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Regeneration in the  
Kings:  
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Appendix - Detailed Statistical Tables



Urban Development Services  
City Planning Division

January 2003

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January 2003

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# Regeneration in the Kings:

## Appendix - Detailed Statistical Tables

Completed and Active Building Permits by Permit Type and Type of Use – April 1996 to October 2001  
(value in \$000s)

### King-Spadina

Permit Type	Commercial/ Institutional	Industrial	Mixed Residential	Residential	Total
Alter/Add	46,277	17,583	2,915	541	67,316
Construct Building	28,654	421	105,625	62,607	197,307
Demolish Building	172	233	0	0	405
<b>Total</b>	<b>75,103</b>	<b>18,237</b>	<b>108,540</b>	<b>63,148</b>	<b>265,028</b>
% of Total	28.3	6.9	41.0	23.8	100.0

### King-Parliament

Permit Type	Commercial/ Institutional	Industrial	Mixed Residential	Residential	Total
Alter/Add	8,856	1,897	1,886	4,883	17,522
Construct Building	1,590	5	83,804	27,770	113,169
Demolish Building	89	462	0	0	551
<b>Total</b>	<b>10,535</b>	<b>2,364</b>	<b>85,690</b>	<b>32,653</b>	<b>131,242</b>
% of Total	8.0	1.8	65.3	24.9	100.0

### The Kings

Permit Type	Commercial/ Institutional	Industrial	Mixed Residential	Residential	Total
Alter/Add	55,133	19,480	4,801	5,424	84,838
Construct Building	30,244	426	189,429	90,377	310,476
Demolish Building	264	695	0	0	959
<b>Total</b>	<b>85,641</b>	<b>20,601</b>	<b>194,230</b>	<b>95,801</b>	<b>396,273</b>
% of Total	21.6	5.2	49.0	24.2	100.0

