

PART III – RESIDENTIAL & EMPLOYMENT CHARACTERISTICS

The broader community within which the Secondary Plan area is located is diverse. There are residential neighbourhoods to the west, east and south. A large portion of the lands within the Secondary Plan area are part of the Dufferin Keele North Employment Area which extends between these two streets from Eglinton Avenue in the south to Steeles Avenue in the north.

This section provides an overview of the residential and employment characteristics of the study area: Jane Street to the west, Bathurst Street to the east, Finch Avenue to the north and Highway 401 to the south. Figure 15 on Page 21 is a map which summarizes the population characteristics based on sub-areas within the study area.

a) Demographic Overview

i) Residential Population

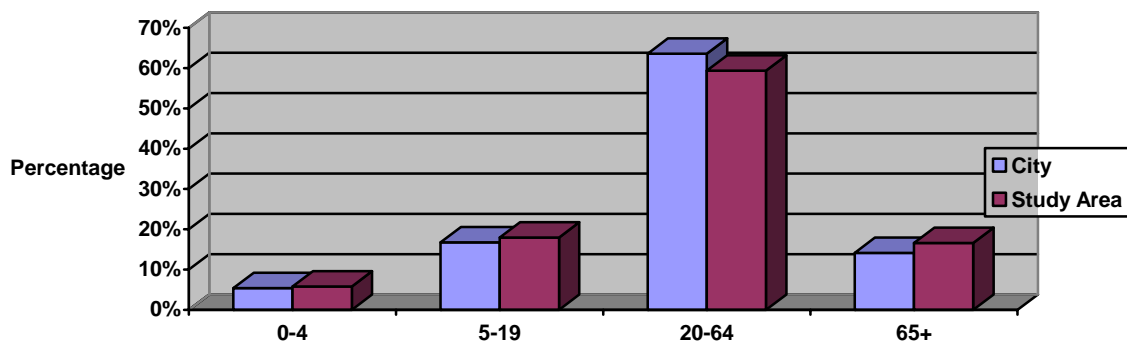
The 2006 population of the entire study area was 95,427. This represents a decline of 1.5% from the 2001 population of 96,876. By comparison, the overall City population increased by approximately 1% between 2001 and 2006 from 2,481,494 to 2,503,281.

Notwithstanding the overall trend of a slight population decline, two sub-areas in the study area experienced population growth between 2001 and 2006: the area north of Sheppard Avenue between Allen Road and Bathurst Street; and, to a lesser extent, the area around the Wilson Avenue and Keele Street. These two areas, in particular the area along Sheppard Avenue, have been the subject of redevelopment in recent years.

ii) Population Age Profile

As illustrated in Figure 8, youth (under the age of 20 years) and older adults (over the age of 65 years) are slightly overrepresented in the study area compared to the City average. The reverse is true for the 20-64 year age groups.

Figure 8 - Population Age Profile



	0-19 years	20-64 years	65+ years
City	22.1%	63.6%	14.1%
Study Area	23.7%	59.4%	16.6%

The study area houses slightly more families with children than the City average in 2001 (69.9% versus 67.3%) and also has a greater proportion of family persons who are seniors (69% versus 64%). As well, the percentage of children living at home who are over 25 years of age is 18.5% for the study area compared to 16.8% for the City overall.

iii) Ethno-Cultural Characteristics

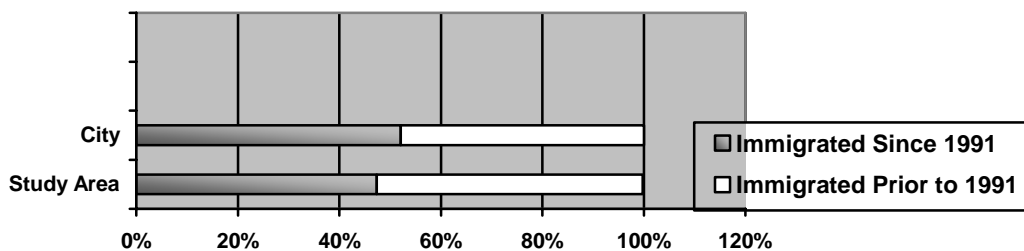
Language

The five top languages spoken in the study area are English (41%), Italian (14%), Spanish (6.5%), Russian (4.5%) and Tagalog (4.5%). In comparison, the five top languages spoken in the City overall are English, Chinese, Cantonese, Tamil and Italian. In the areas immediately surrounding the Secondary Plan area, generally between Black Creek to the west and Faywood Boulevard to the east, the top languages are English, Italian, Tagalog and Vietnamese.

Immigration

The immigrant population comprises 58% of the study area population compared to 50% for the City overall (Figure 9). However, there is a higher percentage of recent immigrants in the City overall compared to the study area. In the study area, 47.4% of the immigrant population arrived after 1991 whereas for the City overall 52.1% of the immigrant population arrived after 1991. Figure 15 on Page 21 identifies that the northeast sub-area has the highest level of recent immigration relative to the other sub-areas.

