

# NEIGHBOURHOOD PROFILE: TAYLOR MASSEY



February 2017

# Crescent Town & Oakridge

### **Neighbourhood Profile: Taylor Massey**



Located within the inner suburbs of Toronto, the Taylor Massey neighbourhood is rich in its ethnic and cultural diversity. Comprised of Crescent Town and Oakridge neighborhoods, it is home to many of our immigrants, newcomers, and refugees. Crescent Town holds a high-density population of 15,594, while Oakridge is home to a population of 13,497. While Oakridge and Crescent Town are geographically and politically diverse, they share similar demographics, as is demonstrated within this report.

The Taylor Massey neighbourhood is recognized by the United Way and the Toronto City Council as a priority neighbourhood, a status that is measured by level of access to key community services, median household income, education, and the knowledge of English or French. The identification of priority neighbourhoods aims to ultimately increase opportunities and improve services for people in underserved areas. That said, it would be a mistake to call it a community in crisis. It has a high proportion of retired seniors and newly arrived immigrants making their start. Taylor Massey is a community with many strengths and assets, although is not without its challenges.

<sup>1</sup> This is one in a series of Access Alliance Multicultural Health and Community Services (Access Alliance) Neighbourhood Profiles. Access Alliance is committed to creating and disseminating information that will lead to policy and services that enhance the lives of immigrants and refugees, and supports in organizational priority setting, program planning, and partnership development. Access Alliance works to improve health outcomes for the most vulnerable immigrants, refugees, and their communities by providing services and addressing social and system inequities. Access Alliance works across the city of Toronto with individuals and communities facing barriers to the social determinants of health. This includes immigrants and refugees, individuals and groups facing barriers in accessing services, and communities impacted by the racialization of poverty and precarious employment. Access Alliance provides accessible, community-governed, interprofessional care that includes primary health care services, health promotion, illness prevention and treatment, chronic disease management, and settlement services for individual and community capacity building. Our vision is for Toronto's diverse communities to achieve health with dignity.

**Crescent Town** (Neighbourhood #61, City of Toronto)

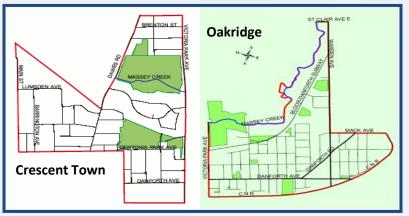
Location: Victoria Park Avenue to the east, Dentonia Park Avenue and Danforth Avenue to the south, Main Street and Dawes Road to the west, and Brenton Street to the north. (Census Tract: 0190.01)

The Crescent Town neighbourhood is a planned, self-contained community with a mix of condominium apartment buildings and low- and high-rise rental apartment buildings amid pedestrian walkways that link school, recreation and community spaces.<sup>3</sup>

Oakridge (Neighbourhood #121, City of Toronto)

Location: Warden Avenue and Mack Avenue to the east, Canadian National Railway to the south, Victoria Park Avenue to the west, Massey Creek to the north. (Census Tracts: 0341.02, 0.341.03, 0341.04)

Oakridge is a mature neighbourhood with a mix of older housing constructed between 1910 and the 1950s, while new home construction is ongoing. It contains an abundance of vibrant shopping districts, recreational facilities, and parkland.<sup>4</sup>



Taylor Massey is located in Ward 35, Scarborough South-West

<sup>&</sup>lt;sup>2</sup> Source: Anonymous. (2008, July 19). What are priority neighbourhoods? *Toronto Star.* 

<sup>&</sup>lt;sup>3</sup> Source: Crescent Town Toronto Neighbourhood Guide

<sup>&</sup>lt;sup>4</sup> Source: Crescent Town Toronto Neighbourhood Guide

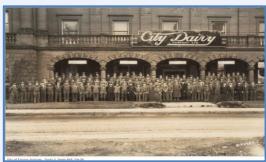
### **BACK TO THE ROOTS OF TAYLOR MASSEY**