**KING-PARLIAMENT DEVELOPMENT APPLICATIONS  
APRIL 1996 TO OCTOBER 2002**

ADDRESS	NO. OF STOREYS ABOVE	GROUND FLOOR AREA (M2)	NO. OF TOTAL DWELLING UNITS	TOTAL FLOOR AREA (M2)	TOTAL FLOOR AREA CHANGE (M2)	NON-RESIDENTIAL FLOOR AREA CHANGE (M2)	FLOOR AREA CHANGE BY GENERALIZED LAND USE (M2)						FLOOR AREA CHANGE (M2)			
							RESIDENTIAL	OFFICE	RETAIL	OTHER	PARKING	INDUSTRIAL	CONSTRUCTED	DEMOLISHED	ALTERED	
<b>APPLICATION SUBMITTED</b>																
265 FRONT ST E	1.5	2,240.00	0	2,761.80	1,383.60	1,383.60	0.00	0.00	1,383.60	0.00	0.00	0.00	0.00	1,383.60	0.00	0.00
359 KING ST E	0.0	484.30	7	2,686.50	866.50	-1,034.70	1,901.20	0.00	484.30	0.00	0.00	0.00	-1,519.00	1,300.60	1,800.00	1,365.90
226 KING ST E	17.0	2,069.00	320	24,822.00	24,822.00	904.00	23,918.00	314.00	590.00	0.00	0.00	0.00	0.00	24,822.00	0.00	0.00
49 ONTARIO ST	0.0	3,540.90	0	13,074.40	1,040.00	1,040.00	0.00	0.00	0.00	0.00	0.00	0.00	1,040.00	1,040.00	0.00	0.00
563 ADELAIDE ST E	3.0	2,236.00	0	4,628.00	2,018.00	2,018.00	0.00	0.00	2,018.00	0.00	0.00	0.00	0.00	2,018.00	0.00	0.00
424 ADELAIDE E, 381 RICHMOND E	15.5	6,254.00	0	72,764.00	72,764.00	72,764.00	0.00	72,764.00	0.00	0.00	0.00	0.00	0.00	72,764.00	0.00	0.00
55 MILL ST	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,328.00	0.0	0.0	0.0	0.0	-3,328.00	0.0	3,328.00	3,328.00
55 MILL ST	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,744.00	0.0	0.0	0.0	0.0	-3,744.00	0.0	3,744.00	3,744.00
101 ONTARIO ST	9.0	368.00	63	4,337.00	4,337.00	0.00	4,337.00	0.00	0.00	0.00	0.00	0.00	0.00	4,337.00	0.00	0.00
219 FRONT ST E	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,021.90	0.0	0.0	0.0	0.0	-2,021.90	0.0	2,021.90	2,021.90
<b>SUB-TOTAL</b>			<b>390</b>	<b>125,053.70</b>	<b>107,231.10</b>	<b>77,074.90</b>	<b>30,156.20</b>	<b>82,171.90</b>	<b>4,475.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-9,572.90</b>	<b>107,665.20</b>	<b>10,893.90</b>	<b>10,459.80</b>
<b>UNDER CONSTRUCTION/COMPLETED</b>																
31 PRINCESS ST	10.0	1,386.50	165	20,120.60	20,120.60	5,464.00	14,656.60	0.00	0.00	0.00	0.00	0.00	0.00	20,120.60	0.00	0.00
287 RICHMOND ST E	3.5	0.00	15	1,815.90	623.10	-1,060.30	1,683.40	0.00	0.00	0.00	0.00	0.00	-1,060.30	623.10	1,192.80	1,192.80
80 SHERBOURNE ST	6.0	1,820.80	65	8,816.80	-124.20	-7,815.20	7,691.00	-1,008.40	0.00	0.00	0.00	0.00	-6,806.80	250.20	8,065.40	7,691.00
525 KING ST E	3.0	239.90	0	1,119.70	1,119.70	1,119.70	0.00	0.00	1,119.70	0.00	0.00	0.00	0.00	1,119.70	0.00	0.00
39 PARLIAMENT ST	14.5	1,876.80	182	22,212.60	22,212.60	5,922.10	16,290.50	0.00	1,645.00	601.10	3,676.00	0.00	0.00	22,212.60	0.00	0.00
423 QUEEN ST E	2.0	261.20	1	504.80	504.80	370.10	134.70	108.90	241.40	0.00	19.80	0.00	0.00	504.80	0.00	0.00
535 QUEEN ST E	0.0	0.00	11	0.00	0.00	-1,844.00	1,844.00	-150.90	0.00	0.00	0.00	0.00	-1,493.10	0.00	1,774.60	1,774.60
474 ADELAIDE ST E	2.0	208.50	0	839.50	839.50	839.50	0.00	0.00	163.40	0.00	0.00	0.00	676.10	839.50	0.00	0.00
52 ST LAWRENCE ST	0.0	2,002.00	71	6,056.40	76.50	-5,979.90	6,056.40	-464.50	0.00	0.00	-232.30	0.00	-5,283.10	308.80	5,979.90	5,747.60
250 FRONT ST E	1.5	2,234.20	0	2,492.20	901.00	901.00	0.00	-258.00	2,492.20	0.00	0.00	0.00	-1,333.20	901.00	1,591.20	1,591.20
247-265 RICHMOND ST E	15.0	1,310.00	224	15,590.00	15,590.00	0.00	15,590.00	0.00	0.00	0.00	0.00	0.00	0.00	15,590.00	0.00	0.00
150-166-172 KING ST E	15.0	1,262.00	156	27,839.00	27,839.00	13,088.00	14,751.00	2,763.00	970.00	0.00	8,063.50	1,291.50	0.00	27,839.00	0.00	0.00
323 RICHMOND ST E	14.0	2,680.40	497	60,045.90	60,045.90	21,004.20	39,041.70	0.00	729.30	0.00	20,274.90	0.00	0.00	60,045.90	0.00	0.00
311 RICHMOND ST E	11.5	439.00	90	7,068.00	7,068.00	887.00	6,181.00	0.00	0.00	0.00	0.00	0.00	887.00	7,068.00	0.00	0.00
296 FRONT ST E	2.0	4,410.00	0	4,470.00	2,980.40	2,980.40	0.00	2,587.80	0.00	0.00	0.00	0.00	-1,257.40	2,980.80	1,489.60	1,489.60
320 ADELAIDE ST E	11.5	762.00	95	14,129.00	14,129.00	5,698.00	8,431.00	0.00	0.00	0.00	5,076.00	0.00	622.00	14,129.00	0.00	0.00
39 JARVIS ST	9.0	1,428.00	100	15,137.80	15,137.80	5,604.00	9,533.80	0.00	801.00	0.00	4,472.50	0.00	330.50	15,137.80	0.00	0.00
259 KING ST E	6.5	608.00	30	4,384.30	4,384.30	1,271.70	3,112.60	0.00	243.30	0.00	999.60	0.00	28.80	4,384.30	0.00	0.00
383 ADELAIDE ST E	5.0	0.00	46	4,134.90	288.20	-3,769.70	4,057.90	0.00	0.00	0.00	0.00	0.00	-3,769.70	288.20	3,846.70	3,846.70
50-60 SHERBOURNE ST	15.0	2,432.00	204	31,813.50	22,450.00	6,269.00	16,181.00	3,598.00	2,380.00	0.00	0.00	0.00	291.00	22,450.00	0.00	0.00
8 BRIGHT ST	2.5	109.80	1	327.70	327.70	24.10	303.60	0.00	0.00	0.00	24.10	0.00	0.00	327.70	0.00	0.00
80 MILL ST	14.5	1,615.00	144	17,865.20	17,865.20	4,102.70	13,762.50	0.00	0.00	0.00	3,432.80	0.00	669.90	17,865.20	0.00	0.00
480 KING ST E	3.0	620.50	12	1,699.80	1,699.80	0.00	1,699.80	0.00	0.00	0.00	0.00	0.00	0.00	1,699.80	0.00	0.00
70 MILL ST	12.0	1,199.40	95	13,167.30	13,167.30	3,030.10	10,137.20	0.00	0.00	0.00	3,030.10	0.00	0.00	13,167.30	0.00	0.00
150 GEORGE ST	4.0	533.90	12	2,533.40	2,533.40	292.00	2,241.40	0.00	0.00	0.00	292.00	0.00	0.00	2,533.40	0.00	0.00
300 ADELAIDE ST E	4.0	3,643.70	0	15,250.30	4,465.70	4,465.70	0.00	0.00	0.00	0.00	4,465.70	0.00	0.00	4,465.70	0.00	0.00
30 ST LAWRENCE ST	2.0	1,002.30	10	2,506.40	-1,192.90	-2,071.80	878.90	-397.10	-1,276.00	0.00	-845.20	0.00	446.50	1,502.40	3,699.30	1,004.00
30 ST LAWRENCE ST	0.0	1,023.60	14	2,549.00	42.60	-1,004.00	1,046.60	0.00	0.00	0.00	0.00	0.00	-1,004.00	60.10	1,004.00	986.50
<b>SUB-TOTAL</b>			<b>2,240</b>	<b>304,490.00</b>	<b>255,095.00</b>	<b>59,988.40</b>	<b>195,106.60</b>	<b>6,778.80</b>	<b>9,509.30</b>	<b>5,066.80</b>	<b>54,219.00</b>	<b>5,066.80</b>	<b>-15,585.50</b>	<b>258,414.90</b>	<b>28,043.50</b>	<b>25,323.60</b>
<b>TOTAL</b>			<b>2,630</b>	<b>429,543.70</b>	<b>362,326.10</b>	<b>137,063.30</b>	<b>225,262.80</b>	<b>88,950.70</b>	<b>13,985.20</b>	<b>5,066.80</b>	<b>54,219.00</b>	<b>5,066.80</b>	<b>-25,158.40</b>	<b>366,080.10</b>	<b>39,537.40</b>	<b>35,783.40</b>

