services and information, such as vehicle permits and plates, driver's license renewals, accessible parking permits, Ontario health care registration, renewal or replacement, organ and tissue donor registration, and Ontario photo card provision, renewal, or replacement.
TNO – The Neighbourhood Organization (10 Gateway Boulevard)	TNO provides community resource services, settlement services, housing services, seniors programs, and support services for victims and survivors of violence. Examples of services include publicly accessible computers, information and referrals services, assistance with housing issues, as well as counselling and crisis intervention.
MCIS Language Solutions (789 Don Mills Road, Suite 1010)	MCIS Language Solutions offers interpreters, including interpreters for women who are victims of domestic violence and sexual violence, as well as those who have been sexually exploited through human trafficking. Services include certified translations, interpreter training, language testing, as well as language consulting.
Labour Education Centre (895 Don Mills Road, Suite 740)	The Labour Education Centre provides literacy and basic skills training, including numeracy, digital, communication, and interpersonal skills, to help learners prepare for employment, apprenticeships, secondary-school credit, post-secondary education, and greater independence. All classes are offered online and in-person. Ontario residents aged 19 years or older, with reading, writing, and math skills below the Grade 12 of the Ontario Curriculum, are eligible.
Flemingdon Health Centre (10 Gateway Boulevard)	Flemingdon Health Centre offers a prenatal program for new parents to learn about healthy eating, breast feeding, caring for themselves, caring for babies, labour, and birth. Childcare is provided. Residents of North York are eligible.

Service	Description
Ontario Motor Vehicle Industry Council (65 Overlea Boulevard)	The Ontario Motor Vehicle Industry Council administers and enforces the Motor Vehicle Dealers Act (MVDA). Services include ensuring registration of dealers and salespersons, inspecting dealerships, receiving consumer complaints, conducting investigations and prosecutions, administering the Motor Vehicle Dealers Compensation Fund, and consumer outreach and education. Consumers aged 16 years and older who have purchased or leased a vehicle from, or consigned a vehicle to, a registered motor vehicle dealer, are eligible.
East York Meals on Wheels (66 Overlea Boulevard)	East York Meals on Wheels provides a variety of services, such as fresh produce delivery, congregate dining, a foot care clinic, meals on wheels, and security checks for older adults living alone. Older adults and adults with disabilities who need physical, social, or emotional supports are eligible.
Thornlea Walk-in and Virtual Medicine Clinic (62 Overlea Boulevard)	Thornlea Walk-in and Virtual Medicine Clinic is a walk-in medical clinic that employs doctors and nurses who assess and treat minor illnesses and injuries. Residents in Easy York who need medical care for minor illnesses and injuries, are eligible.

As shown in **Table 14**, there is a wide variety of human services available within the Study Area. Organizations are in place to provide employment services (including those geared towards youth and newcomers), government services, literacy and basic skills training, meals on wheels, physical and mental health supports, seniors' programs, youth programs, as well as settlement assistance. Many programs and services are centered around assisting youth, individuals that are under-housed or below the poverty line, and vulnerable groups, such as newcomers, the elderly, and refugees.

Based on the foregoing, it is evident that the Study Area is well served by a mix and range of human service organizations that provide a variety of types of programs and services for residents. However, there should be additional services in place within the Study Area to provide emergency/crisis services, family services, homelessness support, as well as services to specifically address the unique needs of Indigenous peoples, the LGBTQ+ community, youth, as well as persons with disabilities.

5

Conclusion

5.1 Neighbourhood Demographics

The following conclusions can be drawn from the analysis of the demographic information provided in Section 2.0:

