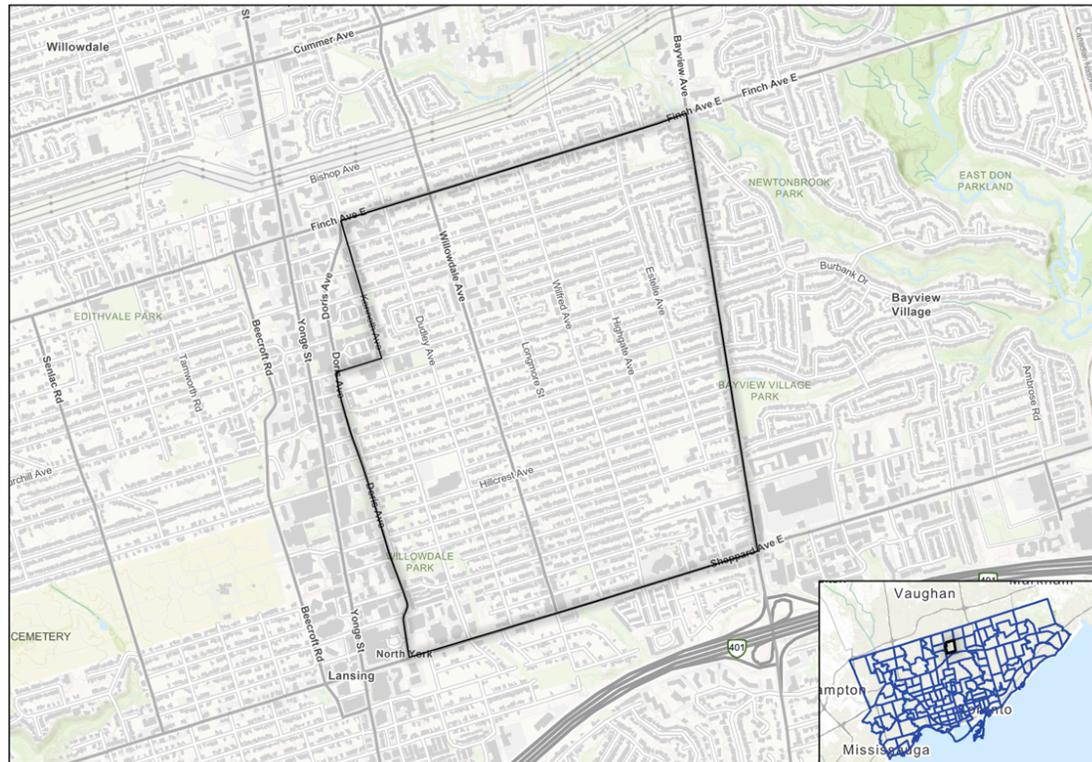


Neighbourhood Profile: **East Willowdale**

Khashayar Nasiri

Park & Willow Urban Studio

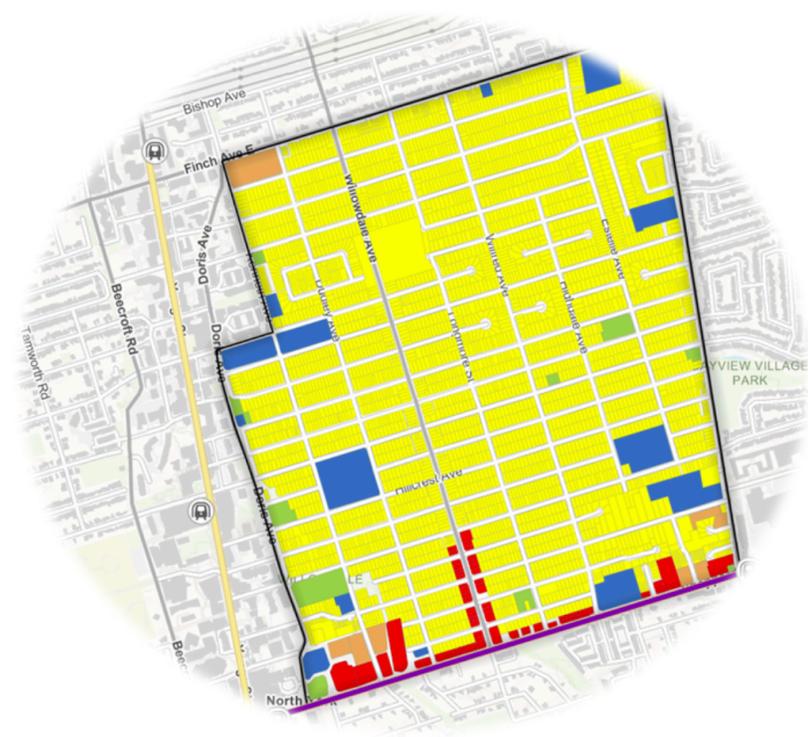
4/21/2025



Introduction

This neighbourhood profile presents key transportation indicators of East Willowdale, a suburban area in North York, Toronto, characterized by low-rise and mid-rise residential developments. The community is home to a varied population, with residents of different cultural backgrounds, age groups, and household structures. According to the 2021 Census, East Willowdale had a population of approximately 15,485 residents, with a mix of single-family homes, townhouses, and apartment buildings shaping its built environment.

The neighborhood spans an area of approximately 3.5 km², with a predominantly residential land use pattern, with commercial corridors providing essential goods and services. Its suburban setting means that private vehicle use is common, though public transit options exist, primarily along major arterial roads. As the neighborhood continues to evolve, understanding its transportation trends is crucial for improving mobility, accessibility, and future planning efforts.



