AQIMERYL

CATCHMENT ANALYSIS

Neighbourhood Evidence Brief

Regent Park, Moss Park and Cabbagetown–South St. James Town

STUDY AREA	Illustrative three-neighbourhood study area centred on Regent Park
PREPARED BY	AQIMERYL
DATE	3 November 2026
STATUS	**Draft for discussion**

Draft prepared by AQIMERYL from public data. The study area is not a confirmed service area of Regent Park Community Health Centre, and the centre has not commissioned or endorsed this work.

EXECUTIVE SUMMARY

Regent Park, Moss Park and Cabbagetown–South St. James Town

Illustrative three-neighbourhood study area centred on Regent Park · Draft for discussion · 3 November 2026

ILLUSTRATIVE PLANNING SCENARIO

Where should Regent Park CHC focus its outreach for a prospective Ontario Health Team funding application regarding seniors with chronic conditions?

BOTTOM LINE

In this analysis, sampled locations across Regent Park and Moss Park are all within about 1 km (straight line) of a selected mapped primary-care record. That suggests close proximity to selected facilities, not that residents can obtain appropriate care. The data points to a different pattern: **seniors are concentrated in Cabbagetown–South St. James Town**, which has no mapped record inside its boundary, while **Regent Park and Moss Park carry far higher low-income rates but much younger populations**.

19.2%

of Cabbagetown–South St. James Town residents are 65+ (Toronto: 16.5%). That is **2,120 seniors** and **zero** mapped primary-care records inside the boundary.

23%

low income (LIM-AT) in both Moss Park and Regent Park, against 13.2% for Toronto, but only about 10% of residents are 65+.

14%

of the **land area** of Cabbagetown–South St. James Town, mostly its northern tip, is over 1 km (straight line) from a record. Area, not residents. 0% of sampled points in Regent Park and Moss Park.

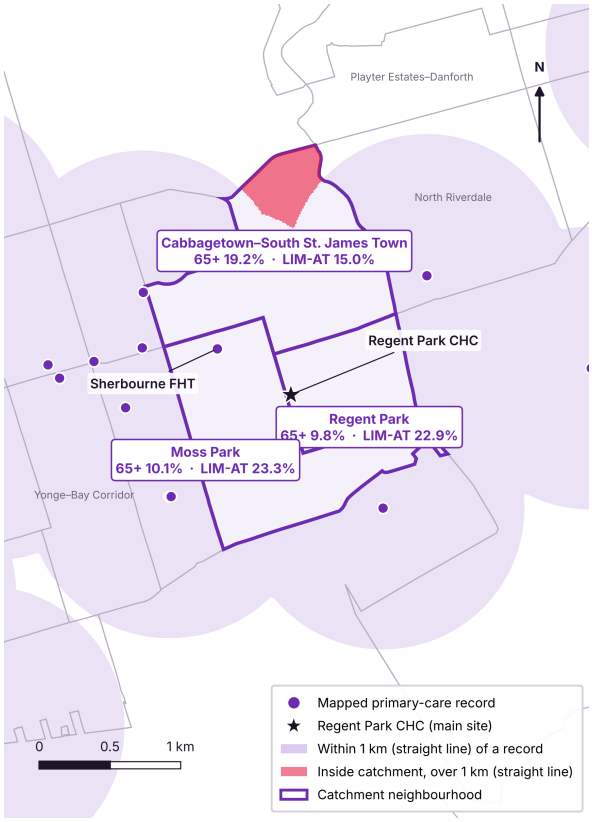
THE SO WHAT

Treat **Cabbagetown–South St. James Town** as the candidate area for seniors outreach planning: seniors are most concentrated there, and the nearest mapped records sit just outside the boundary (about 0.8 km from its centre; five sit within 1.5 km, which a count by boundary alone would hide). Pair it with a look at low-income seniors in **Moss Park**, which has a similar number of seniors (2,165) in a much poorer neighbourhood. Attachment, existing programs and community priorities must be checked first; **three questions for local validation** are on page 3.

Scope notes. The three neighbourhoods are an illustrative study area, not a confirmed service area. Corktown is not a separate unit in Toronto's 158-neighbourhood file, so Cabbagetown–South St. James Town is the third. Seniors living alone and visible-minority share are not in the extract supplied, so **65+ share and LIM-AT low income** are the need indicators.

THE MAP AND THE EVIDENCE

Close to care, but need is uneven



HOW TO READ THE MAP

Purple dots are mapped primary-care records. The lilac wash shows land within 1 km of any record, measured in a straight line. Red marks the part of the catchment beyond that.