**KING-SPADINA DEVELOPMENT APPLICATIONS - APRIL 1996 TO OCTOBER 2002**

ADDRESS	NO. OF STOREYS ABOVE	GROUND FLOOR AREA (M2)	NO. OF TOTAL DWELLING UNITS	TOTAL FLOOR AREA (M2)	TOTAL FLOOR AREA CHANGE (M2)	NON-RESIDENTIAL FLOOR AREA CHANGE (M2)	FLOOR AREA CHANGE BY GENERALIZED LAND USE (M2)					FLOOR AREA CHANGE (M2)				
							RESIDENTIAL	OFFICE	RETAIL	OTHER	PARKING	INDUSTRIAL	CONSTRUCTED	DEMOLISHED	ALTERED	
<b>APPLICATION SUBMITTED</b>																
296 RICHMOND ST W	0.0	0.0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,140.00	0.00	1,140.00
432 WELLINGTON ST W	8.0	138.30	27	3,239.00	3,239.00	0.00	3,239.00	0.00	0.00	0.00	0.00	0.00	0.00	3,239.00	0.00	0.00
422 WELLINGTON ST W	6.0	630.00	0	3,568.40	2,423.60	2,423.60	0.00	2,707.60	0.00	0.00	0.00	-284.00	0.00	2,423.60	1,144.80	1,144.80
477 RICHMOND ST W	0.0	0.00	90	13,818.00	319.90	-9,127.60	9,447.50	-201.00	-442.20	0.00	0.00	-8,484.40	0.00	319.90	9,127.60	9,127.60
46 CHARLOTTE ST	13.5	2,009.00	60	6,600.00	6,600.00	110.00	6,490.00	0.00	110.00	0.00	0.00	0.00	0.00	6,600.00	0.00	0.00
344 ADELAIDE ST W	12.0	2,297.00	33	2,894.00	2,894.00	2,894.00	0.00	729.80	2,164.20	0.00	0.00	0.00	0.00	2,894.00	0.00	0.00
511 KING ST W	4.0	958.40	0	4,541.00	745.00	745.00	0.00	2,850.20	0.00	0.00	0.00	-2,105.20	0.00	745.00	3,796.00	3,796.00
446 KING ST W	19.5	1,040.00	100	20,950.00	20,950.00	12,670.00	8,280.00	0.00	12,670.00	0.00	0.00	0.00	0.00	20,950.00	0.00	0.00
326 KING ST W	19.0	0.00	160	33,250.00	33,250.00	18,600.00	14,650.00	0.00	2,050.00	16,550.00	0.00	0.00	0.00	33,250.00	0.00	0.00
263 WELLINGTON ST W	13.5	593.50	72	7,156.20	7,156.20	88.50	7,067.70	0.00	0.00	0.00	0.00	88.50	0.00	7,156.20	0.00	0.00
11 NELSON ST, 126 SIMCOE ST	15.0	2,571.00	380	24,981.00	24,981.00	222.00	24,276.00	47.00	175.00	0.00	0.00	0.00	0.00	24,498.00	0.00	0.00
23 BRANT ST	13.0	1,896.00	217	20,848.50	20,848.50	666.80	20,181.70	0.00	666.80	0.00	0.00	0.00	0.00	20,848.50	0.00	0.00
224 RICHMOND ST W	3.0	0.00	0	1,385.40	345.90	345.90	0.00	-1,039.50	1,385.40	0.00	0.00	0.00	0.00	345.90	1,039.50	1,039.50
136-144 SIMCOE ST	16.0	844.00	320	24,290.00	23,840.00	569.00	23,271.00	0.00	569.00	0.00	0.00	0.00	0.00	23,840.00	0.00	0.00
354 B WELLINGTON ST W	7.0	1,980.00	177	13,015.00	13,015.00	219.00	12,796.00	219.00	0.00	0.00	0.00	0.00	0.00	13,015.00	0.00	0.00
50 PORTLAND ST	10.0	2,012.00	227	17,146.60	17,146.60	0.00	17,146.60	0.00	0.00	0.00	0.00	0.00	0.00	17,146.60	0.00	0.00
32 STEWART ST	9.0	631.50	47	4,077.50	4,077.50	0.00	4,077.50	0.00	0.00	0.00	0.00	0.00	0.00	4,077.50	0.00	0.00
36 BLUE JAYS WAY	16.5	2,203.00	205	35,142.20	35,142.20	16,056.80	19,085.40	0.00	439.00	6,469.30	8,311.20	837.30	0.00	35,142.20	0.00	0.00
525 RICHMOND ST W	10.0	820.10	103	10,384.00	10,384.00	2,036.60	8,347.40	0.00	0.00	2,036.60	0.00	0.00	0.00	10,384.00	0.00	0.00
<b>SUB-TOTAL</b>			<b>2,218</b>	<b>247,286.80</b>	<b>226,875.40</b>	<b>48,519.60</b>	<b>178,355.80</b>	<b>1,875.70</b>	<b>9,530.40</b>	<b>37,853.50</b>	<b>10,347.80</b>	<b>-11,087.80</b>	<b>226,875.40</b>	<b>16,247.90</b>	<b>16,247.90</b>	
<b>UNDER CONSTRUCTION/COMPLETED</b>																
504 WELLINGTON ST W	3.0	0.00	0	1,708.40	314.90	314.90	0.00	0.00	0.00	0.00	0.00	314.90	0.00	448.80	929.00	795.10
337 QUEEN ST W	4.0	238.20	2	1,152.60	1,152.60	868.10	294.50	344.80	238.00	0.00	0.00	275.30	0.00	1,152.60	0.00	0.00
383 KING ST W	3.0	414.10	-1	1,152.80	597.10	732.30	-135.20	0.00	743.10	0.00	0.00	-10.80	0.00	786.60	555.70	364.20
277 WELLINGTON ST W	9.0	840.80	0	15,438.40	15,438.40	15,438.40	0.00	3,718.80	545.80	0.00	0.00	5,682.20	0.00	15,438.40	0.00	0.00