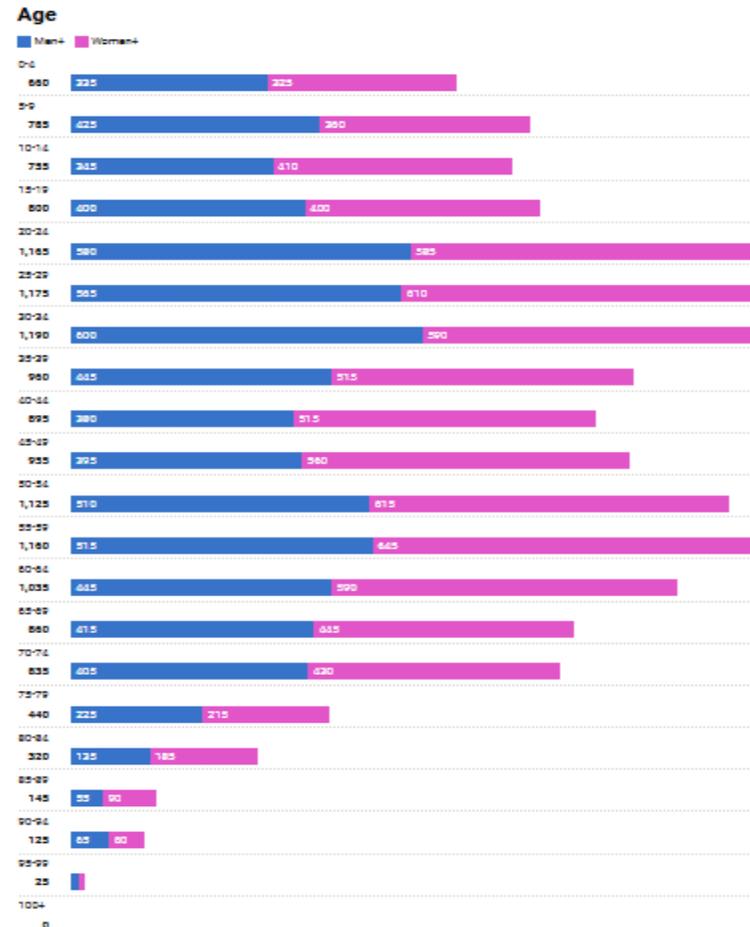
Demographic

Population

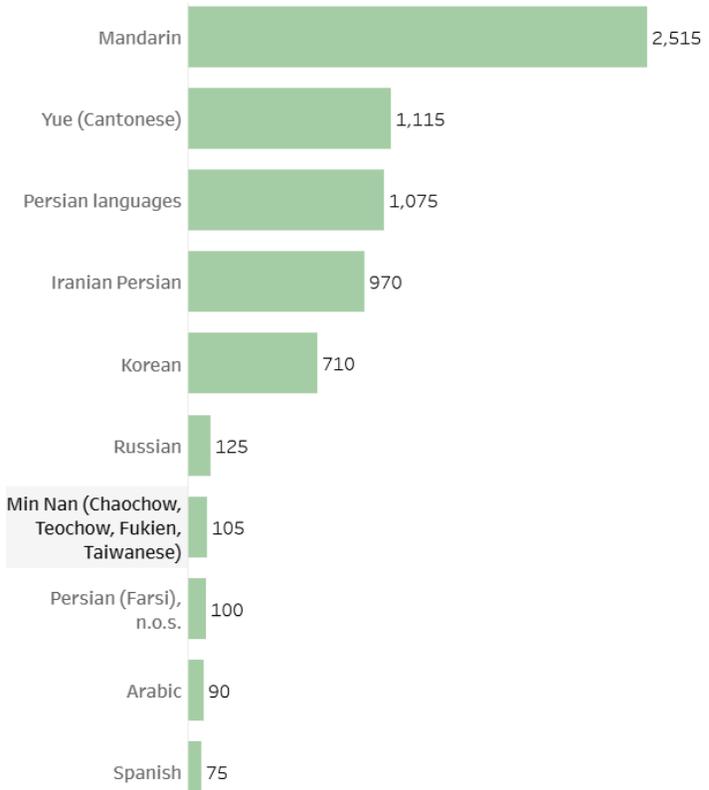
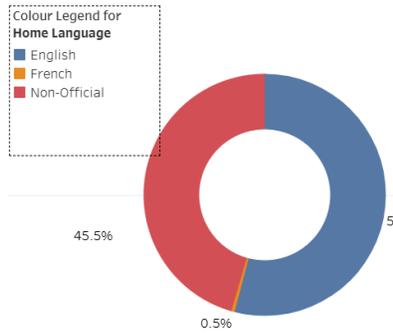
East Willowdale has a population of 15,485 residents, which represents a small fraction of Toronto's total population of 2.79 million (2021 Census). While Toronto is a densely populated and rapidly growing city, East Willowdale maintains a more suburban scale with a lower population density compared to many of its urban core neighborhoods.



Gender & Age



Language

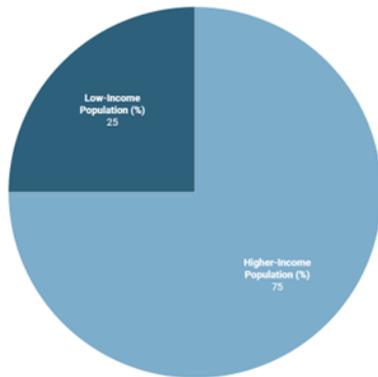


Top-10 non-English home languages in East Willowdale.