READING THE CHARTS

Chart 1 compares each neighbourhood with the Toronto total. LIM-AT is the low-income measure after tax. Chart 2 plots average straight-line distance from each sampled point in a neighbourhood to its nearest mapped primary-care record.

Chart 1 · Seniors and low income vs Toronto
Share of residents, 2021 Census

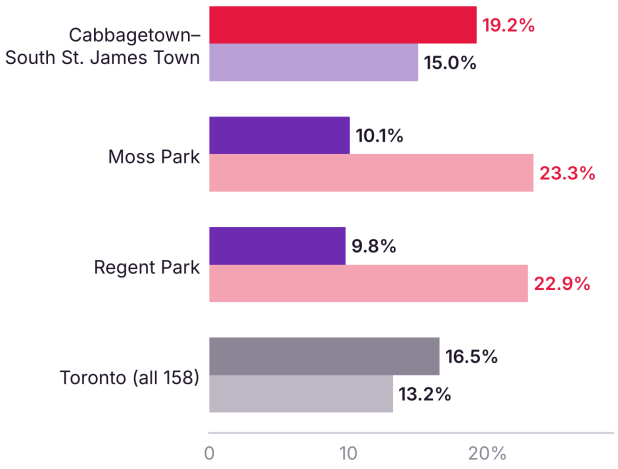
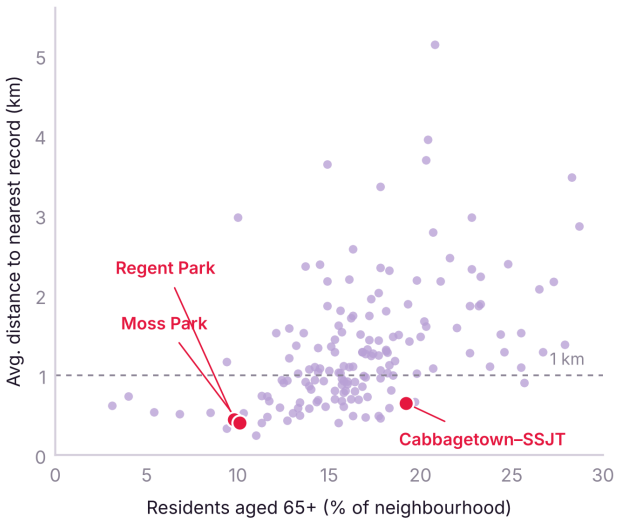


Chart 2 · Distance to primary care vs seniors
All 158 neighbourhoods; catchment in red



Sources: 2021 Census Neighbourhood Profiles; Ontario service-location records (extract dated 16 Oct 2026); City of Toronto neighbourhood boundaries. Distances are straight-line; see page 4.

THREE AREAS FOR LOCAL VALIDATION

Where the data raises questions

These areas are identified at neighbourhood level. The census extract does not support street-, intersection- or building-level findings.

1 Cabbagetown–South St. James Town: seniors with no in-boundary record

The neighbourhood has the catchment's highest senior share (19.2%, or 2,120 people) and no mapped primary-care record inside its boundary. The nearest, Sherbourne Family Health Team, is about 0.8 km from its centre, and roughly **14%** of its land area (not 14% of residents), mostly the northern tip, is over 1 km from any record. Three Seniors Active Living Centres and one long-term care home are mapped inside it.

LOCAL VALIDATION NEEDED

Are these seniors attached to a family doctor in Moss Park, Regent Park or elsewhere, or are they unattached? Are the nearest clinics taking new patients?

2 Moss Park: many services mapped, one primary-care record

Moss Park has 2,165 seniors and one of the five highest low-income rates in Toronto (**23.3%**). It has 38 mapped service records, but only one is primary care (Sherbourne FHT). The rest are mostly pharmacies (13), mental health and addiction organizations (13) and HIV/hepatitis C programs (6). Regent Park CHC is 0.35 km from its centre, and two Downtown Yonge East family health teams are within about 0.8 km.

LOCAL VALIDATION NEEDED

For low-income seniors here, is the barrier physical (mobility, distance in winter) or systemic (waitlists, closed rosters)? Do nearby clinics accept Moss Park residents?

3 Regent Park: high low income, few seniors, language unknown

Regent Park has **22.9%** low income, the seventh-highest rate in Toronto, and 1,250 seniors (9.8%). Its CHC is mapped inside the boundary. A second Regent Park CHC record is mapped under a different service type and is not counted as primary care here. The records contain no data on languages spoken or culturally specific services.

LOCAL VALIDATION NEEDED

How many of these seniors are already clinic clients? What language capacity do clinics serving the area actually have, and where are the gaps?