### **Crescent Town**

The roots of Crescent Town can be traced back to 1887, when Walter Massey, Canada's first industrialist and the son of Hart Massey, purchased a 240-acre property near Dawes Road and Victoria Park. That land, also known as Massey Farm, was named Dentonia after Mrs. Massey's family whose surname was Denton.<sup>5</sup>

The City Dairy Company, opened in 1901, produced the first pasteurized milk in Canada, and considered Massey Farm its home, as there was a strong history behind it. In the early 20<sup>th</sup> century, Toronto's milk supply was unsafe, often containing bacteria linked to typhoid, diphtheria and scarlet fever. Walter Massey's vision was to produce the purest, safest, highest-quality milk that could be delivered at an affordable price to the whole city of Toronto, in particular, to the children.



City Dairy, Dentonia Park in 1940<sup>6</sup>

After Walter's death in 1901, Susan Massey donated the forty acres of Dentonia to the opening of the Crescent Town School. Jumping ahead to 1969, the Crescent Town School property was sold to developers who built the present day Crescent Town neighbourhood.

### Oakridge

The history of Oakridge neighbourhood dates back to 1913, when the Oakridge Public School was built, and where Oakridge Park is now located. Although the school was demolished in 1967 and replaced with a more modern school on Byng Road, a memorial stone still stands in its place at the Danforth road entrance to Oakridge Park.

The development of Oakridge was highly influenced by the Danforth Road, one of the oldest roads in Toronto. Homeowners were attracted to this area, and Danforth bus services were constructed as early as 1918.



Danforth Avenue, 1935<sup>8</sup>

The Oakridge neighbourhood was further enhanced when the Bloor-Danforth subway line was constructed in the 1950s, making transportation more convenient for residents.

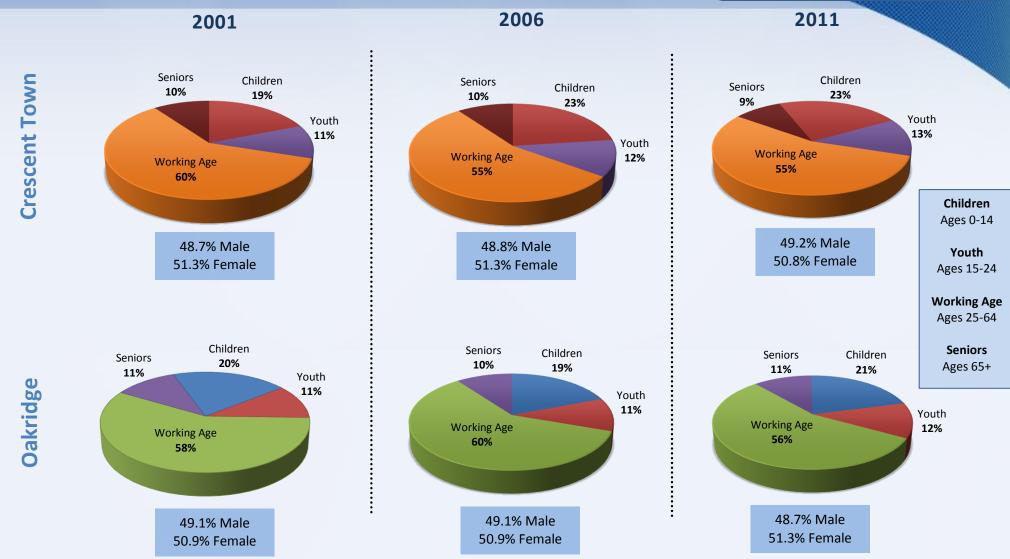
<sup>&</sup>lt;sup>5</sup> Source: Toronto Neighbourhood Guide. (n.d.)., Retrieved from http://www.torontoneighbourhoods.net/neighbourhoods/east-york/crescent-town/history

<sup>&</sup>lt;sup>6</sup> Source: Hauch, V. (2016). Once upon a city: Dentonia Park born of Massey's dairy dream. *Toronto Star*.

<sup>&</sup>lt;sup>7</sup> Source: Toronto Neighbourhood Guide. (n.d.). Retrieved from http://www.torontoneighbourhoods.net/neighbourhoods/scarborough/oakridge/h istory

<sup>&</sup>lt;sup>8</sup> Source: William James. (ca. 1935). City of Toronto Archives. Fonds 1244, Item 1156.