Employment & Income

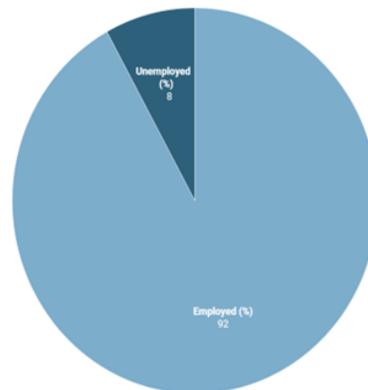
Income Levels Distribution

Higher-income Population (%) Low-income Population (%)



Employment Status

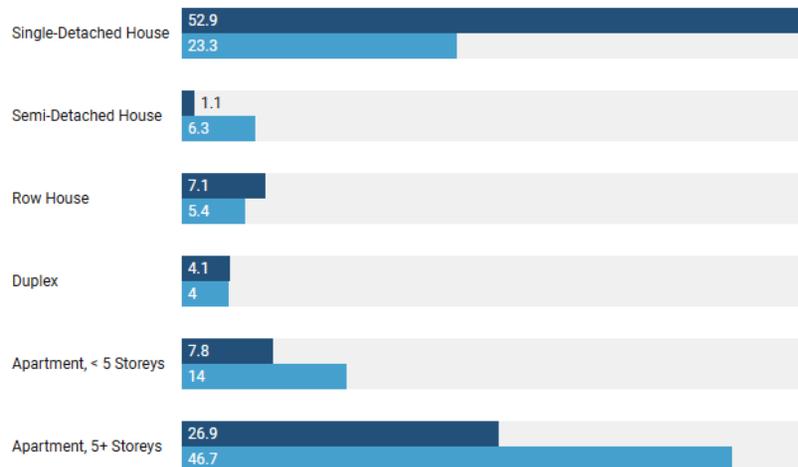
Employed (%) Unemployed (%)



Housing

Housing in East Willowdale consists of 5,615 private dwellings, with a mix of ownership and rental properties. 30% of households are renter-occupied, while the remaining 70% are owner-occupied, reflecting a strong presence of homeowners in the area. This balance between rental and ownership options contributes to the neighborhood's housing diversity.

Private Dwellings By Structure Type

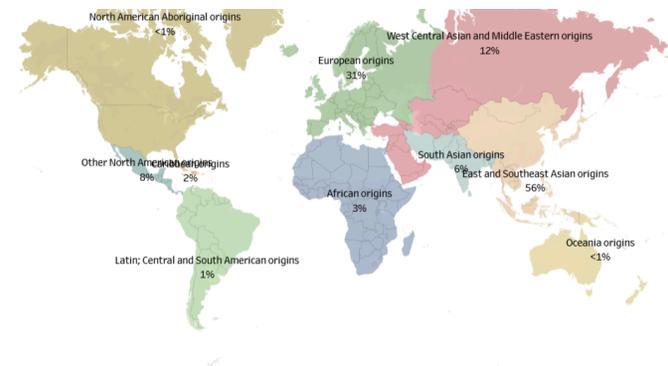
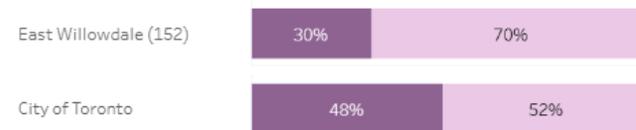


Equity Deserving Groups

While no area-specific programs were found in East Willowdale, broader initiatives in North York support

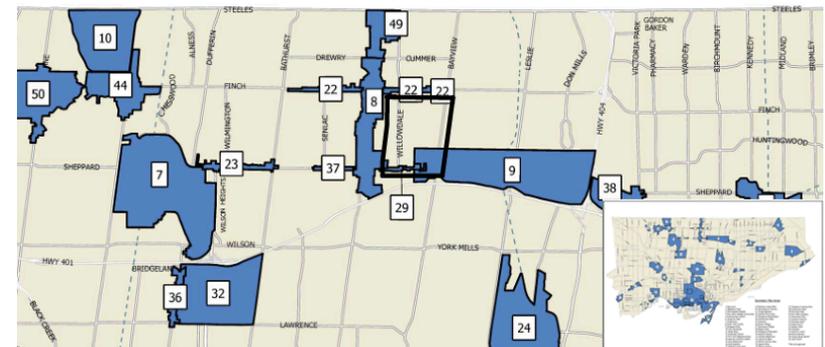
equity-deserving groups. The North York Women's Shelter provides services for women facing domestic violence, while the Elspeth Heyworth Centre for Women assists immigrant and racialized women. Unison Health and Community Services offers healthcare and social programs for marginalized communities. These initiatives, along with Toronto's housing policies, aim to improve inclusivity and accessibility for vulnerable populations.

Diversity & Immigration



Policies

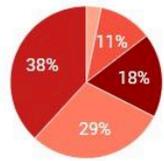
Policy	Key Focus	Relevance to East Willowdale
City of Toronto Official Plan	Guides city growth, transit-oriented development.	Supports mixed-use growth and higher density near transit.
North York Centre Secondary Plan	Encourages high-density, mixed-use development.	Promotes intensification near transit, affecting nearby areas.
Central Finch Area Secondary Plan	Balances growth along Finch Ave while maintaining character.	Ensures development near East Willowdale remains compatible.
Sheppard Willowdale Secondary Plan	Guides mixed-use growth along Sheppard Ave.	Directly impacts East Willowdale's redevelopment.
Sheppard East Subway Corridor Secondary Plan	Supports high-density, transit-friendly development.	Promotes mixed-use near Sheppard subway stations.
Yonge North Subway Extension	Extends Line 1 subway north for better connectivity.	Improves transit access for East Willowdale residents.
SmartTrack Plan	Adds new rapid transit stations.	Provides more transit options, easing congestion.