488 WELLINGTON ST W	6.0	1,260.30	0	7,388.30	1,010.30	1,010.30	0.00	0.00	0.00	0.00	198.50	811.80	0.00	1,010.30	6,378.00	6,378.00
20 NIAGARA ST	6.5	524.60	22	4,065.90	4,065.90	779.40	3,286.50	0.00	0.00	0.00	638.20	141.20	0.00	4,065.90	0.00	0.00
436 WELLINGTON ST W	6.5	0.00	34	5,154.90	262.60	-4,892.30	5,154.90	-510.90	0.00	0.00	0.00	-4,381.40	0.00	961.50	4,892.30	4,193.40
50 CAMDEN ST	8.5	804.70	65	8,978.90	8,978.90	3,688.30	5,290.60	0.00	0.00	0.00	3,473.60	214.70	0.00	8,978.90	0.00	0.00
367 KING ST W	0.0	151.30	0	546.50	195.40	302.60	-107.20	0.00	151.30	0.00	0.00	151.30	0.00	347.90	351.10	198.60
211 ADELAIDE ST W	7.0	1,531.10	0	12,184.80	12,184.80	12,184.80	0.00	0.00	29.20	0.00	12,155.60	0.00	0.00	12,184.80	0.00	0.00
259 RICHMOND ST W	3.0	6,893.90	0	41,699.60	41,699.60	41,699.60	0.00	0.00	18,883.20	0.00	18,319.00	4,497.40	0.00	41,699.60	0.00	0.00
500 RICHMOND ST W	6.0	1,967.30	109	16,338.90	16,338.90	4,368.70	11,980.20	0.00	0.00	0.00	4,208.60	150.10	0.00	16,338.90	0.00	0.00
214 ADELAIDE ST W	0.0	0.00	0	0.00	0.00	0.00	0.00	0.00	183.40	0.00	0.00	-183.40	0.00	0.00	183.40	183.40
29 CAMDEN ST	8.0	731.90	59	7,234.90	7,234.90	2,032.70	5,202.20	0.00	0.00	0.00	1,838.90	193.80	0.00	7,234.90	0.00	0.00
5 MERCER ST, 230, 250 WELLINGTON ST W	20.0	1,877.60	410	34,786.60	34,786.60	2,889.50	31,897.10	1,543.50	1,346.00	0.00	0.00	0.00	0.00	34,786.60	0.00	0.00
168 SIMCOE ST	14.5	1,401.80	206	25,643.80	25,643.80	6,211.30	19,432.50	0.00	0.00	0.00	5,507.90	703.40	0.00	25,643.80	0.00	0.00
93 SPADINA AV	6.0	0.00	0	5,570.70	1,457.20	1,457.20	0.00	5,021.30	192.00	0.00	0.00	-3,756.10	0.00	1,530.30	4,040.40	4,040.40
270 WELLINGTON ST W	13.0	1,327.30	254	27,885.40	27,885.40	7,761.90	20,123.50	0.00	250.80	0.00	7,511.10	0.00	0.00	27,885.40	0.00	0.00
55 SPADINA AV	1.0	86.40	0	86.40	385.30	385.30	0.00	0.00	385.30	0.00	0.00	0.00	0.00	385.30	0.00	0.00
56 BLUE JAYS WAY	3.0	1,373.30	0	3,477.00	3,477.00	3,477.00	0.00	659.70	2,704.80	0.00	0.00	112.50	0.00	3,477.00	0.00	0.00
380 RICHMOND ST W	14.0	1,770.00	148	24,187.50	24,187.50	9,680.50	14,507.00	0.00	702.00	0.00	8,322.50	686.00	0.00	24,187.50	0.00	0.00
550 FRONT ST W, 11 NIAGARA ST	9.0	4,019.00	193	25,022.40	25,022.40	6,958.60	18,063.80	0.00	330.00	0.00	6,391.90	236.70	0.00	25,022.40	0.00	0.00
26-30 MERCER ST	11.0	0.00	1	8,083.90	8,083.90	7,995.10	68.80	0.00	0.00	7,995.10	0.00	0.00	0.00	8,083.90	0.00	0.00
438 RICHMOND ST W, 150 SPADINA	16.0	1,348.00	218	28,475.50	28,475.50	9,191.50	19,284.00	0.00	626.00	0.00	8,565.50	0.00	0.00	28,475.50	0.00	0.00
36 CHARLOTTE ST	12.5	557.90	63	7,579.00	7,579.00	2,678.80	4,900.20	0.00	129.00	0.00	1,828.50	721.30	0.00	7,579.00	0.00	0.00
393 KING ST W	0.0	0.00	95	16,559.60	70.60	-7,695.20	7,765.80	0.00	0.00	0.00	0.00	-7,695.20	0.00	70.60	7,695.20	7,695.20
460 RICHMOND ST W	0.0	799.40	0	5,317.70	123.00	123.00	0.00	0.00	0.00	0.00	0.00	123.00	0.00	123.00	0.00	0.00
250 WELLINGTON ST W	18.0	1,428.60	304	32,008.50	32,008.50	9,993.50	22,015.00	0.00	510.00	0.00	9,117.90	365.60	0.00	32,008.50	0.00	0.00
468 WELLINGTON ST W	0.0	0.00	0	5,619.20	20.60	-4,136.30	4,156.90	401.80	0.00	0.00	694.70	-5,232.80	0.00	20.60	5,598.60	5,598.60
<b>SUB-TOTAL</b>			<b>2,192</b>	<b>373,328.10</b>	<b>328,660.60</b>	<b>135,479.50</b>	<b>193,181.10</b>	<b>11,179.00</b>	<b>27,949.90</b>	<b>7,995.10</b>	<b>94,264.00</b>	<b>-5,908.50</b>	<b>329,910.50</b>	<b>30,636.80</b>	<b>29,446.90</b>	
<b>TOTAL</b>			<b>4,410</b>	<b>620,614.90</b>	<b>555,536.00</b>	<b>183,999.10</b>	<b>371,536.90</b>	<b>13,054.70</b>	<b>37,480.30</b>	<b>45,848.60</b>	<b>104,611.80</b>	<b>-16,996.30</b>	<b>556,785.90</b>	<b>46,944.70</b>	<b>45,694.80</b>	