METHODOLOGY AND LIMITATIONS

What this brief can and cannot support

DATA SOURCES

SOURCE	USED FOR	DATE / VINTAGE
2021 Census, City of Toronto Neighbourhood Profiles	Population, residents aged 65+, low income (LIM-AT) for the 158 neighbourhoods	Census reference year 2021. Age-group figures are from the census sample.
Ontario service-location records (Ministry of Health, Ontario Health Service Locations)	Mapped service points and types, including primary-care categories	Records effective 24 Apr to 16 Oct 2026; extract dated 16 Oct 2026
City of Toronto neighbourhood boundaries (158-neighbourhood model)	Neighbourhood geometry; assigning records and measuring distance	As supplied; the file carries no vintage date

Records. "Primary care" means mapped records of four service types: Community Health Centre (53), Family Health Team (39), Nurse Practitioner-Led Clinic (3) and Indigenous Primary Health Care Organization (1), 96 in all. The supplied neighbourhood table counts 95 because it omits the Indigenous organization (in Wychwood); this has no effect on the catchment. Each record is counted separately: six records citywide share a location with another record, and none is near this catchment.

Distance. Coordinates were projected to a local plane in kilometres (equirectangular, centred on 43.70°N, 79.40°W, longitude scaled by the cosine of latitude). For each point on a 50 m grid inside a neighbourhood, distance is straight-line to the nearest of the 96 records, then averaged by area, not population. A second calculation with great-circle distance on unprojected coordinates gave consistent results (about 14% of Cabbagetown–South St. James Town beyond 1 km: 14.0% on the 50 m grid, 14.2% on a finer 25 m grid). Toronto percentages are pooled across all 158 neighbourhoods. The source register is on page 5.

WHAT THIS BRIEF DOES NOT DO

It does not measure patient attachment, chronic-condition prevalence, wait times or actual clinic capacity. It maps locations, not access. A record is not a unique doctor, an open roster or proof of unmet need. Straight-line distance ignores transit, mobility and barriers. Census figures from 2021 predate the 2026 service records. It identifies **questions for local validation**, not definitive answers.

NEXT STEPS

1. Interview 5–10 key informants to validate the findings before the funding application. Suggested voices: intake and clinical leads at Regent Park CHC and Sherbourne FHT, the Downtown Yonge East family health teams, a Seniors Active Living Centre coordinator in Cabbagetown–South St. James Town, community pharmacists, and tenant or housing representatives.

2. Add the missing data. Seniors living alone, language, and dissemination-area census data would allow findings below neighbourhood level, and attachment data from the Ontario Health Team would test the central question directly.

3. Re-run this brief with validated findings, then convert it into a funding-ready proposal.

This is a draft for discussion. Findings are for research discussion only and need local validation.

APPENDIX

Source register and reproducibility

SOURCE REGISTER

FILE	SOURCE	CONTENTS	VINTAGE	SHA-256 (FIRST 16)
neighbourhoods.csv	City of Toronto Neighbourhood Profiles (2021 Census), with service-record counts	158 rows: population, 65+ count and share, LIM-AT count and share	Census 2021	63d89fcbf52f95b4
facilities.csv	Ontario service-location records (Ministry of Health)	2,187 records with coordinates and service type	Effective 24 Apr to 16 Oct 2026	10fff77531fe05c0
boundaries.geojson	City of Toronto neighbourhood boundaries (158-neighbourhood model)	158 polygons, WGS 84 (CRS84)	No vintage date in file	b0cb58077f5b3a47

SOURCE CAVEAT

Source URLs, licence terms and retrieval dates are not recorded in the supplied files and are not shown here. Check each publisher's licence and attribution terms before reuse.

FILTERING AND CALCULATION RULES

Primary-care filter. Service type is Community Health Centre, Family Health Team, Nurse Practitioner-Led Clinic or Indigenous Primary Health Care Organization.

Study area. Regent Park, Moss Park and Cabbagetown–South St. James Town, as named in the boundary file. It is an illustrative area, not a confirmed service area.

Sampling. A 50 m grid is laid over each neighbourhood polygon; points outside the polygon or inside holes are dropped.

Distance. Straight-line distance from each sampled point to the nearest filtered record, averaged by area. Centre-based counts use the polygon's area centroid.

FIGURES TO REPRODUCE

FIGURE IN THE BRIEF	VALUE
Land area over 1 km from a record: Cabbagetown–South St. James Town	14.0% (50 m grid); 14.2% (25 m grid)
Land area over 1 km from a record: Regent Park, Moss Park	0%, 0%
Records within 1.5 km of the centre of Cabbagetown–South St. James Town	5 (nearest: Sherbourne FHT, 0.76 km)
Selected records sharing an identical location with another record (citywide)	6 records (3 pairs), none near the study area
Selected primary-care records	96 (95 in the neighbourhood table)