Figure 9 - Percent Immigrant Population and Period of Immigration



iv) Education

Of the study area population 25-64 years of age, 23.9% have a university certificate or degree compared to 37.4% for the City overall. However, 25.3% of the study area has a high school certificate or equivalent compared to 21.1% for the City.

v) Income

The average household income for the study area is \$60,463 which is lower than the City average of \$80,343. The sub-area map in the Appendix identifies an average household income range between \$53,778 and \$83,869 in the study area.

vi) Housing Stock

In the study area, 46% of the housing stock is comprised of single-detached, semi-detached or row housing compared to 40% for the City overall. The housing stock in the area is aging, with 82% of the stock built before 1980 as compared to 74% of the housing stock in the City being constructed before this date.

With respect to home ownership, those who own their own home in the study area comprise 50% of the households compared to 54% for the City overall.

b) Employment

i) Labour Force by Occupation

The occupational profile shown in Figure 10 below provides labour force information by ten occupational categories for the study area and the City. Similarities exist in the percentage of the labour force employed in the categories of Sales & Service, Business and Health Occupations. The study area is overrepresented compared to the City average in Trades and Transport and Manufacturing occupations and underrepresented in Social Sciences, Arts and Culture, Applied Science and Management occupations.

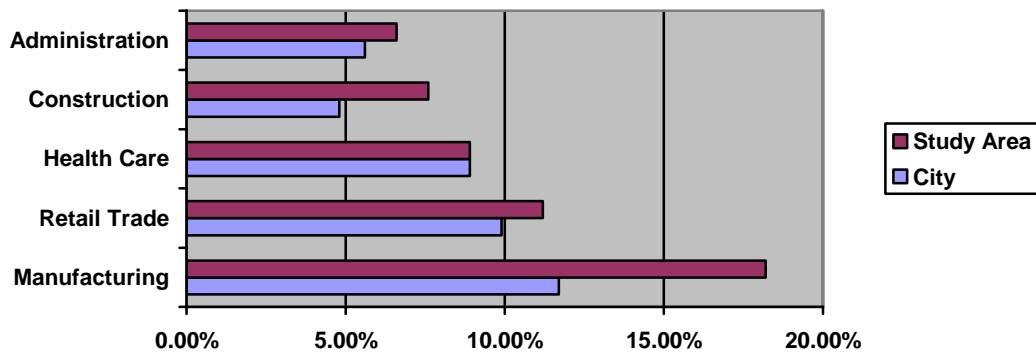
Figure 10 - Labour Force by Occupational Categories

Occupational Category	Citywide Labour Force Employment	Study Area Labour Force Employment
Sales & Service	25.5%	22.8%
Business	20.7%	19.9%
Health Occupations	4.9%	4.5%
Trades & Transport	10.2%	16.1%
Manufacturing	7.1%	12.3%
Social Sciences	9.6%	6.6%
Arts, Culture	5.4%	2.2%
Applied Science	8.1%	5.7%
Management	10.6%	7.1%

ii) Labour Force by Industry

A comparison of the study area and Citywide labour force by industry is illustrated in Figure 11. Manufacturing is the largest employment sector for the labour force residing in the study area, employing 18.2% of the labour force compared to 11.7% for the City overall. The second largest employment sector in the study areas is retail trade (11.2%), followed by health care (8.9%), construction (7.6%), and administration and support (6%).

Figure 11 - Labour Force by Industry



iii) Employment Overview

Figure 12 below is a summary of employment in the study area for the years 2001 and 2007. While the total number of establishments increased during this period, the total number of employees declined. As well, the proportion of full time employees decreased from 90% of the total in 2001 to 85% in 2007. Part time employees increased from 10% of the total number of employees to 15%.

Figure 12 - Summary of Employment Establishments and Employees

Year	Total Establishments	Total Employees	Employee Type	
			Full Time	Part Time
2001	1,349	26,064	23,445	2,619
2007	1,436	24,930	21,136	3,794
Change 2001-2007	+ 6%	- 5%		
Change in Proportion of Total Employees during period			-5%	+5%

The largest employers in the study area collectively employ approximately 9,000 people. Three of these employers, Bombardier Aerospace, Toronto Transit Commission and Department of National Defence are located within the Downsview Area Secondary Plan area.

Figure 13 - Largest Employers in Study Area (Location shown on Figure 14)

Largest Employers in Study Area
<ul style="list-style-type: none">▪ Bombardier Aerospace▪ Toronto Transit Commission▪ Department of National Defence▪ Sanofi Pasteur Limited▪ Environment Canada▪ Teknion

A large portion of the lands within the Secondary Plan area, as well as lands to the north and south comprise the City's Dufferin Keele North Employment Area as shown on Figure 14. Hemson Consulting Ltd. prepared a report for the City of Toronto and the Toronto Economic Development Corporation entitled '*Long-Term Employment Land Strategy, City of Toronto*' in 2006-2007 that commented on this employment district. The report characterized the portion of the employment district between Sheppard and Steeles Avenues as a mature, fully developed employment area. The total net area of this district was estimated at approximately 630 hectares making it one of the larger employment areas in the City.

Figure 14 – Dufferin Keele Employment Area Map