Sources: City of Toronto. (2003). 2001 Crescent Town Social Profile #1; City of Toronto. (2007). 2006 Crescent Town Social Profile #1; City of Toronto. (2012). 2001 Crescent Town Social Profile #1

City of Toronto. (2003). 2001 Oakridge Social Profile #1; City of Toronto. (2007). 2006 Oakridge Social Profile #1; City of Toronto. (2012). 2011 Oakridge Social Profile #1

### **SOCIO-DEMOGRAPHIC SUMMARY**



Census Variables	City of Toronto	Oak	ridge	Crescent Town		
	2006	2001	2006	2001	2006	
Demographic Composition <sup>9</sup>						
Total Population	2,503,281	13,743	13,368	16,207	15,211	
% Living alone	12.00	11.7	12.4	11.1	11.8	
% 65+ living alone	26.9	37.3	37.9	33.2	30.9	
% 1 year mobility in population 10	15.6	14.8	17	30.8	29.5	
Socioeconomic Status						
Median household income before tax	\$52,833	\$30,724	\$31,367	\$38,976	\$39,265	
Median household income after tax	\$46,236	-	\$29,936	-	\$36,047	
% Families-low income before tax	20.60	40.2	46.1	28.6	32.3	
% Families-low income after tax	15.60	-	34.7	-	25.9	
% Rented Dwellings	45.60	69.7	70.2	67.2	63.7	
% Unemployment rate	7.60	9.5	13.7	9	9.8	
% Not in labour force (15+)	35.00	39	38.9	34.8	35.4	
% Less than high school education (>20)	12.40	32.1	14.7	20.8	10.9	
% With a university degree	37.40	22.2	31.8	26.3	36.4	
Language, Immigration, Ethno-Racial Div	ersity					
% No knowledge of English/French	5.30	5.2	5.5	5.1	4.8	
% Recent immigrants- within 5 years	10.80	20.7	21.9	28.6	24.4	
% Recent immigrants- within 10 years	18.40	34	32.8	41.4	37	
% immigrants	50.00	57.6	58.5	61.4	61.3	
% racialized groups	46.90	68	72.7	57.3	62.8	

Source for this page: Toronto Community Health Profiles Partnership, 2012

<sup>9</sup> Dash(-)-statistics were not available for this census year

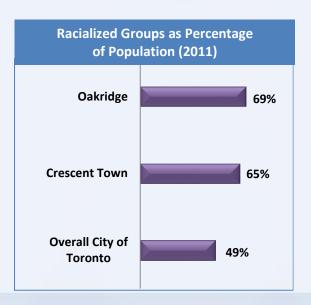
Families supported by single mothers are among the most vulnerable.

Compared to 12.8% of female loneparent families overall in Toronto,

Crescent Town has a rate of 26.6%, and

Oakridge 29.6%.

The Taylor Massey neighbourhood is home to a high population of immigrants, newcomers, and refugees since both Oakridge and Crescent Town have a high percentage of racialized groups compared to the City of Toronto.



 $<sup>^{\</sup>rm 10}$  The percentage of population that has moved places of residence within one year