- Between 2016 and 2021, the neighbourhood population increased from 21,933 to 22,530 people, representing an overall 2.73 per cent increase from the 2016 population. The working age residents made up for the largest portion of the population with a total of 43 per cent of residents being working age in 2021. All age cohorts, with the exception of children and youth, experienced an increase in terms of raw population numbers between 2016 and 2021.
- Family composition was generally consistent in the Flemingdon Park neighbourhood and the City of Toronto between 2016 and 2021. The majority of census families living in the Flemingdon Park neighbourhood, and the City of Toronto were couples with children. The most common household size in the Flemingdon park neighbourhood was 2 people, whereas the most common household size was 1 person in the City of Toronto. Notably, the City of Toronto had noticeably more households comprised of 1 person and fewer households comprised of 5 or more persons compared to the Flemingdon Park neighbourhood in 2021. The Flemingdon Park neighbourhood had significantly higher proportions of couples with children, and a greater proportion of lone parent families relative to the City of Toronto.
- The most common marital status in the Flemingdon Park neighbourhood in 2021 was married, whereas the least common marital status was separated. In comparison to the City as a whole, the Flemingdon Park neighbourhood had a higher percentage of married and separated residents compared to the City of Toronto in 2016.
- The majority of dwellings in the Flemingdon Park neighbourhood were in the form of apartments greater than 5 storeys. Likewise, the majority of dwellings in the City of Toronto as a whole were in the form of apartments that were 5-storeys and higher. However, the City of Toronto had larger proportions of single-detached houses, semi-detached houses, row houses, duplexes, and apartments with fewer than 5 storeys compared to the Flemingdon Park neighbourhood, whereas the Flemingdon Park neighbourhood had a significantly larger proportion of dwellings in the form of apartments with greater than 5 storeys compared to the City of Toronto as a whole. These trends suggest that the City of Toronto is generally characterized by a broader mix of housing typologies compared to Flemingdon Park neighbourhood.
- The majority of households in the Flemingdon Park neighbourhood rented their homes in 2016 and 2021. In the City of Toronto as a whole, households by tenure in 2021 were almost evenly split between owners and renters.
- The median household income for the Flemingdon Park neighbourhood in 2016 was \$48,917, which grew 43 per cent to \$70,000 in 2021. The neighbourhood's median household income was between \$14,000 to \$16,500 lower than the City's median across the census years.
- Most households within the Flemingdon Park neighbourhood earned an annual income of between \$20,000 to \$49,999 in 2016 and 2021. The income level distribution of the population in the neighbourhood is generally similar to the City of Toronto; however, the Flemingdon Park had a greater proportion of households earning between \$20,000 and \$49,000 when compared to households in the City of Toronto, and the City of Toronto had more than double the proportion of households earning over \$125,000. Overall, this data suggests that the Flemingdon Park neighbourhood became less wealthy relative to the City of Toronto between 2016 and 2021.

5.2 Community Services and Facilities

Overall, the subject site is well served by a mix and range of community services and facilities, including schools, child care centres, libraries, recreation centres, and human services organizations.

Schools

There are four (4) catholic secondary schools, one (1) Catholic elementary school, three (3) public elementary schools, and two (2) public secondary schools, within and/or adjacent to the Study Area.

The approximate pupil yield of the proposed development supplied by TCDSB is 14 elementary school pupils and 3 secondary school pupils. In terms of school accommodation, the TCDSB elementary school within the catchment area of the subject site (St. John XXII Catholic School) is operating below capacity with a utilization rate of 84.8 per cent and may have limited capacity to accommodate the projected population of 14 catholic school students. Three (3) of the four (4) Catholic secondary schools are operating above capacity, whereas the remaining Catholic secondary school (St Patrick Catholic Secondary School) is operating below capacity with a utilization rate of 81.9 per cent and thus, will likely be able to support the additional 3 projected students.

Moreover, there is capacity at local TDSB schools to accommodate the 45 elementary school and 20 secondary school students anticipated from this development. The elementary schools in the area (Grenoble Public School, Valley Park Middle School, and Don Mills Middle School) have utilization rates of 134, 98, and 90 percent respectively, and will likely have limited space to accommodate the 45 additional students. Likewise, the secondary schools in the Study Area, Marc Garneau Collegiate and Don Mills Collegiate Institute, have utilization rates of 134 and 107 percent, respectively, and thus, may have limited capacity for new enrollment.

Based on current enrolment numbers, there is limited space for both elementary and secondary students to be accommodated at the schools that serve the proposed development.

Child Care Centres

There are a total of 7 child care facilities (662 spaces) within the Study Area, 6 of which provide subsidized spaces when available. The proposal is expected to produce demand with an estimated 23 children requiring child care who may be partially accommodated by the existing facilities within the Study Area, subject to age and care requirements. It is understood that there is increasing pressure on the child care system across the City, and the development activity in the Study Area, which may generate an estimated population of 25,243 additional people if all applications are approved, may result in limited child care availability in this area in the future.

Libraries

There is one (1) public library branch located within the Study Area, the Flemingdon Park branch. Each branch offers many services, such as Wi-Fi access, computer workstations, equipment for persons with disabilities, seating, as well as an auditorium.

According to the Toronto Public Library Facilities Master Plan ("FMP"), the Flemingdon Park Branch was classified as being in 'Fair' and 'Good' condition, with an estimated FCI of 12 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 needs within the Prioritization Framework. 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 Flemingdon Park Branch was assigned a score of 6.24, indicating that it is a priority for investment. The Flemingdon Park Branch has been identified in the recommended Investment Road map, as a candidate for branch expansion, however, has not received capital funding or board approval. The branch will be considered by the Toronto Public Library as a potential candidate for investment and future inclusion in the organization's capital plans.