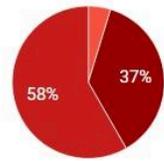
Transportation & Mobility

Modal Splits

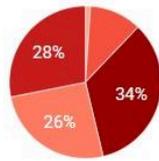
2022



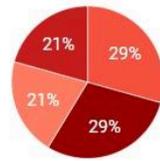
Transit excluding GO rail



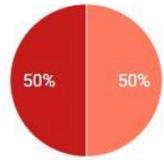
Cycle



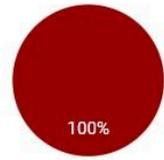
Auto driver



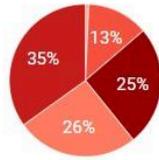
E-scooter



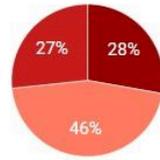
GO rail only



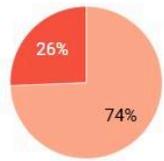
Other



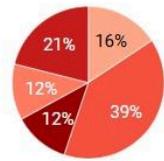
Auto passenger



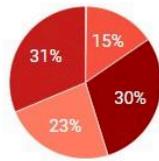
School bus



Taxi passenger



Paid rideshare



Walk

2022

	Transit excluding GO rail	Cycle	Auto driver	E-scooter	GO rail only	Other	Auto passenger	School bus	Taxi passenger	Paid rideshare	Walk
AM OFF PEAK	217	0	232	0	0	0	53	0	29	41	22
AM PEAK	1,989	0	5,581	19	3	0	1,890	41	0	31	2,030
MIDDAY	1,210	78	7,427	27	0	88	1,860	25	0	31	2,575
PM PEAK	2,583	123	6,117	19	3	0	2,549	24	0	55	2,707
PM OFF PEAK	771	10	2,411	27	0	0	949	0	10	103	1,313

2016



Transit excluding GO rail



Cycle



Auto driver



GO rail only



Motorcycle



Other



Auto passenger



School bus



Taxi passenger



Paid rideshare



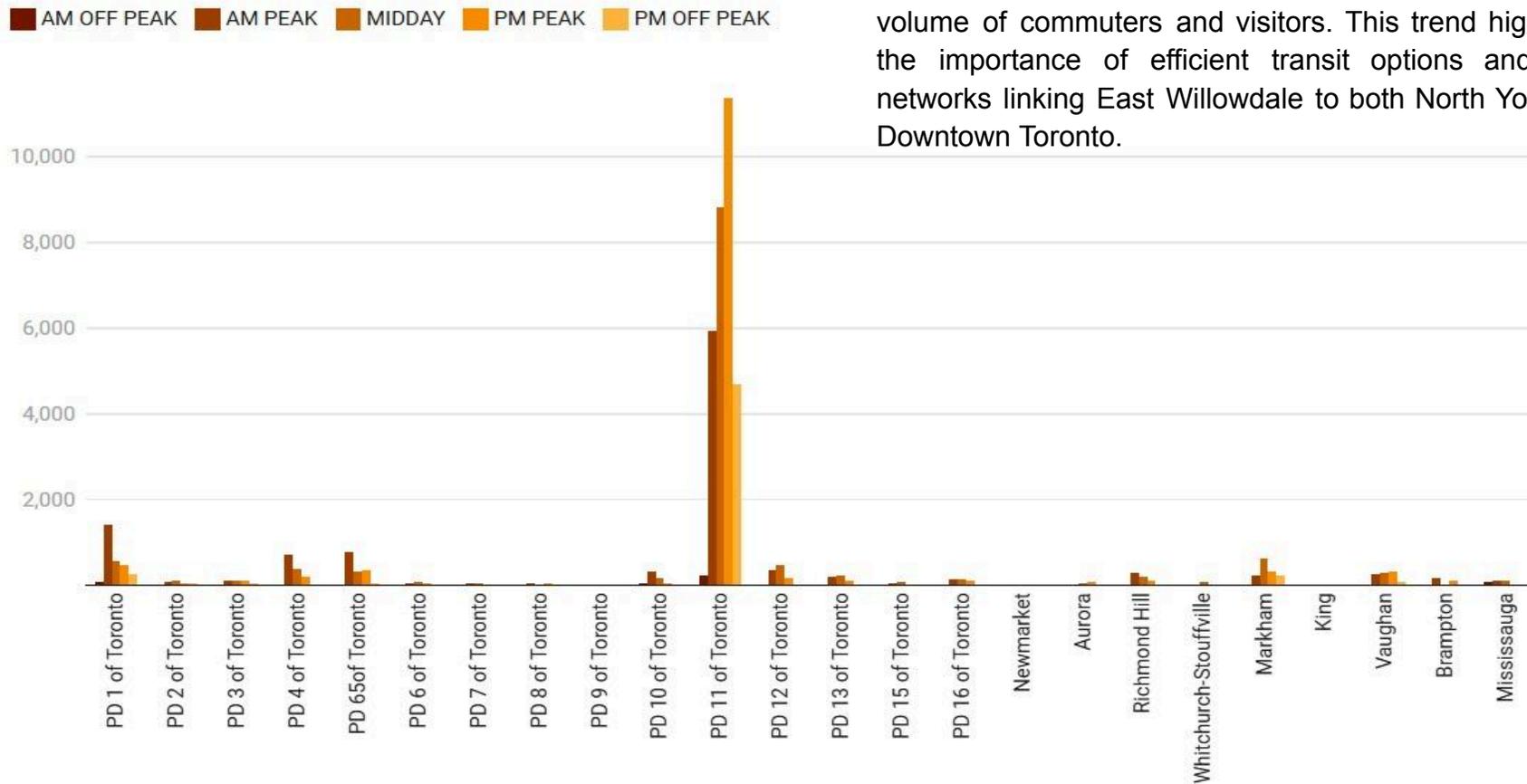
Walk

East Willowdale residents primarily rely on personal vehicles, with lower transit usage and minimal active transportation. This highlights the need for improved transit and cycling infrastructure to promote sustainable mobility.