								550000000000
		Top 5 Lan	guages Spoken	at Home (Exclu	ding English and	d French) <sup>12</sup>		
	2001			2006			2011	
Crescent Town	<u>Oakridge</u>	<u>Toronto</u>	Crescent Town	<u>Oakridge</u>	<u>Toronto</u>	Crescent Town	<u>Oakridge</u>	<u>Toronto</u>
N=16,207	N=13,743	N=2,481,510	N=15,211	N=13,368	N=2,503,270	N=15,594	N=13,497	N=2,615,070
Bengali - 4.7%	Mandarin -	<b>Chinese*</b> - 4.6%	Bengali - 11.4%	Bengali - 12.7%	Chinese* -	<b>Bengali -</b> 15.2%	<b>Bengali</b> - 15.5%	Chinese* -
Chinese* - 3.5%	4.6%	<b>Italian</b> - 31.4%	<b>Chinese*</b> - 6.9%	<b>Chinese*</b> - 6.6%	16.7%	<b>Urdu</b> - 3.4%	<b>Urdu</b> - 2.7%	3.3%
<b>Urdu</b> - 2.5%	Tamil - 3.2%	Tamil - 1.2%	<b>Urdu</b> - 4.5%	<b>Tami</b> l - 2.5%	<b>Italian</b> - 7.8%	<b>Tamil</b> - 1.5%	Persian - 2.1%	Cantonese -
Tamil - 2.3%	Bengali - 2.4%	Portuguese -	Romanian -	Tagalog - 2.4%	<b>Punjabi</b> - 5.5%	Romanian -	Cantonese -	3.2%
Serbian - 1.3%	<b>Urdu -</b> 1.8%	1.1%	2.9%	<b>Urdu</b> - 2.4%	Tagalog/	1.4%	2.0%	Italian - 2.8%
	<b>Arabic</b> - 0.7%	<b>Spanish</b> - 0.8%	Tamil - 2.5%		Filipino - 4.6%	Tagalog - 1.3%	Tagalog - 1.7%	Spanish - 2.7%
					Portuguese -			<b>Tagalog - 2.7%</b>
					4.5%			

<sup>\*</sup>Not specified

20	01	200	6	2011	
Crescent Town	<u>Oakridge</u>	Crescent Town	<u>Oakridge</u>	Crescent Town	<u>Oakridge</u>
N=16,207	N=13,743	N=15,211	N=13,368	N=15,594	N=13,497
South Asian - 32.2%	South Asian - 24.9%	South Asian - 38.4%	South Asian - 31.3%	South Asian - 36.2%	South Asian - 32%
Black/African/	Black - 17.2%	Chinese - 9.1%	Black - 15.3%	Black - 7.9%	Black - 15.4%
Caribbean - 7.1%	<b>Chinese</b> - 8.9%	Black - 6.3%	Chinese - 8.0%	<b>China</b> - 5.3%	Filipino - 6.7%
Chinese - 6.7%	Filipino - 6.8%	Filipino - 3.9%	Filipino - 7.5%	Filipino – 4.6%	<b>Chinese</b> - 5.6%
Filipino – 4.0%	Arab/West Asian -	Arab/West-Indian - 1.1%	Arab/West Asian - 3.8%	Southeast Asian – 2.5%	West Asian - 1.9%
Other - 2.4%	3.9%				

<sup>11</sup> 

<sup>&</sup>lt;sup>11</sup> The Ontario Human Rights Commission recommends the term 'Racialized Groups' rather than 'Visible Minority' (the census term), recognizing that race is a socially constructed way of categorizing and creating differences among people that marginalizes some and makes 'white' the norm.

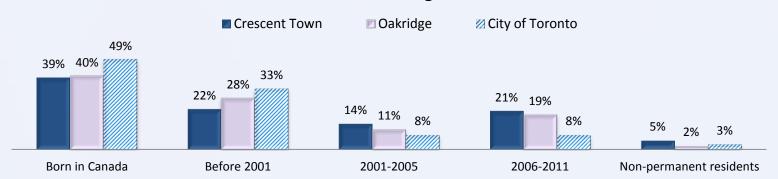
Sources: 2001, 2006, 2011 Crescent Town Social Profile #2-neighbourhoods, immigration, ethnicity, language; 2001, 2006, 2011 Oakridge Social Profile #2-neighbourhoods, immigration, ethnicity, language.



