

GGRA30 Assignment 4 – Creating Qualitative Category Data in QGIS

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For this assignment, I conducted research within Toronto Dissemination Area 35204030 in an effort to demonstrate the **lack of uniformity of housing density within the area.**

Toronto Dissemination Area 35204030 is a residential area in Toronto's North York district. The DA is bordered on the east by a major arterial road: Victoria Park Avenue, separating the districts of North York and Scarborough. The area has Van Horne Avenue as its northern border, Pleasant View Drive as its southern border, and Brian Drive as its western border.

While the DA is located within the primarily residential Pleasant View neighborhood, *land use* is **not uniform** across the area. The majority of the area is comprised of housing units, but a section of the western end of the DA bordering Victoria Park Avenue is comprised of retail and commercial land. The two plazas on Victoria Park Avenue, as well as a few businesses south of them, are a key aspect of the area and contribute to the absence of uniform housing density across the area. The photos I take on Victoria Park Avenue illustrate this, as the two plazas take large amounts of space within the DA, and the businesses south of them take up a small amount as well. It is interesting to note that these businesses, namely a psychic, an animal shelter, and a restaurant, look like detached houses, but have been converted to businesses instead.

Pleasant View Junior High School on the north-eastern corner of the dissemination area is another example of land not used for housing in the area. The school building, along with the soccer fields and parking lot beside it, take up a considerable amount of space within the borders of the DA, which further contributes to a large "empty space" which consists of zero housing units. My photos of the school and soccer fields, along with the paved path connecting Brian Drive and Bowhill Crescent, illustrate the large plot of land which does not contain housing. The size of this land can be appreciated when noting that there are two TTC bus stops on either side of the school property, one at Brian and Margaret, and one at Brian and Van Horne.

Other than the school on the DA's north-east corner and the commercial properties on the DA's western border, the dissemination area consists of various types of housing units, resulting in a non-uniform housing density.

Brian Drive and Pleasant View Drive contain many single family fully detached homes, with driveways and front yards separating the houses and the roads. Clipper Road contains almost exclusively semi-detached homes with steep driveways connecting the road to garages situated beneath surface level. Finally, the north half of Clipper Road, above the northern half of Bowhill Crescent, contains two apartment blocks operated by one company: Schickedanz, with a shared area containing parking, a

playground, and a swimming pool. Interestingly, the Victoria-Van Horne plaza across Clipper Road is also owned by the same company, which has a foothold on the community for over 50 years.

My research across the dissemination area led me to take photos of transit and roads across the neighborhood. There are a few bus stops across the area, focused on the roads bordering the DA. The TTC operates a few bus routes which pass through the area, mainly the 10 Van Horne and the 169a Huntingwood, both terminating at Don Mills Station, south-east of the DA. The TTC's 24 Victoria Park route also runs adjacent to the dissemination area. The York Region Transit Woodbine bus also stops at the intersection of Victoria Park Avenue and Pleasant View Drive on its way to Don Mills Station. The transit accessibility of the region, as well as its small yet useful roads, show the quietness of the area, complementing its existence as a residential neighborhood.

Overall, my research across the neighborhood revealed a contrast in housing types and density, which leads to my conclusion that **this dissemination area has non-uniform housing density**. There are many areas with **zero housing density**, such as the plazas and school. This, added to the combination of **high density apartment blocks** and **semi-detached houses** on Clipper Road, alongside the **fully-detached homes** on Brian Drive and Pleasant View Drive, contributes to my conclusion that housing density across this dissemination area is clearly non-uniform.

Sources:

- ['Plazas are gold.' Why the neighbourhood strip mall has all the delicious eats you are looking for](#)