



United Way
Greater Toronto

WORKING WITH COMMUNITIES IN
**PEEL, TORONTO
& YORK REGION**

UNITED WAY
ILEO
Inclusive Local
Economic Opportunity



Greater Weston Mount Dennis

The Opportunity

Fall 2024*

*Development Pipeline Info Last Update March 2025

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The **Inclusive Local Economic Opportunity Initiative (ILEO)** brings together the private, public, and community sectors to find innovative ways to reduce gaps in economic prosperity at the neighbourhood level. ILEO is convened by United Way Greater Toronto and BMO. To learn more about the ILEO Initiative, visit <http://ileo.org>.

Greater Weston Mount Dennis is the second neighbourhood to be part of the ILEO Initiative

The Opportunity

This document outlines the opportunities in Greater Weston Mount Dennis that can be leveraged to create a neighbourhood that opens possibilities for all its residents, businesses and partners as part of the ILEO Initiative.

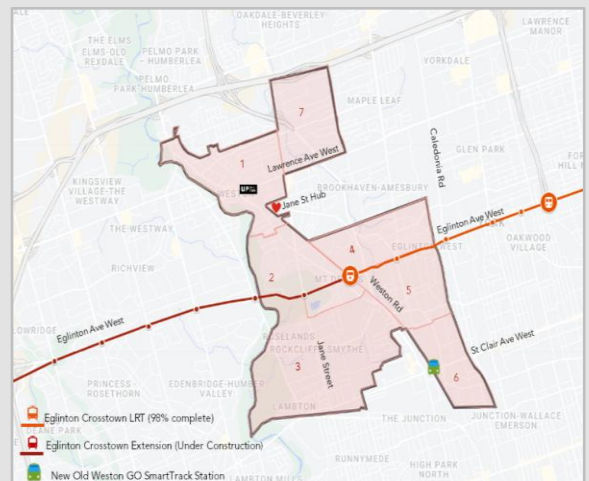
With 3 major transit expansion projects, over 27,000 proposed residential units, and a slew of community investments, this area stands on the brink of significant transformation over the next two decades. Expanding on the ILEO work in the Greater Golden Mile, this document identifies ways to leverage these opportunities for comprehensive inclusive local economic development for all residents and local businesses.

Like the Greater Golden Mile, Greater Weston Mount Dennis presents **three characteristics that make it ideal for an ILEO intervention to succeed:**

1. Opportunity to leverage public and private investments part of future revitalization
2. Timing of investments coinciding with the timeline of the initiative.
3. Need in the community

Box 1. Neighbourhood Boundaries

Greater Weston Mount Dennis (GWMD) is defined in this document as cluster of 7 distinct yet interconnected **Neighbourhood Improvement Areas (NIAs)** located in the former municipality of York along Weston Road. As part of ILEO's unique geographical approach, these boundaries provide the ILEO partners with a way to identify an area's unique needs and thus create more tailored and effective interventions. However, it must be noted that local communities often define their "neighbourhoods" differently than fixed, official boundaries, with residents working and accessing services fluidly across them.[1]



(1) Weston (#113), (2) Mount Dennis (#115), (3) Rockcliffe (#111), (4) Beechborough (#91), (5) Keelesdale (#110), (6) Weston-Pelham (#91), (7) Rustic (#28)

Past and Present

The Humber River holds significant historical and cultural relevance to GWMD as it runs through the current neighbourhoods of Weston and Mount Dennis. Originally known as Niwah'ah Onega'gaih'ih by the Onkwehonwe and Cobechehonk Zibbi by the Anishinaabe, the river has been an important natural resource and cultural landmark for Indigenous communities for centuries[3]. Much of the area today was included as part of the negotiation of Treaty 13, also known as the Toronto Purchase of 1787 and 1805, between the British Crown and the Mississaugas of the Credit River First Nation, though there was significant disparity between the parties on what was understood to be covered by the treaty. A land claim settlement with the Mississaugas of the New Credit for \$145 million was reached in 2010.[4]

Much of the GWMD today was first incorporated as a village in the 19th century before it was absorbed into the Borough of York in the late 1960s. The arrival of the Canadian Pacific Railway and the Grand Trunk Railway in the late 19th and early 20th centuries catalyzed industrial development. Factories and mills sprang up, particularly along Weston Road, leading to increased employment and population growth.[5] The area came to be known for its vibrant manufacturing sector, which included notable companies like Canadian Cycle and Motor Co. (CCM) and Kodak Canada, which bought 25 acres of farmland north of Eglinton to build a factory in 1916 and became the area's main employer with up to 3,000 employees.[6]

After World War II, the area experienced a housing boom as returning veterans and new waves of European immigrants sought affordable housing close to employment.[6] The demographics of the neighbourhood continued to evolve in the decades that followed with increasing numbers of Caribbean, South Asian, and African immigrants enriching the cultural landscape. Much of GWMD including the historic village of Weston, then part of the borough of York, was amalgamated into the new City of Toronto in 1998. By then, the area had been losing thousands of formerly well-paying jobs for years due to offshoring and city-wide shift away from manufacturing and other industries. Kodak's departure and loss of around 800 jobs in 2005 dealt a significant blow to the economic landscape of the neighbourhoods surrounding Weston Road.[7]



1918 Aerial View of 'Kodak Heights' facility in Mount Dennis Toronto, Vintage Toronto (2020)

THE NEIGHBOURHOOD

GWMD Today

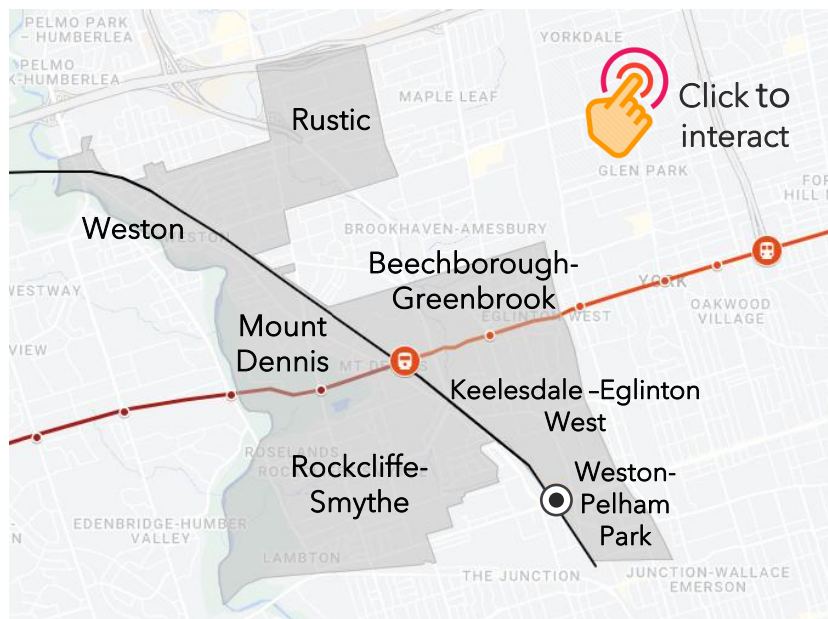


Following the amalgamation into the City of Toronto, many neighborhoods in GWMD continue to face significant challenges due to declining well-paid manufacturing jobs and broader institutional factors.[7] By 2006, several areas within GWMD were designated as priority neighborhoods by the City of Toronto and United Way. As of the 2021 census, all seven NIAs within the GWMD boundary are experiencing lower overall incomes, higher unemployment rates, and reduced educational attainment levels. Despite these challenges, GWMD residents continue to have a strong sense of community pride, advocating for their own needs – a proud tradition that carries on to this day.

Today, ethnic and cultural diversity are defining features of the neighbourhood's 91,000 residents with a strong presence of Black, Latin American and other racialized residents calling the area home.[8] The neighbourhood also maintains a vibrant network of owner-operated businesses and strong civic engagement in the context of large private and public investments now returning to the neighbourhood. Many residents, including a growing number of newcomers, are drawn to the area for its relative affordability, access to green spaces, and multicultural amenities. In advance of the large development coming to the area (see pages 12 & 13 for more info), the geography already boasts many public assets including the Weston GO Station, five active business improvement areas, several health facilities, 33 public and social housing buildings and four public library branches. Today, most large employers in the area are in healthcare & social services, with manufacturing & industry and the retail sector being the next largest industries (see Appendix C for full list of GWMD top employers, GWMD community stakeholders and public sector assets).

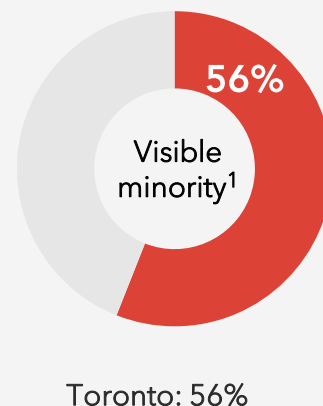
GWMD AT A GLANCE

6



91,685
Total Population

49%
Population born
outside of Canada
Toronto: 47%



\$45,532

Median household AT income²



Toronto: \$52,530

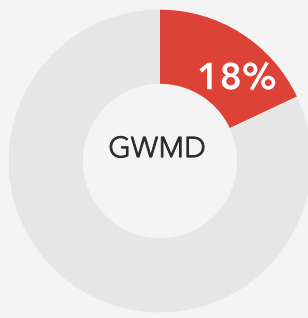
16%

Households in low-income³



Toronto: 13%

**Percentage of 15+ population with Bachelor's
Degree or higher, 2021**



**Largest Visible
Minority Groups^{1,4}**

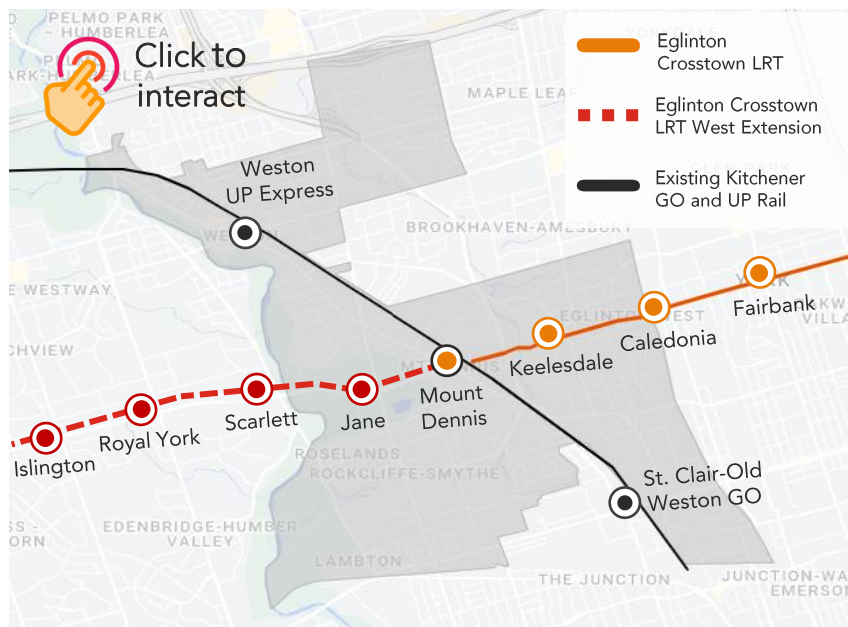
1. Black (24.9%)
2. Latin American (9.1%)
3. Filipino (5.1%)
4. South Asian (4.7%)

Source: Statistics Canada, 2021 Census of Population.

1. "Visible minorities" used here is as defined by the *Employment Equity Act* and used by Statistics Canada. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour." However, United Way acknowledges that the term "visible minority" is outdated and increasingly inaccurate, particularly in regions where racialized individuals constitute the majority of the population.
2. Median after-tax income of household, 2021 Census
3. Percentage of population in LIM-AT status for the population in private households, 2021 Census
4. Minority groups for GWMD in private households as share of total population, 2021 Census

NEW TRANSIT CONNECTIONS

7



Future Transit Map with 3 transit projects. The neighbourhood is currently served by the 35, 32 and 52 bus routes and a stop at Weston Road and Lawrence Avenue for the Kitchener GO/Union Pearson Express line.