Top 5 Recent Immigrants									
2001 <sup>13</sup>				<b>2006</b> <sup>14</sup>			2011 <sup>13</sup>		
Crescent Town	<u>Oakridge</u>	<u>Toronto</u>	Crescent Town	<u>Oakridge</u>	<u>Toronto</u>	Crescent Town	<u>Oakridge</u>	<u>Toronto</u>	
N=16,207	N=13,743	N=2,481,510	N=15,211	N=13,368	N=2,503,270	N=15,954	N=13,497	N=2,615,070	
Pakistan	Bangladesh	China	South Asia*	South Asia*	American	Bangladesh	Bangladesh	American	
845	665	45,905	1,825	2,210	32,485	1,290	1,305	32,485	
Bangladesh	Pakistan	India	Middle East	East Asia	Europe	Pakistan	India	Europe	
760	445	26,560	320	415	25,120	255	250	25,120	
India	Sri Lanka	Pakistan	Southeast Asia	East Europe	Africa	Europe	Pakistan	Africa	
520	280	17,495	245	395	14,245	170	225	14,245	
China	India	Philippines	East Asia	South East Asia	Philippines	India	China	Philippines	
410	265	16,755	175	145	31,485	155	170	31,485	
	China	Sri Lanka		Africa	China	Philippines	Philippines	China	
	205	15,885		150	29,105	130	165	29,105	

<sup>\*</sup>India, Pakistan, Bangladesh. For the rest, countries were not specified.

### **Period of Immigration**

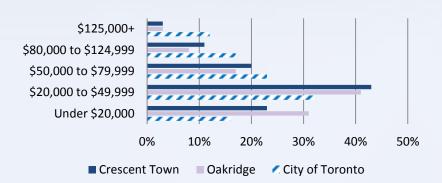


<sup>&</sup>lt;sup>13</sup> Sources: 2001 Crescent Town Social Profile #2-Neighbourhoods, Immigration, Ethnicity, Language; 2001 Crescent Town Social Profile #2-Neighbourhoods, Immigration, Ethnicity, Language; 2001 City of Toronto Social Profile #2; National Household Survey 2006; National Household Survey, 2011.

<sup>14</sup> Source: National Household Survey, 2006.



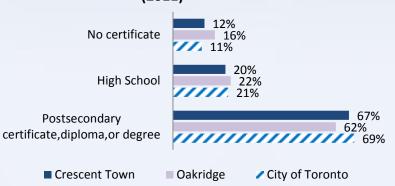
# Percentage of Household Income After-Tax (2011)<sup>15</sup>



# Household Income After-Tax (2011)<sup>15</sup>

2011	Crescent Town	Oakridge	City of Toronto
Average Household Income After-Tax	\$45,283	\$41,303	\$70,945
<i>Median</i> Household Income After-Tax	\$37,875	\$32,079	\$52,149

# Level of Education for Ages 25-64 (2011)<sup>15</sup>



Recent immigrants in Toronto are, on average, highly skilled and educated. Despite this, they see lower household incomes, and are more likely to live in a rental housing unit. This is thought to be attributed to their lack of Canadian work experience and non-recognition of their foreign credentials (Source: Access Alliance. 2011. The Global City: Newcomer health in Toronto).

The percentage of the population living with low-income varies slightly across the Taylor Massey neighborhood: Oakridge sits at 40%, and Crescent Town at 35% (compared to Toronto at 19%). 15

As of 2012, the percentage of the population that receives social assistance in the Taylor Massey neighbourhood is well above the city's average, 10%. These numbers are 16.9% and 22% for Crescent Town and Oakridge, respectively. Source: Toronto Health Profiles. (2014). Urban HEART (matrix data). Retrieved from

http://www.torontohealthprofiles.ca/urbanheartattoronto.php



Birth Indicators <sup>15</sup>	City of Toronto	Oakridge	Crescent Town
Total hospital births, 2011	30,038	238	220
3 year average percentage of births/1,000 to women 15-19 yrs	43.4%		
Fertility Rate*			
Total hospital births to women 15-49 yrs, 2009-2011	89,622	655	716
Number of Women 15-49 yrs, 2011	688,605	3,510	4,235
Rate of pregnancies/1,000 among women 15-49 yrs, 2009-2011	43.4%	62.2%	56.4%
Teen Pregnancy Rate			
Number of Women 15-19 yrs, 2011	73,215	430	350
Total pregnancies to women 15-19 yrs, 2009-2011	6,384	65	42
Rate of pregnancies/1,000 among women 15-19 yrs, 2009-2011	29.1%	50.4%	40%
Low Birth weight (LBW)- Total Births			
Total births (with known birth weight), 2009-2011	90,871	663	723
Number of LBW (birth weight<2500 grams)	6,845	51	78
Percentage of LBW (birth weight<2500 grams)	7.5%	7.7%	10.8%
Low Birth weight (LBW)- Singleton Births			
Singleton registered births(with known birth weight), 2009-2011	88,526	647	686
Number of LBW (birth weight<2500 grams)	4,962	39	49
Percentage of LBW (birth weight<2500 grams)	5.6%	6.00%	7.1%
Births By Mother's Country of Birth (MCOB)			
Number of Registered births by MCOB, 2011	29,577	234	219
Number of Births to mothers not born in Canada	18,146	185	173
Percentage of Births to mothers not born in Canada	61.4%	79.1%	79%