Trip Distribution

As seen in the bar chart, most trips originating from East Willowdale remain within North York (PD11), indicating a strong local travel pattern. However, Downtown Toronto (PD1) is the second most significant destination, reflecting the area's connectivity to the city's core. Key neighborhoods in PD1, such as the Financial District, Entertainment District, and St. Lawrence, attract a high volume of commuters and visitors. This trend highlights the importance of efficient transit options and road networks linking East Willowdale to both North York and Downtown Toronto.

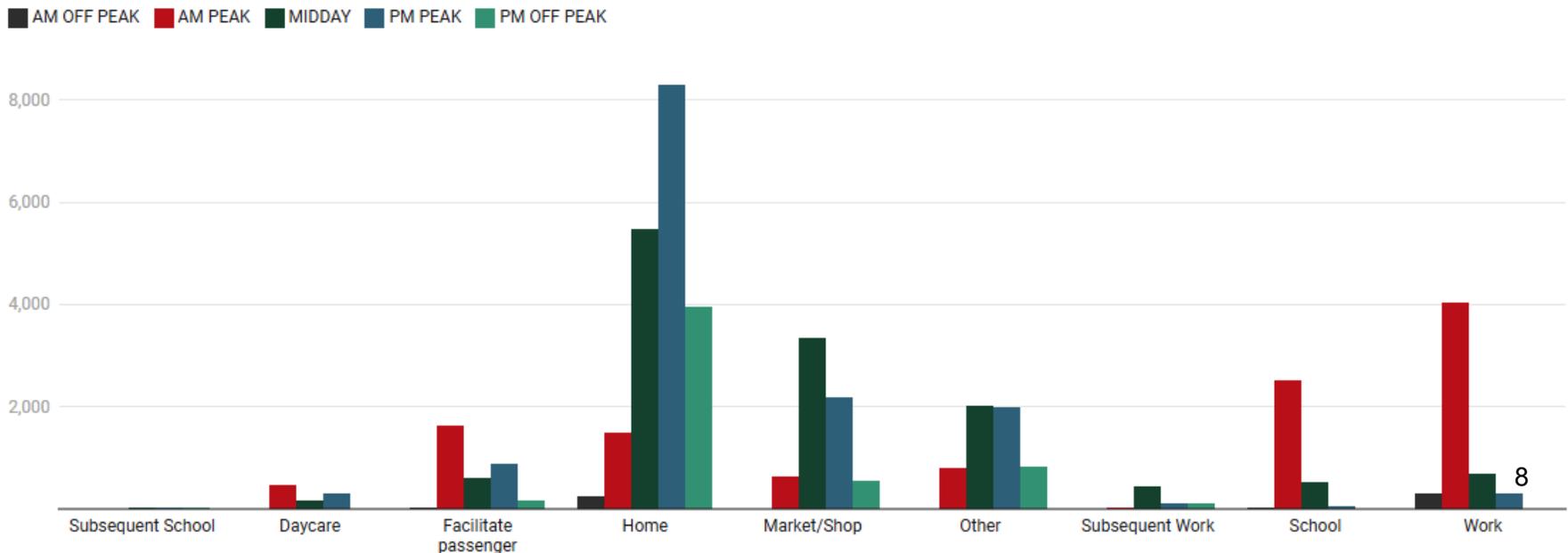
2022 Destination's



Trip Purpose

- AM Peak has the highest number of trips to work (4,026) and school (2,524), indicating a strong commuting pattern.
- Midday sees a shift toward home (5,473), market/shopping (3,361), and other activities (2,009), suggesting personal errands and leisure.
- PM Peak has the highest number of home-bound trips (8,293), showing a dominant return-home trend.
- PM Off-Peak has significant home (3,969) and market/shopping (541) trips, indicating continued personal travel.
- Daycare and facilitated trips are highest during the AM Peak and Midday, likely reflecting childcare and caregiving responsibilities.

Trip Purpose



Public Transportation

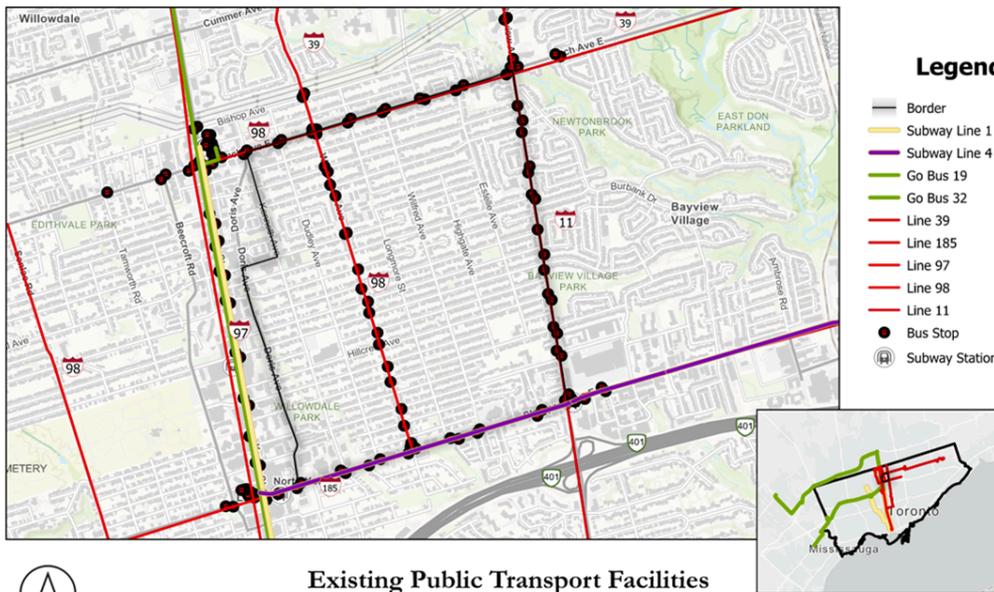
Transit Modes in East Willowdale:

- Served by TTC subway (Finch Station, Sheppard-Yonge Station).
- Multiple TTC bus routes (e.g., 36 Finch, 97 Yonge, 125 Drewry).
- GO Transit bus services available nearby.