The completion of the three transit projects described below will transform the GWMD into one of Toronto's largest mobility hubs, with major transit nodes along Weston Rd at Lawrence, Eglinton and St Clair, respectively. For an area historically underserved by higher-order transit, this unprecedented transit expansion is poised to bring significant economic investments through increased public spending and job creation. According to the 2021 census, over 30% of residents in GWMD commute by public transit, a rate higher than the City of Toronto's average of 26.2%[8].

This enhanced connectivity has also spurred private development interest in the area, with 36 applications and proposals for over 26,000 residential units (see Appendix A).

New Transit Connections



Infrastructure Ontario rendering of the Eglinton LRT

Eglinton Crosstown LRT

The first phase of the 19-kilometre Eglinton Crosstown LRT provides midtown connections between Kennedy Station in the east and Mount Dennis Station in the west with 25 stations along a dedicated route and stops that will link to over 50 bus routes, three existing stations and various GO Transit lines.[9] As of July 2024, no official opening date for the Crosstown LRT has been set.



Metrolinx rendering of the Scarlett Station on the Eglinton LRT Extension

Eglinton Crosstown LRT West Extension

The Eglinton Crosstown West Extension is an approximately 9.2 kilometre extension of the Eglinton Crosstown LRT, creating a continuous rapid transit line that stretches from Scarborough, through midtown Toronto, and into Mississauga, linking with local and regional transit options, UP Express and GO Transit rail services, and TTC, MiWay and GO Transit bus services.[10] Construction on the extension began in July 2021 and is anticipated to be completed by 2030-31.[11]



Metrolinx rendering of the future St. Clair-Old Weston GO station

St.Clair-Old Weston GO Station

As part of the SmartTrack Station program, St. Clair-Old Weston GO Station will be located between Bloor GO Station and the future Mount Dennis GO Station on the Kitchener line. The station will provide an additional connection to and future two-way, all-day GO train service on the Kitchener line, as well as connect people to TTC streetcar service on St. Clair Avenue. Construction is anticipated to begin in 2024.[12]

Western Terminus for a 19-kilometre Corridor

Mount Dennis Station, located at Eglinton and Weston Road, will serve as the western terminus and a critical interconnection point between the subway and commuter rail systems. This station will provide access to the Kitchener GO Line, UP Express, and a major new TTC bus interchange facility. The Crosstown is projected to move people 60% faster than the existing bus services and handle 10 times as many passengers. With 3 LRT stations located within the GWMD boundary and an expected 60% average improvement in travel times across the line, residents of the GWMD area will become one of Toronto's most transit-connected neighbourhoods in Toronto.

The design and construction of the now nearly-complete LRT is expected to generate employment, produce significant benefits for commuters as well as revitalize development along Eglinton. In 2015, Metrolinx and Infrastructure Ontario announced a contract with Crosslinx Transit Solutions to design, build, finance, operate, and maintain the Crosstown LRT for 30 years. At the peak of construction, Crosslinx estimated that over 2,000 jobs would be created, both directly and indirectly.[13] As of 2022, 561 community members had been hired into union and non-union positions for the project.[14] Crosslinx has also invested approximately \$8.8 million in local businesses and \$1.25 million in social enterprises since construction began.[14]



[Metrolinx rendering](#) of an aerial view of the Crosstown LRT Mount Dennis Station Bus Platform

Major construction of the line began in 2011, and as of July 2024, no official opening date for the Crosstown LRT has been set.[9] While the LRT is expected to open opportunities for residents once complete, the decade-long construction of the line has presented numerous challenges. The prolonged construction has disrupted the ability of residents across Toronto to visit local businesses which heavily rely on foot traffic for their revenue.[15] Construction waste and hoarding have blocked the visibility and access of storefronts, causing many local businesses to lose revenue. Since the start of construction, 140 businesses have closed along Eglinton West.[15] With the Crosstown LRT approaching its completion and other infrastructure projects such as Eglinton Crosstown West Extension already underway in the community, there is an opportunity to ensure local businesses and residents benefit in a meaningful way during and after construction.

THE CROSSTOWN WEST EXTENSION

9

A 9.2-kilometre Addition to a 19-kilometre Corridor

As of 2024, the approved 9.2-kilometre Eglinton Crosstown West Extension (ECWE) will bring even more rapid transit to the neighbourhood, with three of its stations passing through Weston and Mount Dennis.[11] This extension will connect with various local and regional transit options, including UP Express, GO Transit rail services, TTC bus services, and MiWay and GO Transit bus services along the 18-km Mississauga Transitway. Tunneling is currently underway, and once completed, it will create a continuous rapid transit line stretching from Scarborough, through midtown Toronto, and into Mississauga. [11] Currently the province is considering an extension to the ECWE terminus at Renforth to Pearson International Airport, further enhancing connectivity and potentially offering more employment opportunities for residents in the future.[11]



Metrolinx's [rendering](#) of Eglinton Crosstown LRT West Extension

Notably, the ECWE is identified as one of Ontario's key priority projects under the Transit-Oriented Communities (TOC) Act.[17] This designation underscores the potential for further intensification through the TOC program, which could bring opportunities for developing more community spaces, affordable housing, and increased provincial involvement in shaping vibrant, connected neighbourhoods.

In December 2023, the contract to design and build the elevated section, or guideway, for the ECWE was awarded to Aecon Inc.[18] This contract focuses on the structure of the guideway, including piers, foundations, and connections to the tunnel portals that will bring the line underground at both ends of the guideway. [19] Certain early works will be subcontracted to Aecon Six Nations (A6N), a successful Indigenous-owned and operated general partnership between Six Nations of the Grand River Development Corporation (51%) and Aecon (49%).[18] Construction on the project is currently underway. Metrolinx estimates that once completed, the extension will bring 37,500 more people and 23,600 more jobs within walking distance to transit. As of December 2023, the extension is expected to support up to 4,600 jobs annually during construction and attract 69,700 daily boardings by 2041.[20]

ST. CLAIR-OLD WESTON GO STATION

10

One of Five New SmartTrack GO Stations

As part of the SmartTrack Station program, St. Clair-Old Weston GO Station will be located on Union Street, north of St. Clair Avenue West, between Bloor GO Station and the future Mount Dennis GO Station on the Kitchener line. It will feature two new station buildings, bike parking, two pedestrian tunnels connecting the east and west platforms, and connections to Gunns Road and St. Clair Ave West.[12]

Service improvements from the SmartTrack Stations Program are projected to provide walkable access to rail service for 83,000 residents and 91,000 jobs.[21] The new stations are also projected to bring approximately 110,000 new daily riders by 2031 to the rail network and reduce congestion on the roads and emissions throughout the region.[21] Metrolinx continues to advance the designs for the remaining stations, including the Old Weston-St. Clair station, through 2023 and 2024, with the anticipated operation starting in 2029.[12]



Metrolinx's [rendering](#) of SmartTrack GO station at Old Weston-St. Clair

In April 2018, City Council approved a contribution of up to \$1.463 billion to Metrolinx for the SmartTrack Stations Program, which included \$585 million in federal funding under the City's allocation of the Public Transit Infrastructure Stream of the Federal Investing in Canada Infrastructure Program.[22] In June 2023, Toronto City Council voted to receive \$226 million in provincial funding. Currently the revised SmartTrack Station Programs budget is \$1.689 billion, including \$878 million from the City, \$585 million from the Government of Canada and \$226 million from the Province of Ontario, representing all three orders of government.[22]

GWMD HOUSING SPOTLIGHT

11



17%

Households with unsuitable housing¹



(Toronto 12%)

38%

Households in core housing need²

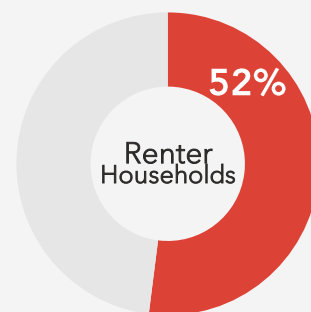


(Toronto 29%)

35%

Tenant households spending more than 30% on shelter

(Toronto 40%)

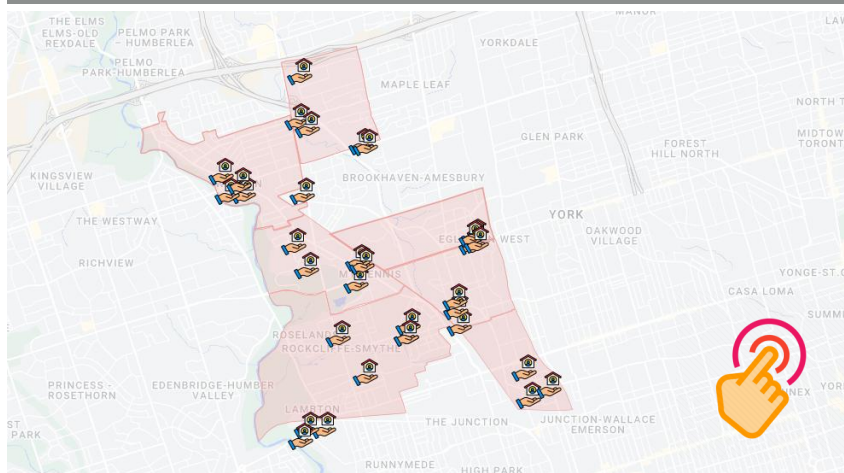


(Toronto 48%)



28%

Tenant households in subsidized housing
(Toronto 14%)



Greater Weston Mount Dennis subsidized housing stock



27,000+
Proposed units

70+
Mid and high-rise
buildings

1. Housing in need of major repairs
2. Households living in unsuitable, inadequate or unaffordable dwelling and cannot afford alternative housing in their community

MIXED USED REDEVELOPMENT

12

Over 27,000 units planned or under construction

Catalyzed by major transit investments, GWMD is set to become a hotspot for private development. Currently, over 40 developers have active pre-construction development applications to build over 27,000 residential units in the area. Across 40 sites, more than 75 buildings are proposed in the GWMD neighborhood, with significant development activity concentrated around three nodes at St. Clair, Eglinton, and Lawrence along Weston Road.



Development renderings at Lawrence and Weston, Stephen Velasco, 2024



Development renderings Weston and St Clair, Stephen Velasco, 2024



Proposed developments at Eglinton & Weston, Stephen Velasco, 2024

A significant development is the mixed-use project at 25 Photography Drive by Choice Properties, which includes seven high-rise buildings with a total of 2,356 units. This project will provide new housing options, 4,548 square meters of retail space at street level, and 4,034 square meters of Privately-Owned Public Space. [23] Another notable private development is the Westside Mall Redevelopment at 2400-2404 Eglinton Avenue by SmartCentres REIT, which plans to offer over 330,000 square meters of retail space and more than 47,000 square meters of parkland, including a central plaza with publicly accessible areas.[26]

To respond to the growing demand for affordable housing, the Learning Enrichment Foundation (LEF) has also proposed a 14-storey mixed-use affordable rental building at 1240 Weston Road. Known as the Mount Dennis Quilt, this redevelopment project aims to provide 175 affordable and market value rental units, including three floors of community and affordable retail space. Construction expected to begin before 2026.[24]



Choice Properties rendering of 25 Photography Drive



LEF rendering of the Mount Dennis Quilt



Westside Mall Redevelopment rendering by Turner Fleischer Architects

Towards More Inclusive Redevelopment

With over 27,000 units already planned and fewer than 500 units currently in construction, GWMD is at a critical juncture to determine how it will welcome tens of thousands of new residents while ensuring enough adequate housing, good jobs and economic opportunities. First, by preserving and increasing housing affordability, GWMD can remain accessible to both current and future residents on low to moderate incomes. Second, successful engagement and collaboration with the private and public sectors could also generate additional construction and development-related employment opportunities for the local community.