<sup>\*</sup> Fertility rates and teen pregnancy rates include both live and still births.

 $<sup>^{\</sup>rm 15}$  Toronto Community Health Profiles Partnership, 2001 - 2014.





The vast majority of high-rise buildings are scattered in Toronto's innersuburbs - this includes the Taylor Massey neighbourhood.

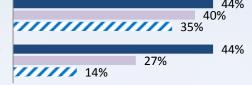
The high-rise buildings in Crescent Town were initially targeted towards young singles and couples without children, with the proximity to Victoria park subway station making the area convenient for transportation. As the population of Crescent Town grew significantly over the years, it came to be known as an "immigrant reception area". 16

The removal of rent control in the 1990s allowed the owners of high-rises to significantly increase rent prices. In turn, this change represented the denial of one of the most fundamental human rights - access to affordable housing.  $^{17}$ 

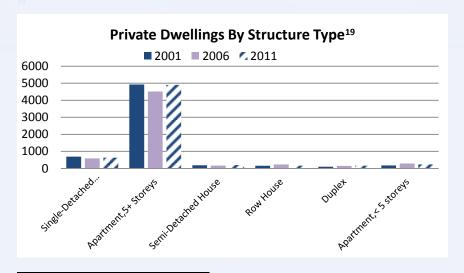
### Housing Affordability, 201118



Does not meet National Occupancy
Standard



Today, a greater proportion income is spent on housing in the area, compared to Toronto's average. Yet, these high-rise buildings are more than just housing, and represent a home away from home to those who yearn for a sense of belonging. When residents first immigrate to the area, the tendency is for them to want to live close to those of their own culture. This helps to explain the high spatial concentration of Bangladeshi communities in Crescent Town.



<sup>&</sup>lt;sup>18</sup> Source: National Household Survey, 2011

<sup>&</sup>lt;sup>16</sup> Source: Murdie, R., & Ghosh, S. (2010). Does spatial concentration always mean a lack of integration? Exploring ethnic concentration and integration in Toronto. *Journal of Ethnic and Migration Studies*, *36*(2).

<sup>&</sup>lt;sup>17</sup> Source: Ghosh, S. (2014). Everyday lives in vertical neighbourhoods: Exploring Bangladeshi residential spaces in Toronto's inner suburbs. *International Journal of Urban and Regional Research*, *38*(6), 2008-2024.

<sup>&</sup>lt;sup>19</sup> Source: City of Toronto. (2003,2007,2014). Crescent Town Social Profile # 3; City of Toronto. (2003,2007,2014). Oakridge Social Profile # 3





	Percentage of Population with Diabetes						
	Age-standardized, Ages 20+						
	Male	Female	Both Sexes	Male	Female	Both Sexes	
Crescent Town	12	13.2	12.6	36.5	33.8	35	
Oakridge	14.7	14.7	14.7	38.3	37	37.5	
Taylor Massey	13.1	13.9	13.5	37.3	35.3	36.2	
Toronto	9.9	10.1	10	33.3	29.5	31.2	

	Percentage of Population with Asthma							
	Age-Standardized, Ages 20+			:	Ages 65+			
	Male	Female	Both Sexes	Male	Female	Both Sexes		
<b>Crescent Town</b>	11.3	13.9	12.6	14.7	18.2	16.6		
Oakridge	10.9	14.6	12.8	13.7	18.9	16.7		
Taylor Massey	11.1	14.2	12.7	14.3	18.5	16.7		
Toronto	12.2	13.6	12.9	11.5	15.8	13.9		