Number of Firms Active in the Kings, 1996-2001

King-Spadina Sector	1996	2001	1996-2001	% Change
Office	1,160	1,092	-68	-5.9%
Manufacturing/Warehousing	246	162	-84	-34.1%
Institutional	20	28	8	40.0%
Services	224	246	22	9.8%
Retail	351	262	-89	-25.4%
Other	10	41	31	310.0%
<b>Total</b>	<b>2,011</b>	<b>1,831</b>	<b>-180</b>	<b>-9.0%</b>

King-Parliament Sector	1996	2001	1996-2001	% Change
Office	509	448	-61	-12.0%
Manufacturing/Warehousing	48	54	6	12.5%
Institutional	30	20	-10	-33.3%
Service	109	106	-3	-2.8%
Retail	126	124	-2	-1.6%
Other	14	14	0	0.0%
<b>Total</b>	<b>836</b>	<b>766</b>	<b>-70</b>	<b>-8.4%</b>

The Kings Sector	1996	2001	1996-2001	% Change
Office	1,669	1,540	-129	-7.7%
Manufacturing/Warehousing	294	216	-78	-26.5%
Institutional	50	48	-2	-4.0%
Service	333	352	19	5.7%
Retail	477	386	-91	-19.1%
Other	24	55	31	129.2%
<b>Total</b>	<b>2,847</b>	<b>2,597</b>	<b>-250</b>	<b>-8.8%</b>

Source: Toronto Employment Survey, 1996, 2001

Full-Time Employment in the Kings, 1996-2001

King-Spadina

Sector	1996	2001	1996-2001	% Change
Office	11,976	14,811	2,835	23.7%
Manufacturing/Warehousing	3,147	2,008	-1,139	-36.2%
Institutional	196	246	50	25.5%
Services	2,871	2,846	-25	-0.9%
Retail	1,265	1,197	-68	-5.4%
Other	191	418	227	118.8%
<b>Total</b>	<b>19,646</b>	<b>21,526</b>	<b>1,880</b>	<b>9.6%</b>
Full-Time Employees/Firm	9.8	11.8	2.0	

King-Parliament

Sector	1996	2001	1996-2001	% Change
Office	5,270	5,995	725	13.8%
Manufacturing/Warehousing	328	610	282	86.0%
Institutional	858	704	-154	-17.9%
Services	562	610	48	8.5%
Retail	632	782	150	23.7%
Other	414	546	132	31.9%
<b>Total</b>	<b>8,064</b>	<b>9,247</b>	<b>1,183</b>	<b>14.7%</b>
Full-Time Employees/Firm	9.6	12.1	2.5	

The Kings

Sector	1996	2001	1996-2001	% Change
Office	17,246	20,806	3,560	20.6%
Manufacturing/Warehousing	3,475	2,618	-857	-24.7%
Institutional	1,054	950	-104	-9.9%
Services	3,433	3,456	23	0.7%
Retail	1,897	1,979	82	4.3%
Other	605	964	359	59.3%
<b>Total</b>	<b>27,710</b>	<b>30,773</b>	<b>3,063</b>	<b>11.1%</b>
Full-Time Employees/Firm	9.7	11.9	2.2	

Source: Toronto Employment Survey, 1996, 2001

Part-Time Employment in the Kings, 1996-2001

King-Spadina

Sector	1996	2001	1996-2001	% Change
Office	1,068	1,430	362	33.9%
Manufacturing/Warehousing	239	172	-67	-28.0%
Institutional	83	150	67	80.7%
Services	976	1,880	904	92.6%
Retail	345	847	502	145.5%
Other	98	273	175	178.6%
<b>Total</b>	<b>2,809</b>	<b>4,752</b>	<b>1,943</b>	<b>69.2%</b>
Part-Time Employees/Firm	1.4	2.6	1.2	

King-Parliament

Sector	1996	2001	1996-2001	% Change
Office	1,103	1,408	305	27.7%
Manufacturing/Warehousing	30	42	12	40.0%
Institutional	315	619	304	96.5%
Services	183	261	78	42.6%
Retail	95	151	56	58.9%
Other	89	143	54	60.7%
<b>Total</b>	<b>1,815</b>	<b>2,624</b>	<b>809</b>	<b>44.6%</b>
Part-Time Employees/Firm	2.2	3.4	1.2	

The Kings

Sector	1996	2001	1996-2001	% Change
Office	2,171	2,838	667	30.7%
Manufacturing/Warehousing	269	214	-55	-20.4%
Institutional	398	769	371	93.2%
Services	1,159	2,141	982	84.7%
Retail	440	998	558	126.8%
Other	187	416	229	122.5%
<b>Total</b>	<b>4,624</b>	<b>7,376</b>	<b>2,752</b>	<b>59.5%</b>
Part-Time Employees/Firm	1.6	2.8	1.2	