GWMD stands out for its substantial supply of affordable housing, including rent-geared-to-income (RGI) units and neighborhood-scale walk-up rental apartment buildings that offer affordable rents in dense, pedestrian-friendly formats (see Appendix C for a full list of subsidized housing).[25] The majority of residents in GWMD are renters and while some live in subsidized housing, over 37% of residents remain in core housing need, living in unsuitable, unaffordable or inadequate housing, nearly 10% above the Toronto CMA average.[8]

With significant densification planned, the GWMD community and the 5 local Business Improvement Areas (BIAs) also face the challenge of creating an environment that allows small and diverse businesses to survive in the context of large-scale redevelopment. For instance, most businesses in the Mount Dennis NIA are small, owner-operated businesses with twenty-five percent of businesses reporting that they are “diverse suppliers,” meaning they are at least 51% owned, managed and controlled by an equity-deserving group or social purpose enterprise. Overall, about half of businesses in the Mount Dennis NIA are retail/service, and almost 60% lease their space and may be vulnerable to cost increases.[6] Other NIAs in the area exhibit similar characteristics and face similar challenges. As the area densifies, the challenge of mitigating potential adverse effects on these businesses presents a valuable opportunity to integrate the benefits of enhanced transit access with robust support for local enterprises.



Small businesses located within a 250m radius of 6 active pre-construction development applications along Denarda and Weston Road by 2023 Google Streetview

Improving the local public realm

Weston Library Expansion Project (2 King St)

The Weston Library Expansion Project is a key initiative for the Toronto Public Library (TPL) within its 10-year planning period from 2019 to 2028. This project involves expanding and revitalizing TPL's Weston branch, a Carnegie library with significant cultural and historical value. The library, a heritage property, is currently in "Critical" condition. Projected costs of the Weston Renovation and Expansion are projected to be \$21.4million. At this time, there are no publicly available dates for the commencement of construction.[27]

St Clair/Silverthorn Library Renovation and Expansion (1748 St Clair Ave W)

Following a two-year renovation closure, the St Clair/Silverthorn library reopened in November 2019 with a 500 square foot expansion costing \$3.3 million in total. The updated facility boasts an accessible, open-concept layout, an interior elevator, more computers, and a larger community room. The community was actively involved in the renovation planning, including the choice to retain the library at its current location. Additionally, the library now offers a new book collection that can only be reserved by patrons who use it as their home branch.[28]

Mount Dennis Net Zero Early Learning Childcare Centre (1234 Weston Rd)

The Mount Dennis Child Care Centre is a proposed two-storey, net-zero institutional building that will be the largest City-owned childcare centre in Toronto. Designed by Coolearth Architecture & CS&P Architects, construction of the new facility will result in a 98-space childcare center. In April 2020, M.J. Dixon Construction Ltd. ("MJD") was awarded the \$15-million contract to construct the centre. Construction began June 2020 and is scheduled for completion Winter 2024.[29]

Dennis Avenue Community School (400 Rockcliffe Blvd)

In 2018, the Ontario government announced its investment of \$10.8-million to build a new school building for Dennis Avenue Community School. Once complete, the new Dennis Avenue Community School will deliver 5 new childcare rooms, 358 elementary spaces and 88 childcare spaces for local families. Construction began 2023 and is scheduled for completion Fall 2025.[30]



Photo of TPL Weston Branch by TPL



Photo of TPL St Clair/Silverthorn Branch by TPL



CS&P Renderings of Mount Dennis Child Care Centre



Photo of Dennis Avenue Community School by UrbanToronto

Summary

Community consultations led by community organizations and the City of Toronto have shown a desire to ensure the area's future growth and development improves the quality of life for current and future residents. Informed by an understanding of the area's unique characteristics, most community consultations have revealed concerns around ensuring small-scale independently owned businesses are protected and that the benefits of development can be shared with future, and existing residents of the community.[6] [31]

A key focus for many GWMD residents remains achieving a balance between promoting transit-oriented development, while ensuring that all residents can participate in and benefit from the opportunities that are generated by the area's residential, commercial, and employment growth and responding directly to the community's unique needs and aspirations.[6] [31] [32]

Community Consultations

Picture Mount Dennis



[The Picture Mount Dennis Planning Framework](#) was a comprehensive consultation and planning initiative led by the City of Toronto and various partners throughout 2018 and 2019. This process aimed to create a strategic vision for the Mount Dennis area, focusing on its development over the next 20 to 30 years. The initiative resulted in a Mount Dennis Secondary Plan that outlined key development goals, guiding principles, and actionable recommendations, ensuring that future growth in the Mount Dennis area aligned with the needs of local residents and businesses. As of late 2024, the Mount Dennis Secondary Plan is under appeal of the Ontario Land Tribunal (OLT).

Mount Dennis For All Action Plan



Source: Learning Enrichment Foundation

Currently in development, the [Community for All Action Plan](#) builds on the Mount Dennis Planning Framework, working in partnership with the Learning Enrichment Foundation (LEF) to propose specific actions, strategies and quantifiable targets for the 9 transformative moves presented in the Picture Mount Dennis Framework.

Weston in Gear Planning Study



Source: City of Toronto

[The Weston in Gear Planning Study](#), currently in development, will engage with the local community to create a renewed vision and built form, public realm, streetscape and community benefits plan for the area. The study will include opportunities for community engagement including the establishment of a Local Advisory Committee (LAC), community consultation meetings, and online engagement opportunities.

George Brown College Feasibility Project



Source: George Brown College

[The Mount Dennis campus feasibility project](#), launched in 2022 by George Brown College, explores the possibility of opening a new campus in the Mount Dennis area. In 2023, a consultation process with Mount Dennis residents began, led by the college and supported by CreateTO and the City of Toronto. This analysis revealed a need for post-secondary education options in Mount Dennis, an area that hosts a significant population of college-aged students and diverse learners.[32]

// Affordability of housing and retail space is essential to make sure existing residents and businesses can remain in Mount Dennis

- Mount Dennis Resident, Picture Mount Dennis Planning Framework 2021

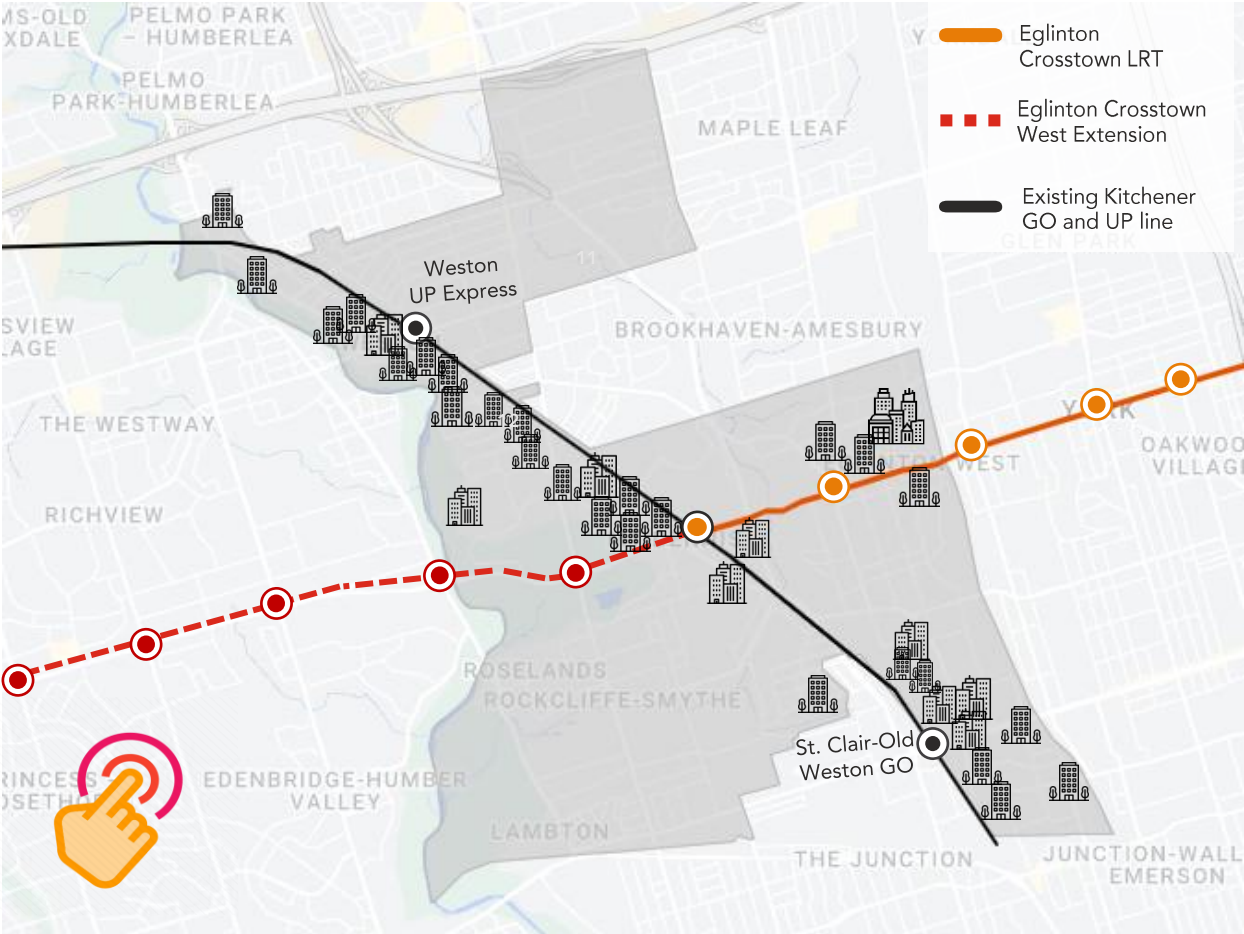


Economic development and jobs is the number one issue facing Mount Dennis

- Mount Dennis Resident, Picture Mount Dennis Planning Framework 2021



Over 26,000 Proposed Units Across 66 Buildings
36 Development Applications

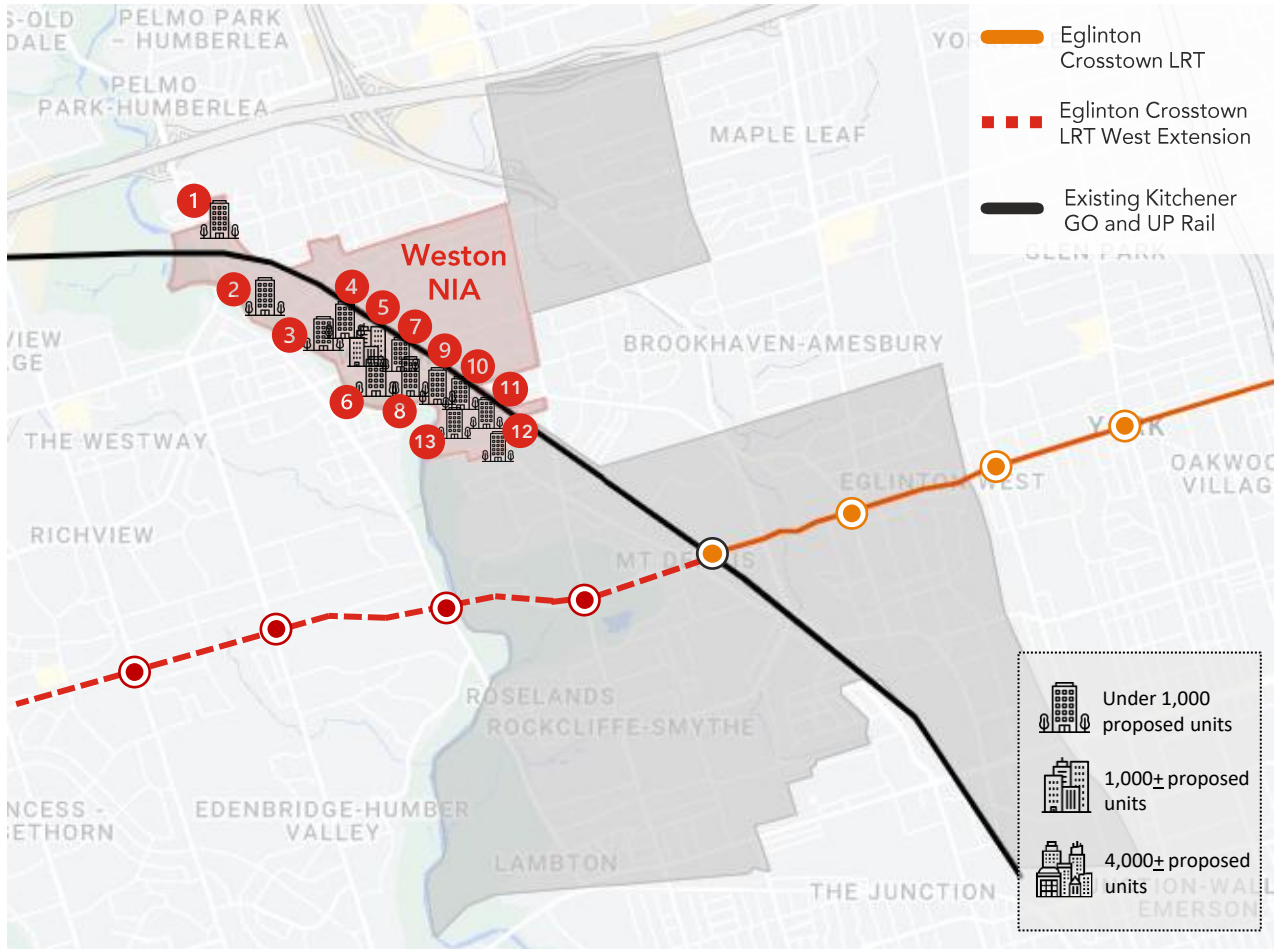


[Click icon](#) to access map of all active pre-construction development applications in the GWMD area.