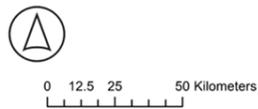


Frequency

Public transit services in East Willowdale operate at an average frequency of 12 minutes during peak hours and 20–30 minutes during off-peak hours. However, some services, such as Line 1, Line 4, and the high-frequency Line 39 Finch East, provide more frequent service, with intervals as low as 5–6 minutes during peak periods



Existing Public Transport Facilities



Esri, NASA, NGA, USGS, FEMA, Province of Ontario, York Region, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Sources: NRCan,

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 Institution: Park & Willow Urban Studio
 Date Created: 2025

Active Transportation

- Presence of sidewalks, but some areas lack proper pedestrian crossings.
- Limited dedicated bike lanes.

infrastructure to enhance safety and connectivity. These plans collectively support the development of active transportation options in East Willowdale.

Walkability Score:

- Moderate walkability, but gaps in pedestrian-friendly infrastructure.

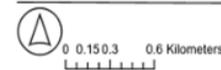


Several transportation plans influence active transportation in East Willowdale. The Toronto Official Plan promotes walkability and cycling-friendly infrastructure, while the Metrolinx Regional Transportation Plan encourages integrated mobility, including pedestrian and cycling improvements. Additionally, the Toronto Cycling Network Plan focuses on expanding cycling



Existing Active Transportation

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Institution: Park & Willow Urban Studio
Date Created: 2025

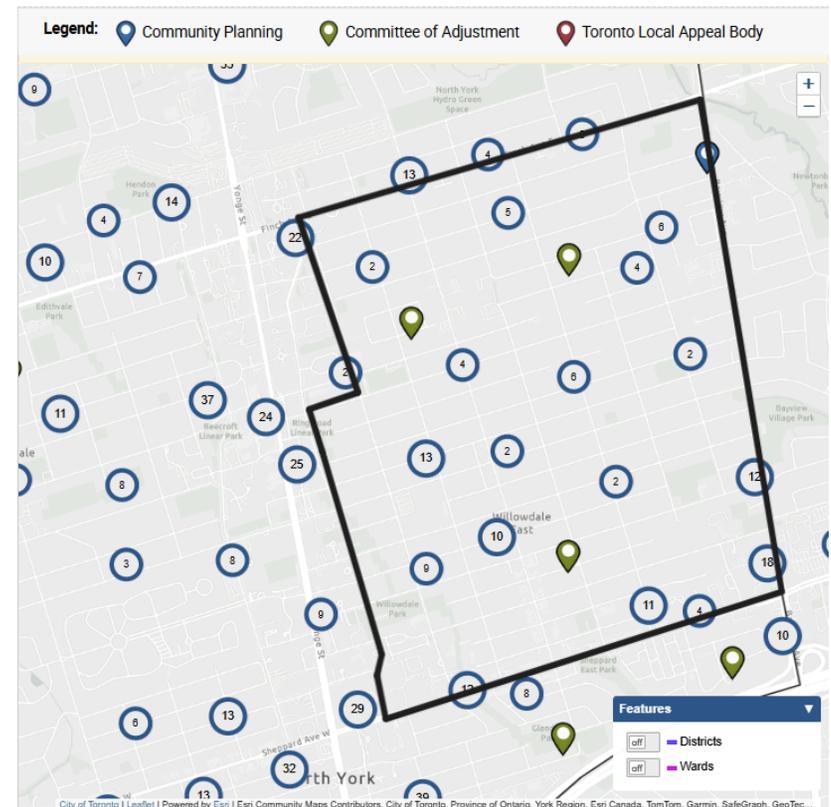


Legend
— Bike Lane
— Sidewalk
— Border

File: NASA, NGA, USGS, FEMA,
Province of Ontario, York Region, East
Canada, Esri, TomTom, Garmin,
SafeGraph, GeoInformation, Inc.,
METR/NASA, USGS, EPA, NPS, US

Development Activity

East Willowdale is experiencing steady residential development, with multiple applications for new housing projects. Several single-family homes are being replaced with detached houses or small-scale apartment buildings. Several proposals for mid-rise residential buildings (4-storey structures) include purpose-built rental units, indicating a shift toward increasing rental housing availability. While most developments are residential, there is currently limited industrial or office development activity. Many projects are under review, in hearings, or awaiting approval, showing steady demand for housing in the area. This trend aligns with East Willowdale's role as a growing urban center with a focus on mixed-density housing.



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ATTACHMENTS

Appendix A1 – Modal Split Data

Breakdown of travel modes used by East Willowdale residents.

Appendix A2 – Planning District of Destination

Common destinations for trips originating in East Willowdale.