Source: Toronto Employment Survey, 1996, 2001

· Total Employment in the Kings, 1996-2001

King-Spadina Sector	1996	2001	1996-2001	% Change
Office	13,044	16,241	3,197	24.5%
Manufacturing/Warehousing	3,386	2,180	-1,206	-35.6%
Institutional	279	396	117	41.9%
Services	3,847	4,726	879	22.8%
Retail	1,610	2,044	434	27.0%
Other	289	691	402	139.1%
<b>Total</b>	<b>22,455</b>	<b>26,278</b>	<b>3,823</b>	<b>17.0%</b>
Total Employees/Firm	11.2	14.3	3.1	

King-Parliament Sector	1996	2001	1996-2001	% Change
Office	6,373	7,403	1,030	16.2%
Manufacturing/Warehousing	358	652	294	82.1%
Institutional	1,173	1,323	150	12.8%
Services	745	871	126	16.9%
Retail	727	933	206	28.3%
Other	503	689	186	37.0%
<b>Total</b>	<b>9,879</b>	<b>11,871</b>	<b>1,992</b>	<b>20.2%</b>
Total Employees/Firm	11.8	15.5	3.7	

The Kings Sector	1996	2001	1996-2001	% Change
Office	19,417	23,644	4,227	21.8%
Manufacturing/Warehousing	3,744	2,832	-912	-24.4%
Institutional	1,452	1,719	267	18.4%
Services	4,592	5,597	1,005	21.9%
Retail	2,337	2,977	640	27.4%
Other	792	1,380	588	74.2%
<b>Total</b>	<b>32,334</b>	<b>38,149</b>	<b>5,815</b>	<b>18.0%</b>
Total Employees/Firm	11.4	14.7	3.3	

· Source: Toronto Employment Survey, 1996, 2001

Top 15 Categories of Business Activity in the Kings based on 2001 Total Employment and Showing Change in Total Employment 1996-2001

King-Spadina Activity	1996	2001	1996-2001	% Change
Restaurant and Tavern	2,522	3,680	1,158	45.9%
Other Business Services	2,890	2,691	-199	-6.9%
Computer Services	1,754	2,385	631	36.0%
Radio, TV and Film	1,602	2,044	442	27.6%
Publishing	1,205	1,882	677	56.2%
Clothing Manufacturing	2,660	1,590	-1,070	-40.2%
Technical Services	887	1,325	438	49.4%
Advertising/Public Relations	549	1,251	702	127.9%
Trade/Personal Services	958	888	-70	-7.3%
Accountants/Mgt. Consultants	344	732	388	112.8%
Associations and Other Office	467	728	261	55.9%
Banks	823	700	-123	-14.9%
Sport Goods/Toys	371	602	231	62.3%
Indoor Entertainment	236	540	304	128.8%
Utilities	47	415	368	783.0%

King-Parliament Activity	1996	2001	1996-2001	% Change
Publishing	1,953	1,740	-213	-10.9%
Computer Services	563	1,178	615	109.2%
Associations and Other Office	493	1,163	670	135.9%
Community College	397	885	488	122.9%
Other Business Services	1,080	881	-199	-18.4%
Technical Services	474	618	144	30.4%
Radio, TV and Film	483	552	69	14.3%
Accountants/Mgt. Consultants	216	439	223	103.2%
Const./Renov./Maintenance	272	400	128	47.1%
Restaurant and Tavern	306	353	47	15.4%
Advertising/Public Relations	262	336	74	28.2%
Vehicle Products and Parts	256	306	50	19.5%
Warehousing	6	258	252	4,200.0%
Sport Goods/Toys	191	214	23	12.0%
Indoor Entertainment	149	200	51	34.2%

Source: Toronto Employment Survey, 1996, 2001

## 2001 Kings Residents Survey: Statistical Summary

### DEMOGRAPHIC CHARACTERISTICS

#### Age Distribution by 5-Year Age Groups

	%
0-4 years	2.1%
5-9 years	0.8%
10-14 years	1.0%
15-19 years	1.8%
20-24 years	4.5%
25-29 years	20.0%
30-34 years	20.6%
35-39 years	11.9%
40-44 years	9.9%
45-49 years	8.3%
50-54 years	6.6%
55-59 years	5.6%
60-64 years	3.5%
65-69 years	1.5%
70-74 years	1.2%
75+ years	0.8%
Total	100.0%
n =	892

(no information for 306 persons)

#### Household Size Distribution

	% of h.h.
1 person	47.8%
2 persons	41.2%
3 persons	7.0%
4+ persons	4.0%
Total	100.0%
n =	709

(no information for 32 households)

#### Household Types

	% of h.h.
Single Person	46.6%
Couple, No Children	29.6%
Couple with Children	4.0%
Other	19.8%
Total	100.0%
n =	741

### MOBILITY AND MIGRATION

#### Length of Residency in the Kings

	% of h.h.
<1 year	19.6%
1-2 years	35.4%
2-5 years	25.4%
6+ years	19.6%
Total	100.0%
n =	720

(no information for 21 households)

#### Residence Prior to Moving to the Kings

	% of h.h.
City of Toronto	84.5%
Rest of GTA*	6.6%
Ontario outside GTA	4.9%
Other Province	2.1%
Other Country	1.8%
Total	99.8%
n =	711

(\* Note: Peel, Halton, York and Durham Regions; no information for 30 households)

### LANGUAGE SPOKEN AT HOME

#### Languages Spoken Daily at Home

	% of h.h.
English only	82.8%
English + another language	15.7%
Language other than English	1.6%
Total	100.1%
n =	708

(no information for 33 households)

**SOCIO-ECONOMIC CHARACTERISTICS**

**Educational Achievement (Adult Population)**

	%
<Grade 9	5.1%
Some High School/Diploma	8.3%
Trade Certificate	12.6%
Some Post-Secondary	11.2%
University	62.8%
Total	100.0%
n =	1,158

(data is for individuals)

**Approximate Household Income**

	% of h.h.
<\$30,000	10.0%
\$30,000-\$49,999	19.9%
\$50,000-\$69,999	20.5%
\$70,000+	49.6%
Total	100.0%
n =	659

(no information for 82 households)

**HOUSING CHARACTERISTICS**

**Dwelling Type**

	% of h.h.
Single/Semi/Row	15.2%
Duplex/3-plex/4-plex/6-plex	2.2%
Apartment Building (7+ units)	57.7%
Studio/Loft/Warehouse Conversion	10.9%
Other	13.9%
Total	100.0%
n =	669

(no information for 72 households)

**Tenure**

	% of h.h.
Owned	76.0%
Rented	24.0%
Total	100.0%
n =	726

(no information for 15 households)

Note: Percent Totals may not add to 100 due to rounding.