| | |
|-------------------------------------|--------|
| Total # of Development Applications | 40 |
| Total # of Units | 27,778 |
| Total # of Buildings Proposed | 75 |

ACTIVE PRE-CONSTRUCTION DEVELOPMENT APPLICATIONS IN WESTON

APP A

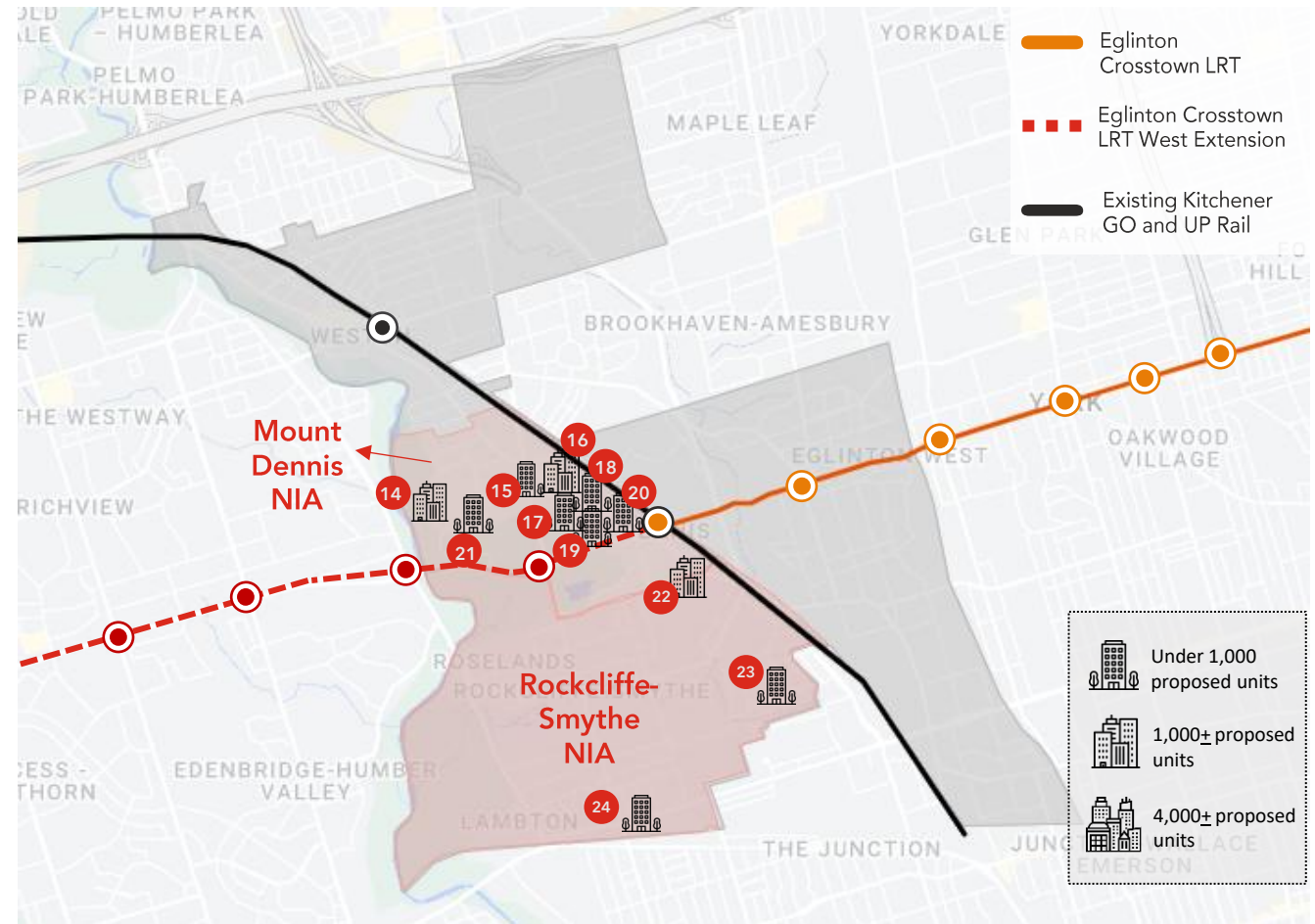


Weston NIA (#113)

| | |
|---|--|
| 1. Dov Capital Corp., & Herefordshire Capital Corp. (509 units, 8 Oak St.) | 8. Castlepoint Numa & KIN Capital Partners Inc. (488 units, 1800-1812 Weston Rd.) |
| 2. Medallion Corp (107 units, 2260 Weston) | 9. Arkfield Dev. & A1 Capital (421 units, 1736-1746 Weston Rd.) |
| 3. Weston Asset Management (733 units, 1956 Weston) | 10. Old Stonehenge Dev. Corp. (549 units, 1695 Weston Rd.) |
| 4. Devron Dev. (540 units, 13-21 John St. & 36-40 South Station St.) | 11. EDEV Real Estate (59 units, 1681 Weston Rd.) |
| 5. Castlepoint Numa (1,032 units, 1871-1885 West Rd.) | 12. 873815 Ontario Ltd. (50 units, 1552 Weston Rd.) |
| 6. Castlepoint Numa & KIN Capital Partners Inc. (565 units, 1830 Weston Rd.) | 13. Altree Developments (407 units, 16 Wilby Crescent) |
| 7. BSaR Group of Companies (485 units, 1821 Weston Rd.) | |
| Total # of Units: 5,945 | |

ACTIVE PRE-CONSTRUCTION DEVELOPMENT APPLICATIONS IN MOUNT DENNIS & ROCKCLIFFE

APP A



Mount Dennis NIA (#115)

- 14. BGS Homes Inc. (1,239 units, 300,310,320,&330 Sidney Belsey Cresc.)
- 15. KingSett Capital (521 units, 2-16 Denarda St.)
- 16. The Learning Enrichment Foundation (175 units, 1240 Weston Rd.)
- 17. Trolleybus Urban Dev. Inc. & BC Realty Partners (362 units, 1-9 Oxford Dr.)
- 18. Fengate Properties & Trolleybus Urban Dev. Inc. (448 units, 8-16 Locust St.)
- 19. KingSett Capital (382units, 1175-1181 Weston Rd.)
- 20. Gairloch Dev. (583 units, 15 Hollis St.)
- 21. BGS Homes (105 units, 2 Buttonwood Ave)

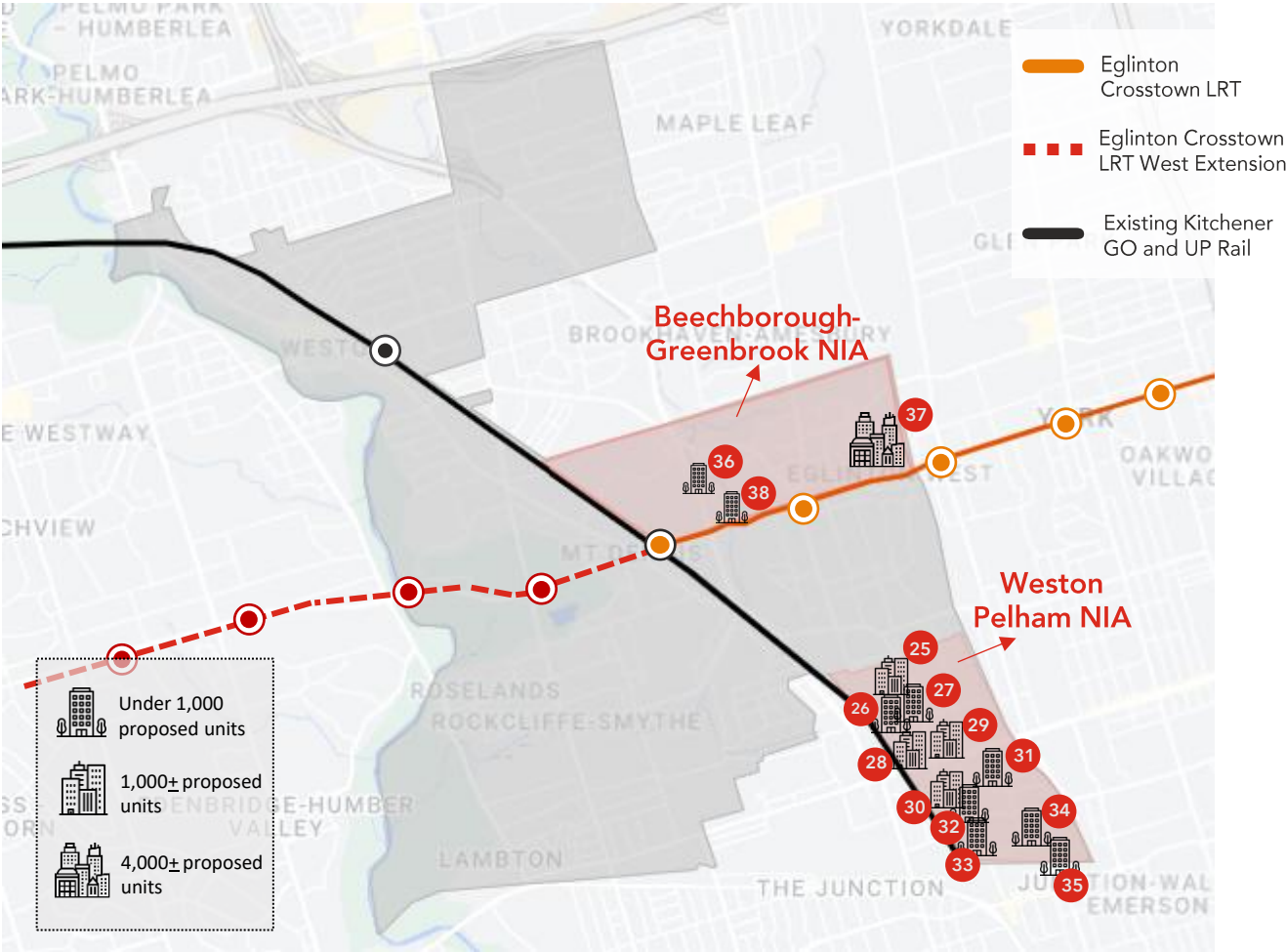
Rockcliffe-Smythe NIA (#111)

- 22. Haven Developments (984 units, 955-969 Weston Rd.)
- 23. Greenline Renovation Plus (263 units, 65-81 McCormack St.)
- 24. 1654316 Ontario Ltd (509 units, 2595 St Clair Ave W)