Appendix A3 – Trip Purpose of Origin

Distribution of trips based on travel purposes

Appendix A4 – Trip Purpose of Destination

Distribution of trips based on travel purposes

Appendix A5 – Planning District Map

Modal Split Data

	A	B	C	D	E	F	G	H	I	J	K	L	M
5	Row: Start time of trip - start_time												
6	Column: Primary travel mode of trip - mode_prime												
7													
8	RowG:(40-2400-2800)(630-955)(1000-1525)(1530-1855)(1900-2350)												
9	ColG:												
10	TblG:												
11													
12	Filters:												
13	2006 GTA	453	452	456	457								
14													
15	Trip 2016												
16	Table:												
17													
18		Transit excluding GO r	Cycle	Auto drive	GO rail on	Motorcycl	Other	Auto pass	School bus	Taxi pass	Paid rides	Walk	
19	AM OFF PE	217	0	329	0	0	0	62	0	0	0	0	
20	AM PEAK	4185	26	5933	13	20	0	1324	86	25	17	1562	
21	MIDDAY	1983	0	6215	31	0	10	1689	160	9	0	783	
22	PM PEAK	4093	84	6446	13	0	11	1411	16	46	72	1387	
23	PM OFF PE	1468	13	3375	0	0	11	2022	0	160	60	214	
24													
25													
26	Trip 2022												
27	Table:												
28													
29		Transit excluding GO r	Cycle	Auto drive	E-scooter	GO rail on	Other	Auto pass	School bus	Taxi pass	Paid rides	Walk	
30	AM OFF PE	217	0	232	0	0	0	53	0	29	41	22	
31	AM PEAK	1989	0	5581	19	3	0	1890	41	0	31	2030	
32	MIDDAY	1210	78	7427	27	0	88	1860	25	0	31	2575	
33	PM PEAK	2583	123	6117	19	3	0	2549	24	0	55	2707	
34	PM OFF PE	771	10	2411	27	0	0	949	0	10	103	1313	
35													

Planning District of Destination

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	
1	Mon Mar 10 2025 19:04:31 GMT-0400 (Eastern Daylight Time) - Run Time: 2045ms																											
2																												
3	Cross Tab	2022																										
4																												
5	Row: Start time of trip - start_time																											
6	Column: Planning district of destination - pd_dest																											
7																												
8	RowG:{40 2400-2800}(630-955)(1000-1525)(1530-1855)(1900-2350)																											
9	ColG:{1}(2)(3)(4)(5)(6)(7)(8)(9)(10)(11)(12)(13)(14)(15)(16)(27)(28)(29)(30)(31)(32)(33)(34)(35)(36)																											
10	TblG:																											
11																												
12	Filters:																											
13	2006 GTA	453	452	456	457																							
14																												
15	Trip 2016																											
16	Table:																											
17		PD 1 of T	PD 2 of T	PD 3 of T	PD 4 of T	PD 5 of T	PD 6 of T	PD 7 of T	PD 8 of T	PD 9 of T	PD 10 of T	PD 11 of T	PD 12 of T	PD 13 of T	PD 14 of T	PD 15 of T	PD 16 of T	Newmarke	Aurora	Richmonc	Whitehurc	Markham	King	Vaughan	Brampton	Mississauga		
18		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	25	26		
19	AM OFF P	100	44	0	0	0	0	0	9	0	53	138	0	11	0	53	23	0	0	0	0	19	0	0	0	150		
20	AM PEAK	2897	152	85	823	898	89	0	78	74	414	4248	671	397	114	79	233	50	0	222	0	557	0	291	44	340		
21	MIDDAY	905	55	182	239	217	17	0	81	51	381	6152	486	290	21	0	495	0	0	140	31	652	11	313	15	70		
22	PM PEAK	595	31	19	119	243	23	10	16	0	50	10934	391	79	0	114	77	18	0	94	0	616	0	121	0	0		
23	PM OFF P	154	18	23	185	122	0	0	0	0	10	5612	244	66	0	0	281	0	17	89	0	350	0	64	0	17		
24																												
25																												
26	Trip 2022																											
27	Table:																											
28																												
29		1	2	3	4	5	6	7	8	9	10	11	12	13	15	16	17	18	19	20	21	22	23	25	26			
30	AM OFF P	87	24	0	38	0	0	14	9	10	40	249	0	0	0	0	0	0	0	0	22	0	11	0	72			
31	AM PEAK	1422	91	102	733	788	66	47	50	0	322	5946	344	197	49	130	11	0	295	0	222	0	262	187	109			
32	MIDDAY	580	114	119	394	324	77	58	0	36	178	8808	484	249	91	153	0	46	201	72	619	25	285	33	104			
33	PM PEAK	492	63	101	213	369	66	38	40	0	47	11374	175	102	0	116	0	91	113	0	331	0	321	107	19			
34	PM OFF P	265	68	40	38	69	0	0	0	0	11	4682	17	0	11	0	0	0	6	0	235	0	94	0	11			
35																												