**COMMUTING AND TRANSPORTATION**

**Usual Method of Getting To and From Work/School**

	% of h.h.
Walk	39.1%
Public Transit	27.2%
Car (Drive/Passenger)	26.1%
Cycle	7.6%
Total	100.0%
n =	644

(no information for 97 households)

**Car Ownership**

	% of h.h.
0 Cars	38.7%
1 Car	52.0%
2 Cars	7.3%
3+ Cars	1.9%
Total	100.0%
n =	708

(no information for 33 households)

**Bicycle Ownership**

	% of h.h.
Don't own a bike	40.0%
Own a bike	60.0%
Total	100.0%
n =	708

(no information for 33 households)

COMMUNITY SERVICES, NEIGHBOURHOOD AMENITIES AND PHYSICAL CHARACTERISTICS

% of Households Indicating Current Use of Services/Amenities – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
<b>Community Services</b>			
Public Transit	75.0%	72.7%	73.2%
Parks and Open Space	64.3%	62.9%	63.3%
Libraries	25.6%	44.7%	40.3%
Off-Street Parking	33.9%	33.0%	33.2%
Police Services	37.5%	30.7%	32.2%
Health Care Facilities	35.1%	27.0%	28.8%
On-Street/Permit Parking	26.2%	21.6%	22.7%
Indoor Recreation Centres	11.3%	22.9%	20.2%
Swimming Pools	14.3%	18.1%	17.2%
Playgrounds	14.3%	14.0%	14.1%
Hockey or Skating Rinks	9.5%	6.9%	7.5%
Senior Citizen Services	2.4%	3.9%	3.6%
Public Elementary Schools	2.4%	1.8%	1.9%
Social Welfare Services	1.2%	1.6%	1.5%
Separate Elementary Schools	0.0%	1.1%	0.8%
Public Secondary Schools	0.0%	1.1%	0.8%
Pre-School Day Care Centres	1.2%	0.5%	0.7%
School Age Day Care Centres	0.6%	0.4%	0.4%
Counselling Services	0.6%	0.4%	0.4%
Separate Secondary Schools	0.0%	0.4%	0.3%
<b>Neighbourhood Amenities</b>			
Convenience Stores	81.5%	83.9%	83.3%
Local Supermarket/Grocery	54.2%	84.8%	77.7%
Banking/ATM	76.2%	73.4%	74.0%
Pharmacies	70.8%	65.4%	66.7%
Gasoline Stations	60.1%	64.0%	63.1%
<b>Physical Characteristics/Amenities</b>			
Street Amenities (lighting, benches, trees)	n/a	n/a	n/a
Roads, Streets and Sidewalks	n/a	n/a	n/a
Street Lighting	n/a	n/a	n/a

% of Households Indicating Potential Future Use of Services/Amenities – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
<b>Community Services</b>			
Swimming Pools	20.8%	26.2%	25.0%
Indoor Recreation Centres	20.2%	26.1%	24.7%
Pre-School Day Care Centres	26.2%	19.0%	20.6%
Public Elementary Schools	25.6%	19.0%	20.5%
Senior Citizen Services	18.5%	20.6%	20.1%
Libraries	25.0%	18.4%	19.9%
Hockey or Skating Rinks	21.4%	18.3%	19.0%
Health Care Facilities	15.5%	19.5%	18.6%
Public Secondary Schools	18.5%	16.0%	16.5%
School Age Day Care Centres	21.4%	14.5%	16.1%
Police Services	10.7%	16.3%	15.0%
Playgrounds	14.9%	13.7%	13.9%
Separate Elementary Schools	18.5%	12.1%	13.5%
On-Street/Permit Parking	12.5%	12.4%	12.4%
Separate Secondary Schools	13.7%	11.5%	12.0%
Counselling Services	12.5%	11.5%	11.7%
Parks and Open Space	7.7%	12.1%	11.1%
Social Welfare Services	11.9%	10.5%	10.8%
Off-Street Parking	7.7%	10.3%	9.7%
Public Transit	4.8%	5.7%	5.5%
<b>Neighbourhood Amenities</b>			
Convenience Stores	n/a	n/a	n/a
Local Supermarket/Grocery	n/a	n/a	n/a
Banking/ATM	n/a	n/a	n/a
Pharmacies	n/a	n/a	n/a
Gasoline Stations	n/a	n/a	n/a
<b>Physical Characteristics/Amenities</b>			
Street Amenities (lighting, benches, trees)	n/a	n/a	n/a
Roads, Streets and Sidewalks	n/a	n/a	n/a
Street Lighting	n/a	n/a	n/a