Total # of Units: 1,756

Total # of Units: 3,815

ACTIVE PRE-CONSTRUCTION
DEVELOPMENT APPLICATIONS IN
WESTON PELHAM & BEECHBOROUGH



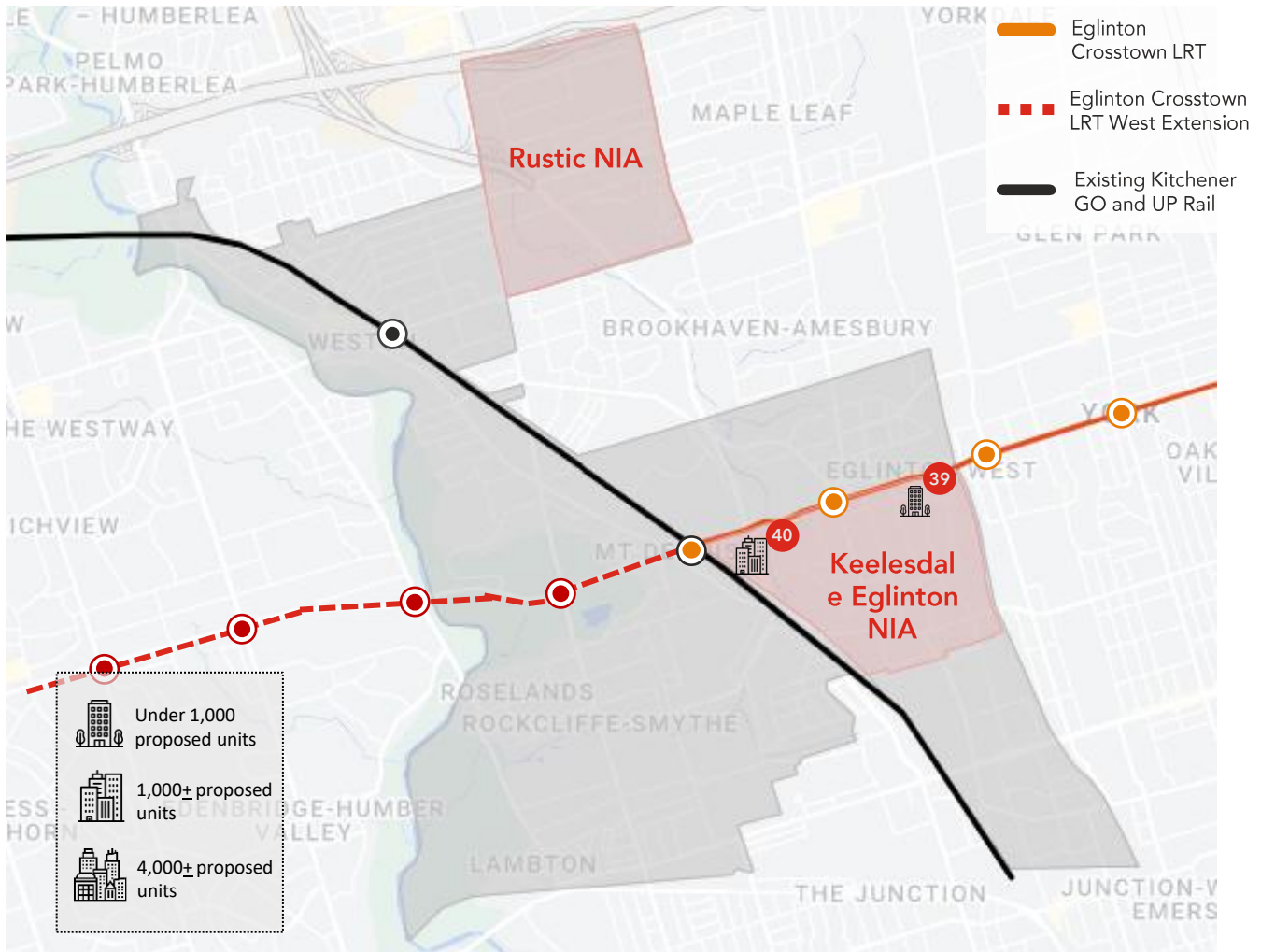
| Weston Pelham NIA (#091) |
|---|
| 25. Benny Stark Ltd. (1,818 units, 116-122 Turnberry Ave) |
| 26. 1573416 Ontario Inc. (588 units, 126 Union St.) |
| 27. 578602 Ontario Inc. (599units, 100 Union St.) |
| 28. 1057100 Ontario Ltd. (1,364 units, 2-4 & 80 Union St.) |
| 29. Clark Construction Management (1,951 units, 77 Union St.) |
| 30. Sequoia Grove Homes (1174units, 1799 St. Clair W) |
| 31. Kultura (70 units, 1754 St. Clair W.) |
| 32. i-squared Dev. (321units, 290 Old Weston Rd.) |
| 33. Limen Dev. (405 units, 189-195 Old Weston Rd.) |
| 34. Silva Groceries Ltd. (19 units, 1921 Davenport Rd.) |
| 35. Tricon Residential (398 units, 386-394 Symington Ave) |

| Beechborough-Greenbrook NIA (#112) |
|--|
| 36. SmartCentres REIT (4,057 units, 2400-2404 Eglinton Ave W) |
| 37. Fora Developments (370 units, 2636-2654 Eglinton Ave W) |
| 38. Block Developments & Trolleybus Urban Development Inc. (272 units, 1860 Keele St.) |
| Total # of Units: 4,699 |

Total # of Units: 8,707

ACTIVE PRE-CONSTRUCTION DEVELOPMENT APPLICATIONS IN KEELESDALE & RUSTIC

APP A



Keelesdale Eglinton NIA (#110)

39. Cityzen Dev. Group, Tercot Communitis (500 units, 2485 Eglinton Ave W)

40. Choice Properties REIT (2,356 units, 25 Photography Drive)

Total # of Units: 2,856

Rustic NIA (#028)

no active pre-construction development applications

SOCIO-ECONOMIC PROFILE

APP B

| Population Breakdown | GWMD | Toronto |
|---|--------|-----------|
| Total Population | 92,507 | 2,731,570 |
| Single parent families | 8.42% | 5.4% |
| Visible Minority Population | 55.6% | 55.7% |
| Population born outside of Canada | 49.3% | 46.6% |
| Population with mother tongue that is not English | 43.5% | 43.2% |

| Income | GWMD | Toronto |
|--|----------|----------|
| Median after-tax income of household in 2020 (\$) | \$63,414 | \$74,000 |
| Share of Households in Low-Income Measure After Tax ¹ | 9.3% | 8.7% |

| Housing | GWMD | Toronto |
|---|-------|---------|
| Households spending over 30% of total income on shelter | 22.6% | 27.2% |
| Households with unsuitable housing ² | 17.4% | 12.5% |
| Households with incomes greater than zero in core housing need ³ | 25.1% | 19.6% |
| Renter households | 52.1% | 48.1% |
| Tenant households in subsidized housing | 28.0% | 14.2% |

| Labour Force Status | GWMD | Toronto |
|---|-------|---------|
| Unemployment Rate (May 2021) | 16.4% | 13.9% |
| Labour Force Participation Rate (May 2021) | 58.9% | 63.9% |
| Employment Rate (May 2021) | 48.3% | 55.0% |
| Population in fixed term positions | 35.9% | 40.6% |
| Population in temporary positions | 13.3% | 13.9% |
| Population in casual, seasonal, or short-term position (less than 1 year) | 63.9% | 59.4% |

| Educational Attainment | GWMD | Toronto |
|--|-------|---------|
| Population with no certificate, diploma or degree | 26.4% | 14.3% |
| Population with high (secondary) school diploma or equivalency certificate | 30.2% | 23.4% |
| Population with postsecondary certificate or diploma below bachelor level | 25.3% | 62.4% |
| Population aged 15+ with Bachelor's degree or higher | 18.2% | 41.1% |

Source: Statistics Canada, 2021 Census of Population

1. LIM-AT rates saw a significant decline from 2015 to 2020 largely driven by higher government transfers, especially pandemic-related benefits

2. Housing below the National Occupancy Standard (i.e., housing units that do not safely accommodate their residents)

3. Households living in unsuitable, inadequate or unaffordable dwelling and cannot afford alternative housing in their community

SOCIO-ECONOMIC PROFILE BY NIA

APP B

| Population Breakdown | Rustic | Weston-Pelham | Keelesdale Eglinton W | Rockcliffe-Smythe | Beechborough Greenbrook | Weston | Mount Dennis | Toronto |
|---|--------|---------------|-----------------------|-------------------|-------------------------|--------|--------------|-----------|
| Total Population | 9,941 | 11,098 | 11,058 | 22,246 | 6,577 | 17,992 | 13,595 | 2,731,570 |
| Single parent families | 11.7% | 6.5% | 6.5% | 7.6% | 10.4% | 8.5% | 9.7% | 5.53% |
| Visible Minority Population | 63.9% | 40.7% | 42.0% | 47.9% | 60.8% | 64.5% | 71.8% | 55.7% |
| Population born outside of Canada | 51.4% | 42.9% | 52.6% | 47.8% | 52.1% | 47.7% | 54.1% | 46.6% |
| Population with mother tongue that is not English | 42.3% | 42.0% | 53.1% | 47.0% | 41.9% | 35.9% | 42.9% | 43.2% |

| Income | Rustic | Weston-Pelham | Keelesdale Eglinton W | Rockcliffe-Smythe | Beechborough Greenbrook | Weston | Mount Dennis | Toronto |
|--|----------|---------------|-----------------------|-------------------|-------------------------|----------|--------------|----------|
| Median after-tax income of household in 2020 (\$) | \$59,600 | \$72,000 | \$69,500 | \$63,200 | \$56,800 | \$58,800 | \$64,000 | \$74,000 |
| Share of Households in Low-Income Measure After Tax ² | 9.3% | 8.6% | 7.6% | 9.0% | 11.7% | 11.7% | 7.3% | 8.7% |

| Housing | Rustic | Weston-Pelham | Keelesdale Eglinton W | Rockcliffe-Smythe | Beechborough Greenbrook | Weston | Mount Dennis | Toronto |
|---|--------|---------------|-----------------------|-------------------|-------------------------|--------|--------------|---------|
| Households spending over 30% of total income on shelter | 14.6% | 19.8% | 24.4% | 22.7% | 21.6% | 26.8% | 22.6% | 27.2% |
| Households with unsuitable housing ³ | 21.7% | 12.9% | 12.8% | 13.9% | 20.8% | 21.2% | 20.6% | 12.5% |
| Households with incomes greater than zero in core housing need ⁴ | 23.5% | 17.6% | 19.7% | 23.4% | 26.5% | 31.7% | 28.9% | 19.6% |
| Renter households | 62.4% | 40.6% | 40.7% | 43.8% | 66.7% | 64.5% | 52.5% | 48.1% |
| Tenant households in subsidized housing | 50.7% | 34.3% | 17.4% | 29.5% | 25.9% | 22.7% | 22.0% | 14.2% |

| Housing | Rustic | Weston-Pelham | Keelesdale Eglinton W | Rockcliffe-Smythe | Beechborough Greenbrook | Weston | Mount Dennis | Toronto |
|---|--------|---------------|-----------------------|-------------------|-------------------------|--------|--------------|---------|
| Unemployment Rate (May 2021) | 18.6% | 15.2% | 14.9% | 14.2% | 17.6% | 17.4% | 18.7% | 13.9% |
| Labour Force Participation Rate (May 2021) | 53.3% | 61.5% | 60.1% | 56.8% | 59.4% | 59.9% | 61.8% | 63.9% |
| Employment Rate (May 2021) | 55.0% | 43.4% | 52.1% | 51.1% | 48.8% | 49.2% | 49.5% | 50.2% |
| Population in fixed term positions | 36.4% | 36.2% | 47.6% | 30.2% | 34.9% | 35.2% | 35.4% | 40.6% |
| Population in temporary positions | 17.7% | 11.7% | 12.8% | 12.8% | 14.2% | 13.2% | 13.6% | 13.9% |
| Population in casual, seasonal, or short-term position (less than 1 year) | 63.6% | 63.8% | 52.4% | 69.8% | 65.1% | 64.4% | 63.8% | 59.4% |

