

# HOUSING AND COMMUNITY SERVICES AND FACILITIES





# WHO LIVES IN THE STUDY AREA?



Study Area

City of Toronto

**Total Population** 

36,841

2,731,571

Population growth rate between 2011 and 2016





Proportion of immigrants

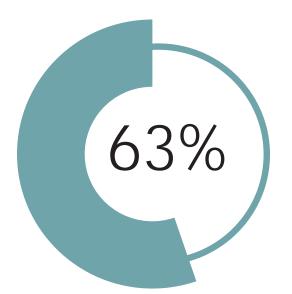


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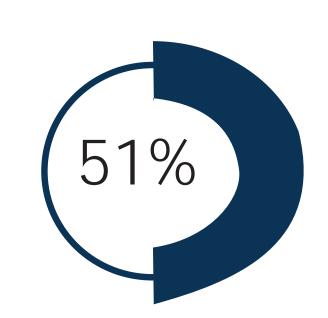
60%

47%

Proportion of first generation immigrants







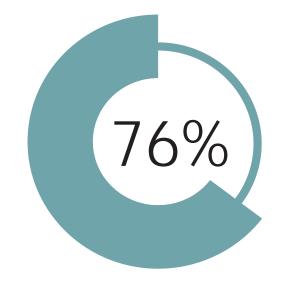
Adults with postsecondary diplomas or degrees



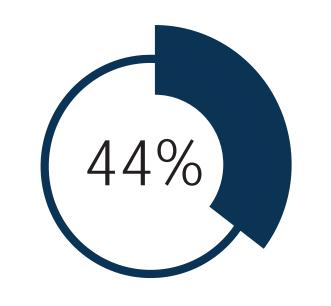
63%

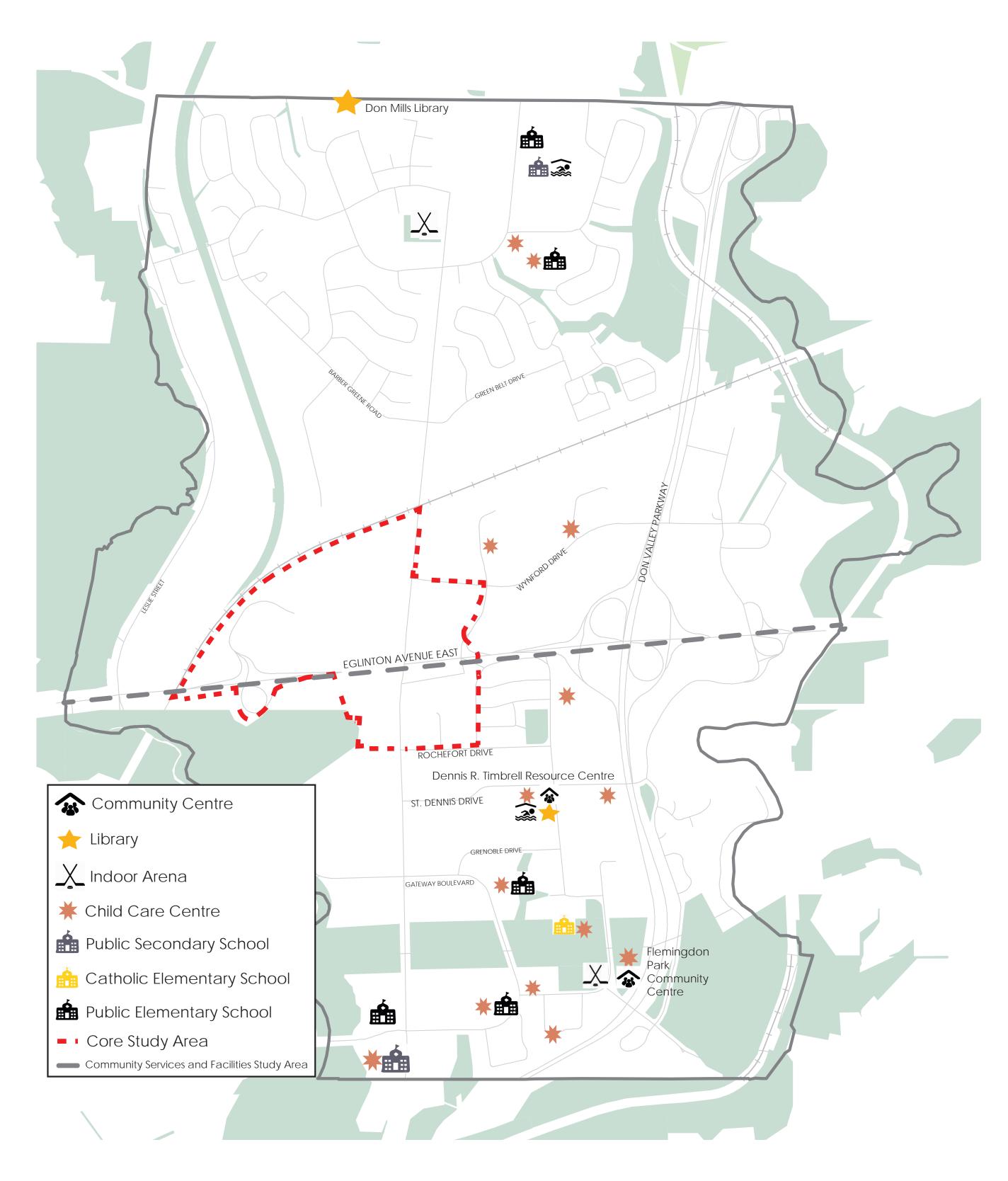


Proportion of dwellings in apartment buildings









DATA SOURCE: STATISTICS CANADA, 2016

# Banbury - Don Mills Sub Area Comprises 40% of Study Area Population



Average household income \$ 89,311



Unemployment 7.8%



Low income population 15.7%



Seniors population (65+) 26.5% (3,955)



Children population (0-14) 11.2% (1,675)

# Flemingdon Park Sub Area Comprises 60% of Study Area Population



Average household income \$ 58,439



Unemployment 10.6%



Low income population 35.8%



Seniors population (65+) 13.6% (2,975)



Children population (0-14) 20% (4,385)



# HOUSING AND COMMUNITY FACILITIES



To ensure the creation of a complete community, supportive community services and facilities must accompany the anticipated growth and development. This objective ranges from the requirement of new development to expand and enhance the provision of community services and facilities to the provision of a mix of unit sizes, types and affordability.

### Policy Highlights

### Large Units Appropriate for Families

Requiring units of a minimum size:

- 2 Bedroom (15% of total units to be 87 square metres)
- 3 Bedroom (10% of total units to be 100 square metres)
- An additional 15% of units to be 2BR/3BR mix without minimum unit sites

### Community Services and Facilities

All development will be required to deliver on CS&F priorities, either through on-site construction or contributions towards:

- Timely replacement of the Don MIIIs Civitan Arena relocation with potential for expansion with additional recreation uses
- At least 4 new non-profit child cares, distributed throughout the Secondary Plan Area
- Flexible multipurpose community agency space
- Above-base park improvements
- Renewal, renovation or expansion of the Dennis R. Timbrell Resource Centre

Development contributing off-site contributions may be required to improve the public realm connections to that community service and facility.