· % of Households Indicating Services/Amenities That Need Improvement – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
<b>Community Services</b>			
Parks and Open Space	56.5%	44.7%	47.4%
On-Street/Permit Parking	29.2%	26.8%	27.3%
Off-Street Parking	27.4%	26.6%	26.8%
Public Transit	14.9%	28.2%	25.1%
Libraries	25.0%	24.1%	24.3%
Police Services	15.5%	23.9%	22.0%
Playgrounds	28.0%	18.1%	20.4%
Swimming pools	20.2%	15.4%	16.5%
Indoor Recreation Centres	19.6%	15.2%	16.3%
Health Care Facilities	16.1%	14.7%	15.0%
Hockey or Skating Rinks	13.1%	14.0%	13.8%
Public Elementary Schools	11.3%	8.2%	8.9%
Pre-School Day Care Centres	8.9%	7.4%	7.8%
Public Secondary Schools	8.3%	5.9%	6.4%
School Age Day Care Centres	6.0%	6.4%	6.3%
Senior Citizens Services	4.2%	5.9%	5.5%
Social Welfare Services	6.0%	5.0%	5.2%
Counselling Services	4.8%	5.1%	5.1%
Separate Elementary Schools	5.4%	3.7%	4.1%
Separate Secondary Schools	3.0%	3.2%	3.1%
<b>Neighbourhood Amenities</b>			
Convenience Stores	29.2%	15.1%	18.3%
Local Supermarket/Grocery	67.9%	14.9%	27.0%
Banking/ATM	27.4%	34.6%	32.9%
Pharmacies	19.0%	21.5%	20.9%
Gasoline Stations	13.1%	8.3%	9.4%
<b>Physical Characteristics/Amenities</b>			
Street Amenities (lighting, benches, trees)	51.8%	47.9%	48.8%
Roads, Streets and Sidewalks	25.0%	29.8%	28.7%
Street Lighting	22.0%	26.8%	25.7%

PROGRAM INVESTMENTS – ASSESSMENT OF PRIORITIES

% of Households Indicating Need to Spend More on Specific Program Areas – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
Environmental Protection	74.7%	71.8%	72.5%
Parks	75.8%	61.9%	65.1%
Recycling Programs	63.7%	60.9%	61.6%
Public Transit	61.3%	61.1%	61.1%
Public Health Programs	48.3%	59.4%	56.8%
Youth Programs	47.9%	55.6%	53.8%
Affordable Housing Programs	45.1%	55.3%	53.0%
Primary/Secondary Education	53.2%	51.4%	51.8%
Heritage Conservation	52.9%	50.0%	50.7%
Recreation Facilities	40.9%	48.9%	47.1%
Literacy Programs	40.1%	49.1%	46.9%
Youth Employment Programs	46.5%	46.8%	46.7%
Drug and Alcohol Programs	38.7%	48.8%	46.4%
Police Services	36.4%	44.5%	42.6%
Day Care Programs	40.1%	40.7%	40.6%
Public Libraries	32.4%	42.1%	39.9%
Seniors Programs	31.1%	41.1%	38.7%
Repairing and Maintaining Highways	30.9%	41.0%	38.6%
Social Services Programs	29.9%	39.8%	37.4%
Water and Sewer Services	36.2%	35.1%	35.4%
Other Services	36.7%	29.7%	31.4%
Garbage Collection	41.8%	25.9%	29.7%
Fire Services	15.3%	18.5%	17.7%

· % of Households Indicating Need to Spend Less on Specific Program Areas – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
· Affordable Housing Programs	21.5%	18.3%	19.0%
· Social Services Programs	16.8%	15.2%	15.6%
· Repairing and Maintaining Highways	12.2%	12.4%	12.4%
· Youth Employment Programs	13.4%	10.7%	11.4%
· Heritage Conservation	11.6%	11.2%	11.3%
· Day Care Programs	15.3%	9.6%	11.1%
· Police Services	10.7%	11.1%	11.0%
· Drug and Alcohol Programs	10.9%	10.6%	10.7%
· Other Services	6.7%	11.0%	9.9%
· Literacy Programs	10.6%	7.6%	8.3%
· Youth Programs	11.6%	6.5%	7.7%
· Seniors Programs	5.9%	6.2%	6.1%
· Primary/Secondary Education	5.8%	5.9%	5.9%
· Recreation Facilities	7.3%	4.3%	5.0%
· Public Libraries	3.6%	5.1%	4.8%
· Recycling Programs	4.8%	4.6%	4.7%
· Fire Services	2.9%	4.3%	4.0%
· Public Health Programs	3.5%	4.0%	3.9%
· Garbage Collection	4.1%	3.4%	3.6%
· Environmental Protection	4.7%	3.0%	3.4%
· Public Transit	2.8%	3.4%	3.3%
· Parks	0.0%	2.2%	1.7%
· Water and Sewer Services	0.7%	1.3%	1.2%

· % of Households Indicating Need to Spend the Same as Now on Specific Program Areas – Ranked by the Kings

	King-Spadina	King-Parliament	Kings
· Fire Services	81.8%	77.2%	78.3%
· Garbage Collection	54.1%	70.7%	66.8%
· Water and Sewer Services	63.0%	63.6%	63.5%
· Other Services	56.7%	59.3%	58.7%
· Public Libraries	64.0%	52.8%	55.4%
· Seniors Programs	63.0%	52.8%	55.2%
· Repairing and Maintaining Highways	56.8%	46.6%	49.0%
· Day Care Programs	44.5%	49.6%	48.4%
· Recreation Facilities	51.8%	46.8%	47.9%
· Social Services Programs	53.3%	45.1%	47.0%
· Police Services	52.9%	44.5%	46.4%
· Literacy Programs	49.3%	43.3%	44.7%
· Drug and Alcohol Programs	50.4%	40.6%	42.9%
· Primary/Secondary Education	41.0%	42.7%	42.3%
· Youth Employment Programs	40.1%	42.5%	41.9%
· Public Health Programs	48.3%	36.6%	39.3%
· Youth Programs	40.4%	37.9%	38.5%
· Heritage Conservation	35.5%	38.8%	38.0%
· Public Transit	35.9%	35.5%	35.6%
· Recycling Programs	31.5%	34.5%	33.8%
· Parks	24.2%	35.9%	33.2%
· Affordable Housing Programs	33.3%	26.3%	27.9%
· Environmental Protection	20.7%	52.5%	24.2%