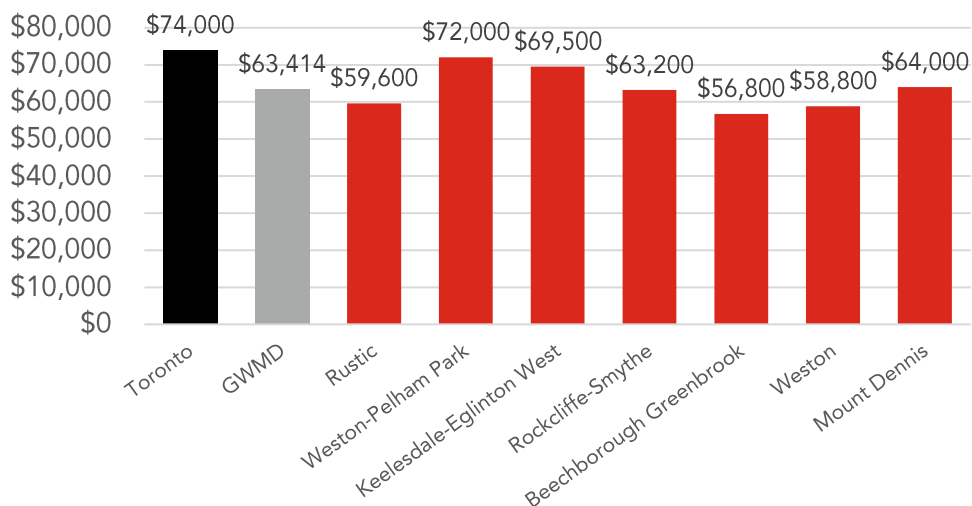
| Educational Attainment | Rustic | Weston-Pelham | Keelesdale Eglinton W | Rockcliffe-Smythe | Beechborough Greenbrook | Weston | Mount Dennis | Toronto |
|--|--------|---------------|-----------------------|-------------------|-------------------------|--------|--------------|---------|
| Population with no certificate, diploma or degree | 27.9% | 27.8% | 31.9% | 26.8% | 26.4% | 23.0% | 23.1% | 14.3% |
| Population with high (secondary) school diploma or equivalency certificate | 33.0% | 27.4% | 28.8% | 29.8% | 33.1% | 30.6% | 30.4% | 23.4% |
| Population with postsecondary certificate or diploma below bachelor level | 25.0% | 21.4% | 24.0% | 24.6% | 25.2% | 27.6% | 27.8% | 62.4% |

Source: Statistics Canada, 2021 Census of Population

TOTAL INCOME

The City of Toronto has a higher median after-tax income than any of the **7 GWMD NIAs**

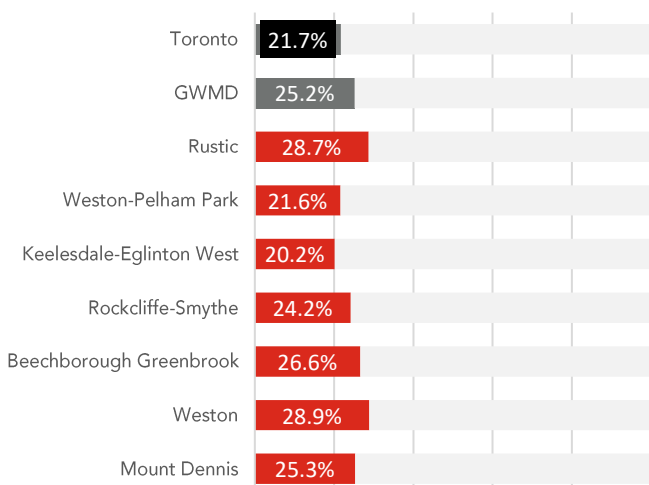
Figure 1. Household median after-tax income in 2021, GWMD NIAs and Toronto



PERCENTAGE OF PERSONS IN LOW-INCOME

5 GWMD NIAs have a higher percentage of residents that qualify as low-income compared to the **City of Toronto**

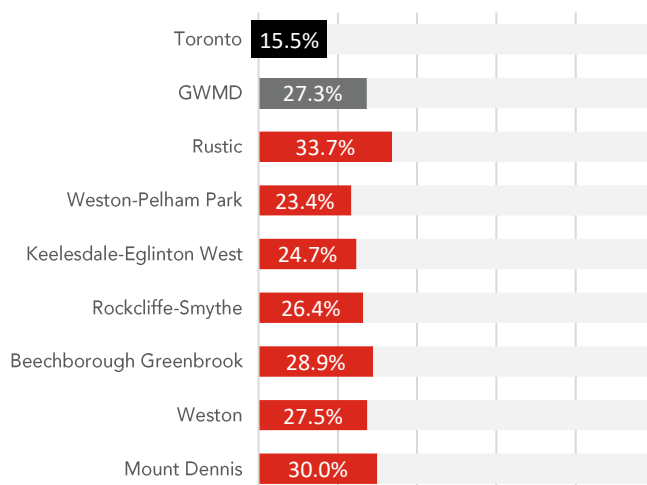
Figure 2. % of persons in low-income based on Low-income Cut-Offs, After Tax (LICO-AT)



PERCENTAGE OF INCOME FROM GOVT TRANSFERS

Residents in all **7 GWMD NIAs** receive a higher percentage of their total income from government transfer payments compared to the **City of Toronto**.

Figure 3. % of total income from government transfer payment

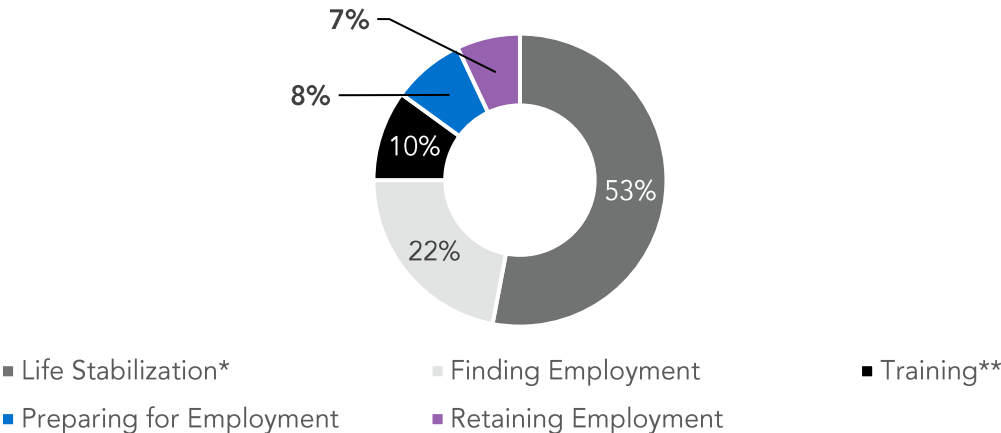


SOCIO-ECONOMIC PROFILE

APP B

The following figures show employment-related data in the M6M, M9N, M6N and M6L postal codes for residents on social assistance pertaining those on Ontario Works. This could include Emergency Assistance, Extended Health Benefit, or Extended Employment Health Benefit; as well as those on the Ontario Disability Support Program. Data from October 2024 shows that 11,025 residents are on Social Assistance in GWMD.

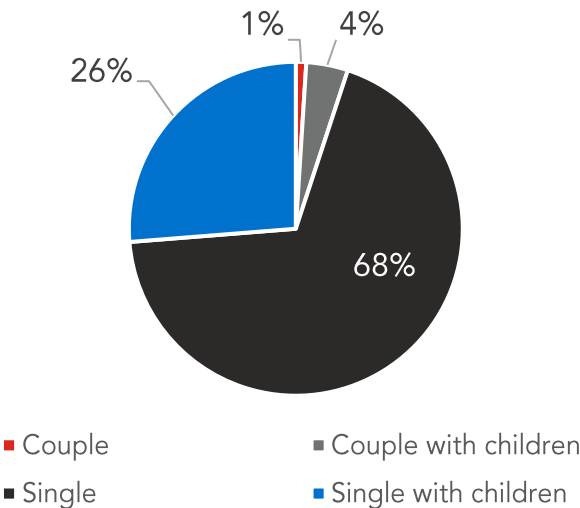
Social Assistance Management System Status for GWMD Residents on Social Assistance, October 2024



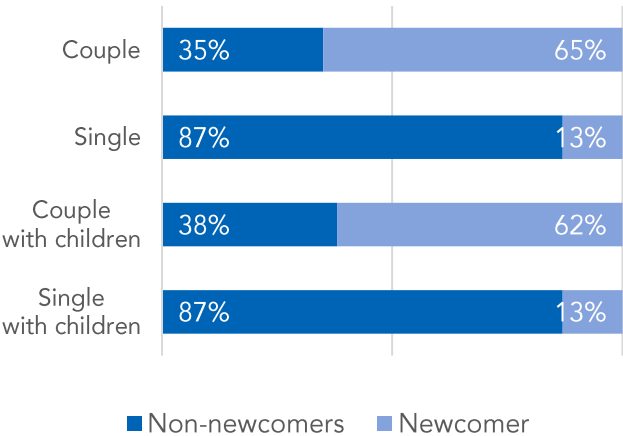
*Clients in Life Stabilization have one or more self-sufficiency challenges and require enhanced services and supports to overcome issues affecting employability

**Clients in Training have gaps in qualifications, capabilities and require more training

GWMD Residents on Social Assistance by Family Type, October 2024



GWMD Residents on Social Assistance by Newcomer Status, October 2024



SOCIOECONOMIC PROFILE

APP B

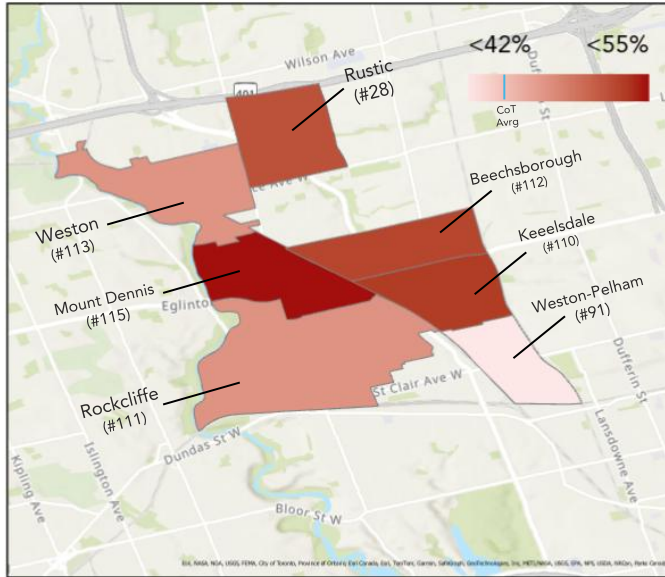


Figure 1. Percentage of residents born outside of Canada by NIAs (Toronto Avg: 47%)

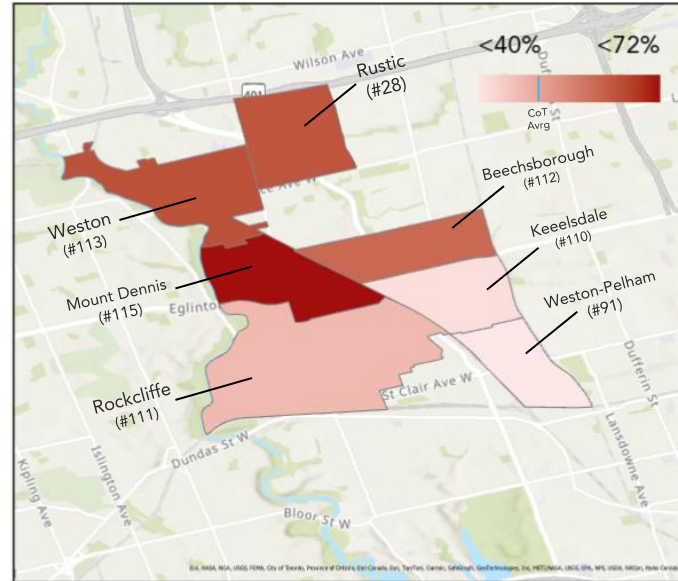


Figure 2. Percentage of residents who are visible minorities^{1,2} by NIAs (Toronto Avg: 56%)

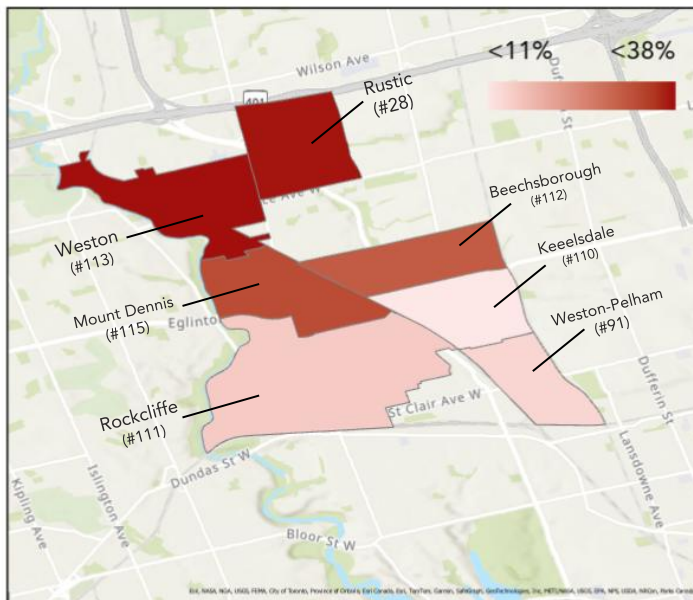


Figure 3. Percentage of Black residents by NIAs (Toronto Avg: 10%)

Source: Data from Statistics Canada, 2021 Census of Population.