Community and Recreation Centres, Arenas, and Swimming Pools

There are three (3) publicly funded recreation centres, arena, and swimming pools, operated by the City of Toronto's Parks and Recreation Division within the Study Area, including the Dennis R. Timbrell Resource Centre, Angela James Arena, and Flemingdon Community Centre.

The recreation centres in the Study Area provide an array of facilities, such as numerous multipurpose rooms and kitchens, an indoor rink, an indoor pool, playground, gymnasium, as well as programs focusing on sports, child care, fitness, and recreation.

Additionally, the Council approved Parks, Forestry and Recreation (PFR) Facilities Master Plan FMP (2019-2038) details numerous capital improvement investment projects that have been targeted towards the Study Area and vicinity. As of 2019, the 10-year Capital Budget and Plan recommends the revitalization or replacement of 11 community recreation centres, including the Dennis R. Timbrell Resource Centre, using criteria proposed in the FMP. The FMP notes that additional program space requirements may emerge throughout the course of the plan due to high growth and demonstrated needs, such as in the Thorncliffe area (Ward 26). In these cases, opportunities to expand or upgrade existing community recreation centres should be prioritized.

Human Services

There are at least 9 human service organizations providing services to residents within the Study Area, some of which offer a variety of different services and programs. Organizations are in place to provide employment services (including those geared towards youth and newcomers), government services, literacy and basic skills training, meals on wheels, physical and mental health supports, seniors' programs, youth programs, as well as settlement assistance. Many programs and services are centered around assisting youth, individuals that are under-housed or below the poverty line, and vulnerable groups, such as newcomers, the elderly, and refugees. However, there should be additional services in place within the Study Area to provide emergency/crisis services, family services, homelessness support, as well as services to specifically address the unique needs of Indigenous peoples, the LGBTQ+ community, youth, as well as persons with disabilities.

5.3 Development Activity

To further understand the context of the Study Area, residential development applications and approvals surrounding the subject site were reviewed. A total of eight (8) residential development applications were found in the Study Area. There were three (3) applications under review by City Staff, three (3) applications under appeal, one (1) application that have been approved by City Council, and one (1) application approved by the Ontario Land Tribunal (formerly the Ontario Municipal Board (OMB)). The estimated population generated from these developments is approximately 25,243 persons (based on proposed unit types).

5.4 Conclusions & Recommendations

Overall, this CS&F Study has found that the Study Area contains a broad range of community services and facilities from all of the key service sectors that were surveyed. As demonstrated in the Demographic Profile, the Flemingdon Park neighbourhood is comprised largely of working age residents and families with children, particularly lone parent families. As a result, there is a higher demand for community services and facilities with this population in comparison with other groups. A high population of families with children may signal the need for additional daycare space or schools now as well as in the future. Notwithstanding, it is important that the residents of this area continue to have access to various community services and facilities, which will require continued investment in existing resources and the addition of new resources where appropriate.

Based on the information provided above, it is our opinion that prospective residents of the proposed development will be served by and have access to various community services and facilities in the Study Area. The subject site is situated with access to nearby child care facilities, libraries, human services organizations, recreation centres, and schools. Additionally, in evaluating key City documents, namely the Toronto Public Library Facilities Master Plan and the Parks, Forestry and Recreation (PFR) Facilities Master Plan, it is evident that investment targeted towards the Study Area and the immediate vicinity is planned and/or taking place. Nonetheless, the area would benefit from additional recreational centres, nearby schools and child care centres that are under capacity, as well as human (social) services organizations that provide services related to emergency/crisis services, family services, homelessness support, as well as services to specifically address the unique needs of Indigenous peoples, the LGBTQ+ community, youth, as well as persons with disabilities.

The proposed development would provide an abundant supply of housing in a high-rise tower and support the adjacent planned higher order transit infrastructure, which would be especially beneficial for young families and working professionals in the neighbourhood as well as residents who have historically occupied high-rise dwelling types. The development proposal is also transit supportive, as it is located adjacent to the planned Flemingdon Park Subway Station and is situated with access to transit service. The proposal also seeks to support the anticipated population with well thought-out, community services and benefits. In particular, the proposed outdoor and indoor amenity space would supply necessary community space in the neighbourhood in order to foster healthy communities and social interaction. Overall, the development will contribute to the evolution of the Flemingdon Park neighbourhood by improving existing services within the area and providing additional opportunities for community-based gatherings and functions.

Our recommendation may be revised in the future should further details become available or should City priorities shift. We trust that the information and conclusions presented in this Study will be sufficient for the City's purposes at this time. Should more information regarding the provision of services summarized in this CS&F Inventory be required, further investigations can be completed with a scope of work to be determined in consultation with City staff.