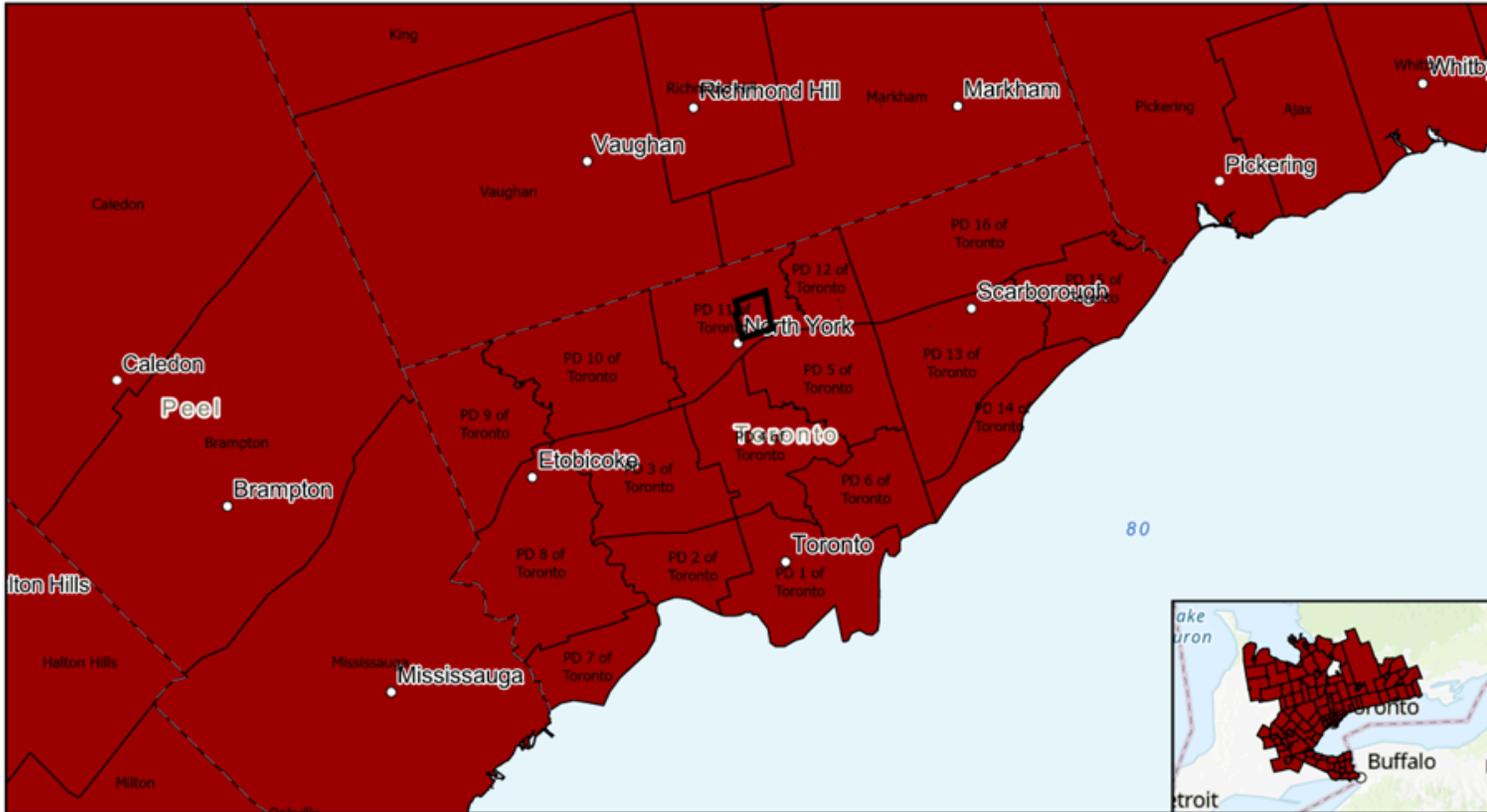
Trip Purpose of Origin

	A	B	C	D	E	F	G	H	I	J
1	Mon Mar 10 2025 19:21:31 GMT-0400 (Eastern Daylight Time) - Run Time: 2584ms									
2										
3	Cross Tab	2022								
4										
5	Row: Start time of trip - start_time									
6	Column: Trip purpose of origin - purp_orig									
7										
8	RowG:(40 2400-2800)(630-955)(1000-1525)(1530-1855)(1900-2350)									
9	ColG:									
10	TblG:									
11										
12	Filters:									
13	2006 GTA	453	452	456	457					
14										
15	Trip 2016									
16	Table:									
17										
18		Unknown	Daycare	Facilitate	Home	Market/Sh	Other	School	Work	
19	1	0	0	7	471	0	101	11	19	
20	2	0	179	1431	11136	25	347	0	73	
21	3	0	88	537	4736	1545	2154	824	993	
22	4	14	298	1173	1792	1051	1181	1465	6605	
23	5	0	0	315	1504	1110	2647	670	1077	
24										
25										
26	Trip 2022									
27	Table:									
28										
29		Daycare	Facilitate	Home	Market/Sh	Other	School	Work		
30	AM OFF P	0	19	344	33	180	0	18		
31	AM PEAK	374	1477	9124	268	288	17	36		
32	MIDDAY	97	511	5439	2966	1858	1222	1228		
33	PM PEAK	465	1046	3699	1863	1611	1650	3846		
34	PM OFF PI	0	250	1104	1538	1604	243	857		

Trip Purpose of Destination

	A	B	C	D	E	F	G	H	I	J	K	L
1	Tue Mar 11 2025 11:11:24 GMT-0400 (Eastern Daylight Time) - Run Time: 2467ms											
2												
3	Cross Tab	2022										
4												
5	Row: Start time of trip - start_time											
6	Column: Trip purpose of destination - purp_dest											
7												
8	RowG:(40)(2400-2800)(630-955)(1000-1525)(1530-1855)(1900-2350)											
9	ColG:											
10	TblG:											
11												
12	Filters:											
13	2006 GTA	453	452	456	457							
14												
15	Trip 2016											
16	Table:											
17												
18		Unknown	Subsequer	Daycare	Facilitate	Home	Market/Sh	Other	Subsequer	School	Work	
19	1	0	0	0	0	138	0	29	0	0	442	
20	2	0	0	283	1552	786	168	1273	58	2163	6907	
21	3	14	0	101	915	3846	2037	1971	361	706	927	
22	4	0	11	182	796	9525	991	1817	41	139	77	
23	5	17	0	0	228	5292	517	1196	19	0	54	
24												
25												
26	Trip 2022											
27	Table:											
28												
29		Subsequer	Daycare	Facilitate	Home	Market/Sh	Other	Subsequer	School	Work		
30	AM OFF PI	0	0	19	249	0	14	0	19	293		
31	AM PEAK	0	457	1634	1484	640	799	19	2524	4026		
32	MIDDAY	17	161	615	5473	3361	2009	453	530	702		
33	PM PEAK	36	318	883	8293	2184	2000	115	55	297		
34	PM OFF PI	15	0	153	3969	541	817	98	0	0		
35												

Planning District Map



Planning Districts

Created By: Khashayar Nasiri
Institution: Park & Willow Urban Studio
Date Created: 2025



0 2.25 4.5 9 Kilometers

tts2022_pd

Esri, NASA, NGA, USGS, Province of Ontario, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NRCan, Parks Canada, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, NRCan, Parks Canada, Esri, USGS