1. Minority groups for GWMD in private households, 2021
2. "Visible minorities" used here is as defined by the *Employment Equity Act* and used by Statistics Canada. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour." However, United Way acknowledges that the term "visible minority" is outdated and increasingly inaccurate, particularly in regions like Peel where racialized individuals constitute the majority of the population.

The **Northwest** parts of the neighbourhood have higher total number of visible minorities^{1,2} and percentage of residents born outside of Canada

SOCIOECONOMIC PROFILE

APP B

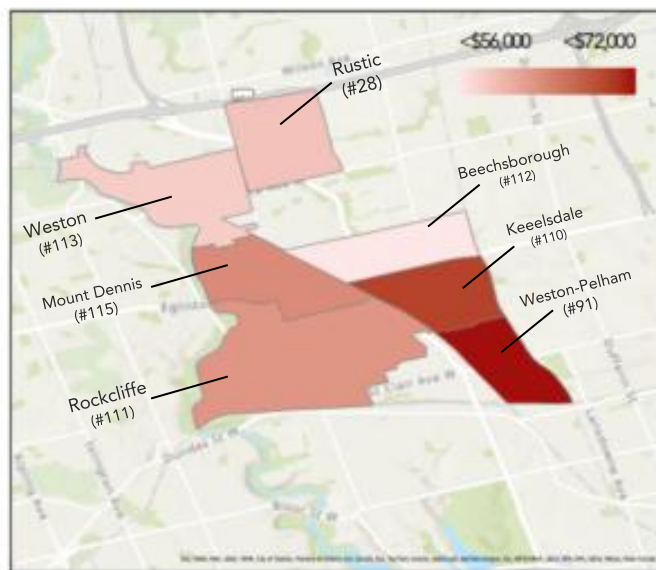


Figure 4. Median household AT income¹ by NIAs (Toronto Avg: \$74,000)

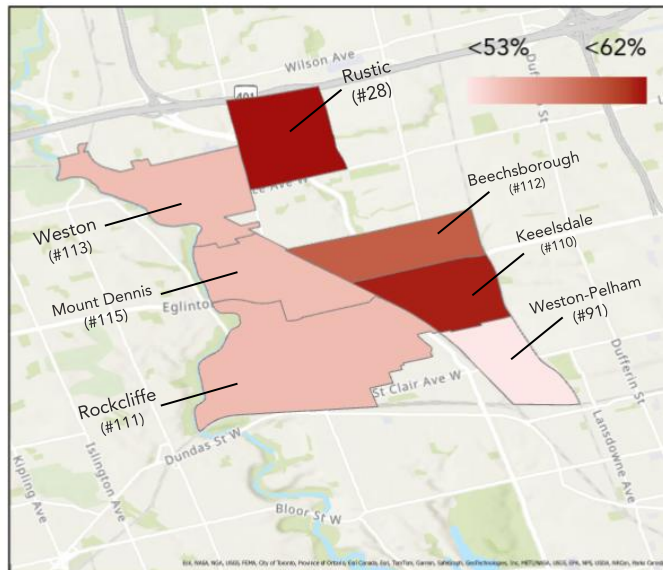


Figure 5. Percentage of population without post-secondary education by NIAs (Toronto Avg: 38%)

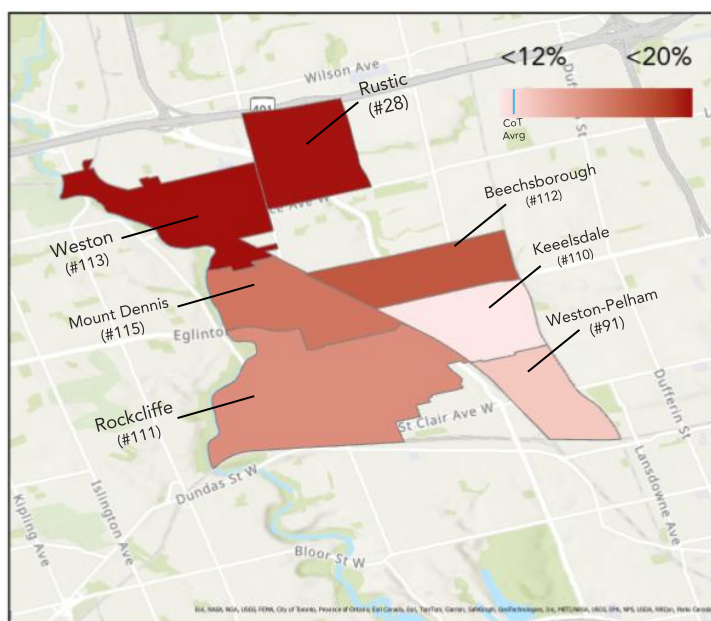


Figure 6. Households in low-income² by NIAs (Toronto Avg: 13%)

Source: Data from Statistics Canada, 2021 Census of Population.

1. Average after-tax income of household in 2020 (\$)
2. Percentage of population in LIM-AT status in 2020 for the population in private households

The **Southeast** part of the neighbourhood has the highest after-tax income and lowest number of households in low-income.

The **Eastern** part of the neighbourhood has the highest percentage of population without post-secondary education

SOCIOECONOMIC PROFILE

APP B

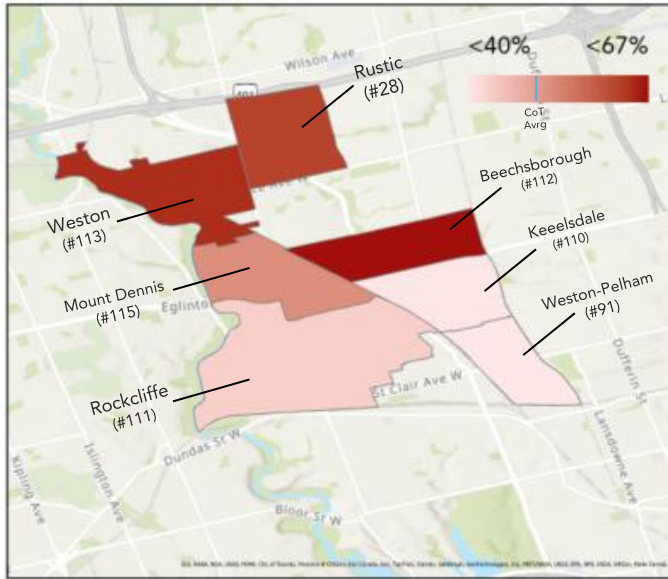


Figure 7. Percentage of renter households by NIAs (Toronto Avg: 48%)

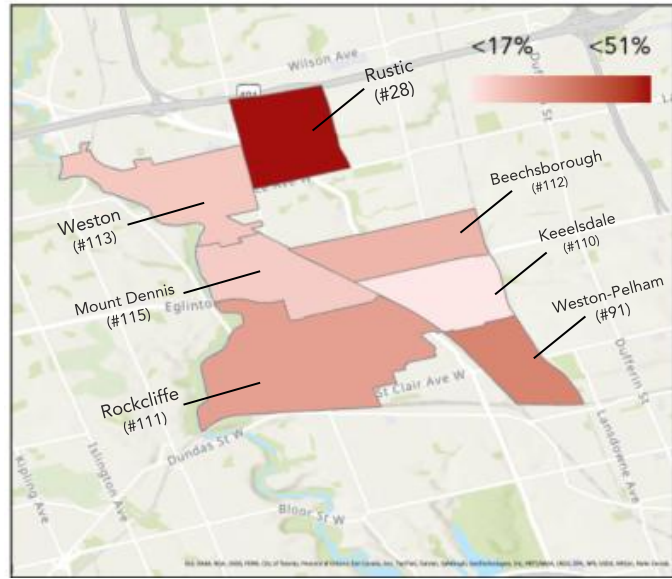


Figure 8. Percentage of households in subsidized housing by NIAs (Toronto Avg: 14%)

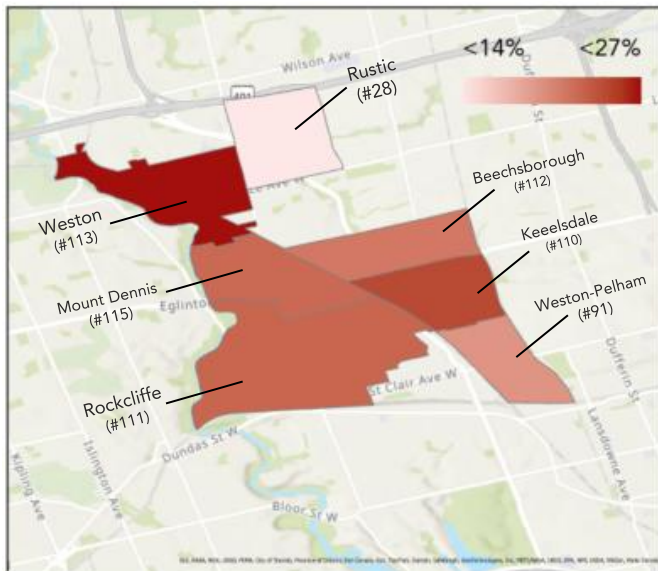


Figure 9. Percentage of households in unaffordable housing¹ by NIAs (Toronto Avg: 27%)

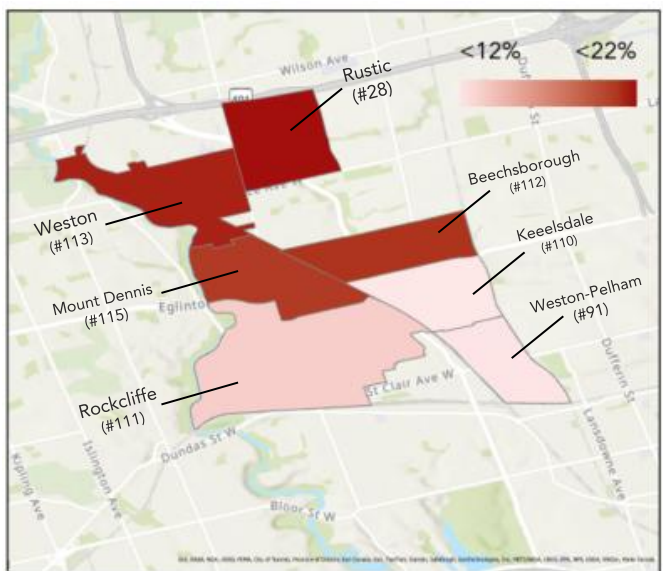


Figure 10. Percentage of households in unsuitable housing¹ by NIAs (Toronto Avg: 12%)

Source: Data from Statistics Canada, 2021 Census of Population.