Percentage of Population with High Blood Pressure							
	Age-Stan	dardized, A	ges 20+	Ages 65+			
Male Female Both Sexes Male Female Both Sexes						Both Sexes	
Crescent Town	20.6	23.6	22.2	70.5	76.1	73.9	
Oakridge	23.4	26.9	25.2	73.6	77.2	75.7	
Taylor Massey	21.7	25.1	23.5	72.0	76.6	74.8	
Toronto	19.3	21.4	20.4	71.2	73.8	72.7	

Trends in health and wellbeing suggest that those residents of priority neighborhoods in East York experience the highest prevalence of all chronic conditions, including diabetes, asthma, high blood pressure, and mental health visits.

The prevalence of chronic conditions is higher among females than males. The prevalence of chronic conditions, especially high blood pressure, drastically increases for seniors ages 65+.

 $<sup>^{20}</sup>$  Source: Toronto Community Health Profiles Partnership, 2001 - 2011



### **Top 5 Leading Causes of Premature Mortality**

### City of 2003-2007 Oakridge **Crescent Town** Toronto **Premature Mortality Rate,** 178 208 29,038 Age <75 (Total Count) Ischaemic Ischaemic heart Ischaemic heart disease, heart disease, disease, 12.4 17.8 13.0 Cancer of lung Cancer of lung & Cancer of lung & & bronchus, bronchus, bronchus, 9.0 7.2 9.2 Top 5 leading Cancer of colon, Cerebrovascular causes of Diabetes, diseases, rectum or anus, premature 6.2 5.3 4.5 mortality (%) Cancer of Cerebrovascula lymph, blood & Diabetes, r diseases, related, 3.9 5.1 4.3 Chronic lower Cerebro-Intentional selfvascular respiratory harm, diseases diseases, 4.3 5.1 3.8

### **Premature Mortality Rate by Gender**

2006-2008	Oakridge	Crescent Town	City of Toronto								
	Males										
Total population, Age <75 (2006)	6,380	7,115	1,135,615								
Number of premature deaths, Age <75 (2006-2008)	65	44	10,384								
	Female	es									
Total population, Age <75 (2006)	6,460	7,285	1,191,425								
Number of Premature deaths, Age <75 (2006-2008)	41	44	6,862								

<sup>&</sup>lt;sup>21</sup> Source: Toronto Community Health Profiles Partnership, 2001 - 2011.



### **Number of Food Services Available in the Neighbourhood**

(Legend: Ward 35<sup>22</sup> - City of Toronto - Average<sup>23</sup>)

### **Good Food and Mobile Food Markets**

$$3 - 34 - < 1$$

### **Healthy Food Retail**

### **Community Food Agencies**

$$0 - 23 - < 1$$

### **Community Kitchens**

Emergency Food Assistance Programs

$$3 - 196 - 4$$

**School and Community Gardens** 

$$7 - 247 - 6$$

### **Farmer's Markets**

$$0 - 38 - < 1$$

Food Co-ops\*

$$0 - 5 - < 1$$

**Food Festivals** 

$$0 - 51 - 1$$

Disclaimer: This Neighbourhood Profile is the property of Access Alliance Multicultural Health and Community Services. It can be cited as:

Access Alliance. (2017). Neighbourhood Profile: Taylor Massey. Toronto.

For any questions or concerns, please contact:
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 $<sup>^{\</sup>rm 22}$  The Taylor Massey Neighbourhood, comprised of Crescent Town and Oakridge, is located in Ward 35, Scarborough South-West.

<sup>\*</sup>Food Co-op: A non-profit food-distribution outlet organized cooperatively, often selling organic or locally grown food. How to Read: The blue font symbolizes the number of services available in the area, the middle number is in Toronto, and third is the average.

 $<sup>^{\</sup>rm 23}$  Toronto Food Policy Council. 2016. Food by Ward: Ward 35.