1. Households spending over 30% of income on shelter costs
2. Housing in need of major repairs

United Way Funded Agencies

- Abrigo Centre
- Access Alliance Multicultural Health and Community Services
- Big Brothers Big Sisters of Toronto
- Black Creek Community Health Centre
- Build Up
- College-Montrose Children's Place
- Crossroads Theatre
- CultureLink Settlement and Community Services
- Davenport-Perth Neighbourhood & Community Health Centre
- Eshkiniigjik Naandwechigegamig, Aabiish Gaa Binjibaaying (ENAGB Youth Program)
- ESS Support Services
- Etobicoke Services for Seniors
- FoodShare Toronto
- For Youth Initiative in Toronto
- Jane and Finch Community and Family Centre
- North York Community House
- North York Harvest Food Bank
- Park People Projects Canada
- Progress Place Rehabilitation Centre (Metropolitan Toronto) Inc.
- Reconnect Community Health Services
- St. Alban's Boys and Girls Club
- Stolen from Africa / Volé D'Afrique
- Syme Woolner Neighbourhood and Family Centre
- The Macaulay Child Development Centre
- The Neighbourhood Group Community Services

- The Stop Community Food Centre
- Unison Health and Community Services
- Weston Frontlines Centre
- Weston King Neighbourhood centre
- Yorktown Family Services

Public Libraries

- Toronto Public Library – Evelyn Gregory Branch
- Toronto Public Library – Mount Dennis Branch
- Toronto Public Library – Weston Branch
- Toronto Public Library – Jane/Dundas

Public schools

- Charles E Webster Public School
- George Harvey Collegiate Institute
- Weston Collegiate Institute
- Roselands Public School

Health Services

- West Park Healthcare Centre
- CrossTown Family Health Team
- Davenport Perth Neighbourhood & Community Health Centre (DPNCHC)

Business Improvement Areas

- Weston BIA
- Mount Dennis BIA
- Rogers Road BIA
- Eglinton Hill BIA
- St Clair Gardens BA

[Click here](#) to access map with all community stakeholder and public sector assets in GWMD

Subsidized Housing

- Jane/Woolner, 190 Woolner Ave (300 units)
- Humber Boulevard Rowhouses, 121 Humber Blvd (265 units)
- Mount Dennis Apartments, 101 Humber Blvd (246 units)
- Outlook Manor, 55 Outlook Ave (275 units)
- Humber Boulevard Apartments, 121 Humber Blvd (265 units)
- Bello Horizonte Non-Profit Homes Corp, 1500 Keele St (106 units)
- Silverthorn Place, 600 Rogers Rd (200 units)
- Woodtree Co-Operative Inc Apartments, 1 Nashville Ave (6 units)
- Plaut Manor, 2480 Eglinton Ave W (85 units)
- Villa Gaspar Corte Real Inc Apartments, 33 Gabian Way (167 units)
- Villa Gaspar Corte Real Inc Townhouses, #3-31 Gabian Way (167 units)
- York Square, 2468 Eglinton Ave W (186 units)
- New Spadina Garments Industry, 3561 Eglinton Ave W (55 units)
- Trimbee Court, 30 Denarda St (60 units)
- Stanchester Place, 15 Oxford Dr (167 units)
- Our Lady of Victory Sr Citizens Residence, 200 Dora Sepncer Rd (79 units)
- Chord Housing Co-op Inc Tonwhouses, 43 Goldwin Ave (113 units)
- Jane/John Best, 1570 Jane St (76 units)
- Maple Leaf Drive Seniors, 10 Maple Leaf Dr (148 units)
- Salvador Del Mundo Co-Op, 298 Queens Dr (278 units)
- Jane/Falstaff, 40 Falstaff Ave (669 units)
- 1630 Lawrence Avenue West, 1630 Lawrence Ave W (units n/a)
- Demarco Boulevard Apartments, 2 De Marco Blvd (54 units)
- Woodtree Co-Operative Inc Walkup, 10 Spring Grove Ave (2 units)
- Pelham Park Gardens Townhouses, 61 Pelham Park Gardens (459 units)
- Symington Place Project Townshoues, 1884 Davenport Rd (166 units)
- Dundas Gooch, 3735 Dundas St W (285 units)
- 4020 Dundas Street W, 4020 Dundas St W (70 units)
- Villa Otthon Lambton Apartments, 4049 Dundas St W (156 units)
- Weston/Bellevue, 5 Bellevue Crescent (326 units)
- Hickory Tree Road Co-Op Homes Inc, 11 Hickory Tree Rd (56 units)
- Eagle Manor, 1901 Weston Rd (391 units)
- Central King Seniors Residence, 15 King St (95 units)

[Click here](#) to access map with all community stakeholder and public sector assets in GWMD

Top 10 Employers by # of Employees in GWMD

1. West Park Healthcare Ctr Fndtn
2. West Park Prosthetic & Ortho
3. MCM2001 Inc.
4. Walmart Supercentre
5. Toronto Police Svc 12 Div
6. Bernard Athletic Knit
7. Learning Enrichment Foundation
8. Weston Terrace Care Community
9. Lambton Golf & Country Club
10. Ken Shaw Lexus Toyota Cllsn

GWMD Employment by Industry Category

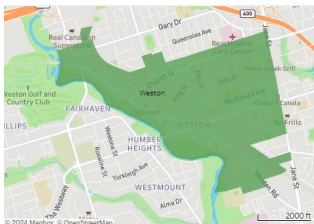
| Industry Category | # of Employers | # of Employees |
|------------------------------------|----------------|----------------|
| Health Care & Social Services | 6 | 1,933 |
| Manufacturing & Industry | 17 | 1,610 |
| Retail | 16 | 1,354 |
| Education | 16 | 1,039 |
| Community and Public Services | 4 | 500 |
| Automotive | 4 | 381 |
| Recreation & Hospitality | 2 | 200 |
| Real Estate & Property Development | 1 | 120 |
| Total: | | 7,137 |

GWMD NIAS AT A GLANCE

APP D

Neighbourhood Improvement Areas (NIAs) are neighbourhoods that have been identified by the City as areas facing the most inequitable outcomes, with inequity being defined as “an unnecessary, unfair and unjust difference”.^[2]

NIAs at a Glance



Population:17,992

Weston (Neighbourhood #113)

Across the 7 NIAs within GWMD, Weston has the highest share of Black residents. With a high concentration of mid and high-rise buildings at Weston and Lawrence, sixty-five percent of households in Weston rent their home, nearly 20% higher than the city-wide average of 48%. Weston also has a higher proportion of visible minorities¹ than the city (64.5% vs. 55.7%).



Population:13,595

Mount Dennis (Neighbourhood #115)

Mount Dennis has a much higher proportion of visible minorities¹ than the city (71.8% vs. 55.7%) and the highest among the 7 NIAs within GWMD. Black residents make up 32.4% of the total population. Slightly more than half of the population in Mount Dennis rent their home compared to the city (52.5% vs. 48.1%).



Population:22,246

Rockcliffe-Smythe (Neighbourhood #111)

Rockcliffe-Smythe has the highest population across the 7 NIAs within GWMD. The neighborhood has a lower percentage of residents that immigrated within the last five years (4.8% vs 7%) and has a smaller percentage of visible minorities¹ (46%) compared to Toronto (55.7%). Fewer residents in Rockcliffe-Smythe rent their homes compared to the city of Toronto (43.3% vs. 47.9%).



Population:9,941

Rustic (Neighbourhood #28)

Rustic has a higher proportion of visible minorities¹ than the city as a whole (63.9% vs 55.7%) with Black residents making up 37.3% of the population compared to approximately 10% across the city. Across the 7 NIAs within GWMD, Rustic has the highest presence of subsidized housing (50.7%) and one of the lowest levels of post-secondary educational attainment (14%). Sixty two percent households in Rustic rent their home, nearly 20% higher than the city-wide average of 48.1%.

Source: Statistics Canada, 2021 Census of Population.

1. “Visible minorities” used here is as defined by the *Employment Equity Act* and used by Statistics Canada. The *Employment Equity Act* defines visible minorities as “persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.” However, United Way acknowledges that the term “visible minority” is outdated and increasingly inaccurate, particularly in regions like Peel where racialized individuals constitute the majority of the population.

NIAs at a Glance



Population: 6,577

Beechborough-Greenbrook (Neighbourhood #112)

Beechborough-Greenbrook has the smallest population across the 7 NIAs within GWMD. The neighbourhood also has a higher proportion of visible minorities 1 than the city as a whole (60.8% vs. 55.7%) with Black residents making up 30.4% of the total population in Beechborough-Greenbrook compared to approximately 10% across the city. Sixty seven percent of households in Beechborough-Greenbrook rent their home compared to the city, nearly 20% higher than the city-wide average of 48.1%. Beechborough-Greenbrook has a higher presence of renters than any of the 7 NIAs within GWMD.



Population: 11,058

Keelesdale-Eglinton West (Neighbourhood #110)

Keelesdale-Eglinton West has a total population of 11,058 with a lower proportion of visible minorities 1 than the city as a whole (42.0% vs. 55.7%). Additionally, fewer residents in Keelesdale-Eglinton West rent their homes (40.7%) compared to Toronto (48.1%). Across the 7 NIAs within GWMD, Keelesdale-Eglinton West has the lowest percentage of tenant households living in subsidized housing



Population: 11,098

Weston-Pelham Park (#91)

Weston-Pelham Park has a lower percentage of visible minorities 1 (40.7%) compared to the City of Toronto (55.7%) and across the 7 NIAs within GWMD. Additionally, fewer residents in Weston-Pelham Park rent their homes (40.6% vs. 48.1%) compared to the City of Toronto. Across the 7 NIAs within GWMD, Weston-Pelham Park has one of the lowest presence of renters.

Source: Statistics Canada, 2021 Census of Population.

1. "Visible minorities" used here is as defined by the *Employment Equity Act* and used by Statistics Canada. The *Employment Equity Act* defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour." However, United Way acknowledges that the term "visible minority" is outdated and increasingly inaccurate, particularly in regions like Peel where racialized individuals constitute the majority of the population.

- [1] Walks, A. (2020) Changing neighbourhoods: social and spatial polarization in Canadian cities. UBC Press.
- [2] City of Toronto. (2020) TSNS 2020 Neighbourhood Equity Index, Methodological Documentation
- [3] Johnson J. (N.D.) Exploring hidden landscapes. Chapter 4: The Indigenous environmental, history of Toronto, 'The Meeting Place'. Native Canadian Centre. Accessed on Aug 1, 2024 from https://indigenousandstewardship.files.wordpress.com/2019/09/the_indigenous_environmental_history_of.pdf
- [4] Mississaugas of the Credit. (N.D.) The Toronto Purchase Treaty No. 13 (1805). Accessed on Aug 1, 2024 from <http://mncfn.ca/torontopurchase/>
- [5] Weston Village Residents' Association. (N.D.) History of Weston. Accessed on Aug 1, 2024 from <https://welcometoweston.ca/about-weston/history-of-weston>
- [6] Perkins & Will. (2021) Picture Mount Dennis Planning Framework. Accessed on Aug 1, 2024 from <https://www.toronto.ca/wp-content/uploads/2021/12/8d32-CityPlanning-Picture-Mount-DennisPlanning-Framework-Final-Report.pdf>
- [7] Rankin, K., Kamizaki, K., & McLean, H. (2013) The State of Business in Mount Dennis: Disinvestment and Gentrification in Toronto's Inner-Suburbs. Cities Centre, University of Toronto.
- [8] Statistics Canada. (2021) Census of Population
- [9] Metrolinx. (n.d.) Eglinton Crosstown LRT. Accessed on July 9, 2024 from <https://www.metrolinx.com/en/projects-and-programs/eglinton-crosstown-lrt>
- [10] Metrolinx. (n.d.) Eglinton Crosstown West Extension. Accessed on July 9, 2024 from <https://www.metrolinx.com/en/projects-and-programs/eglinton-crosstown-west-extension>
- [11] Comtech. (2024) Metrolinx Eglinton Crosstown West Extension Project. Accessed on July 9, 2024 from <https://teamcomtech.com/featured-projects/read/metrolinx-eglinton-crosstown-west-extension-project>
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About the ILEO Initiative

The Inclusive Local Economic Opportunity (ILEO) Initiative brings together the private, public, and community sectors to find innovative ways to reduce gaps in economic prosperity at the neighbourhood level. ILEO is convened by United Way Greater Toronto and BMO.



To learn more about the ILEO Initiative, visit <http://ileo.org>