

## APPENDIX A

### Population Profile and Growth – St. Clair West

Table A-1 indicates the total size of various age cohorts in the four St. Clair West Study Areas as well as the City of Toronto in 1996 and 2001 and indicates how they grew over the 1996 to 2001 Census period. The data were obtained from the Statistics Canada 1996 and 2001 Census and an analysis of the data indicate that the St. Clair corridor (as defined), has recently enjoyed positive growth, sometimes extreme growth, when compared to the City. Key aspects include:

- Over the period, St. Clair West more than doubled the City's growth rate.
- In virtually all cases, the Study Areas grew a higher rate than the City.
- St. Clair's 0-15 population declined while the City grew at a 2.0% rate.
- Generally, the number of elderly (85+) along St. Clair grew at an extremely fast pace when compared to the City.
- Study Area 4 is notable in its slow growth in comparison to the rest of the Study Areas as well as the rest of the City.

**Table A-1**  
**Population by Age Cohort, 1996 – 2001 St. Clair West, City of Toronto**

1996	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
Total population	12,695	36,240	10,550	11,910	71,395	2,385,420
0-14	2,810	6,225	1,285	975	11,295	425,475
15-24	1,920	4,610	1,005	870	8,405	296,575
25-64	6,800	21,395	6,245	7,630	42,070	1,343,515
65-84	1,190	3,600	1,655	2,065	8,510	288,425
85+	70	395	395	315	1,175	31,425
<b>2001</b>						
Total population	14,405	38,670	12,540	12,675	78,290	2,481,495
0-14	2,795	6,125	1,260	960	11,140	433,820
15-24	2,200	4,975	1,185	890	9,250	308,415
25-64	7,900	22,890	7,595	8,050	46,435	1,401,430
65-84	1,405	4,245	2,115	2,355	10,120	301,580
85+	105	475	400	450	1,430	36,265
<b>1996 to 2001 Growth</b>						
Total population	13.5%	6.7%	18.9%	6.4%	9.7%	4.0%
0-14	-0.5%	-1.6%	-1.9%	-1.5%	-1.4%	2.0%
15-24	14.6%	7.9%	17.9%	2.3%	10.1%	4.0%
25-64	16.2%	7.0%	21.6%	5.5%	10.4%	4.3%
65-84	18.1%	17.9%	27.8%	14.0%	18.9%	4.6%
85+	50.0%	20.3%	1.3%	42.9%	21.7%	15.4%

Source: Statistics Canada

## APPENDIX B

### Labour Force Profile and Growth – St. Clair West

Table B-1 summarizes 1996 and 2001 Census information for the corridor's resident labour force, their employment and participation rates and it also summarizes the changes in these figures over the time period and benchmarks these figures against the City.

The percentage growth clearly illustrates the improving labour force conditions.

The key findings of an analysis of the labour force profile include the following:

- **Labour Force:** The labour force along St. Clair West grew by 13.5% over the 1996 to 2001 period, doubling the growth of the City.
- **Participation Rate:** In 1996 (in all cases except Study Area 1), St. Clair's participation rate exceeded that of the broader City. In 2001, the situation was largely unchanged in a relative way. The exception was Study Area 1 which still had a slightly worse participation rate at 63% as compared to the City's average of 65%.
- **Employment:** The number of employed persons in the City grew by about 12%, but St. Clair West exceeded this performance by growing by 17.5%. Contributing to this gain was Study Area 1 with a 38% gain, largely a result of the redevelopment the Junction's big box lands.
- **Unemployment:** St. Clair West's average rate in 1996 was significantly less than that of the City, echoing a stronger participation rate. Notably, the unemployment rate in Study Areas 1 and 2 exceeded that of the City. However, by 2001, Study Area 2 improved its position by bettering the City's unemployment rate of 7% by posting a 6% rate. Study Area 3 posted a significant gain of almost 54% in the unemployed. In real terms, the number of unemployed went from 260 persons to 400.

Overall labour force growth along St. Clair West was almost double that of the City. The only Study Area to not achieve relatively greater growth was Study Area 4.

**Table B-1**  
**Employment Rates**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
<b>1996</b>						
In the labour force	5,810	19,805	6,360	7,600	39,575	1,231,300
Employed	4,995	17,710	6,080	7,240	36,025	1,099,220
Unemployed	800	2,020	260	325	3,405	132,075
Not in the labour force	4,085	10,100	2,640	3,210	20,035	707,045
Participation rate	58%	67%	71%	67%	66%	63.5%
Unemployment rate	13%	11%	4%	3%	8%	10.7%
<b>2001</b>						
In the labour force	7,385	21,750	7,730	8,035	44,900	1,320,380
Employed	6,895	20,460	7,300	7,665	42,320	1,228,015

**Table B-1**  
**Employment Rates**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
Unemployed	530	1,265	400	380	2,575	92,365
Not in the labour force	4,275	10,425	3,455	3,510	21,665	701,005
Participation rate	635	67%	70%	70%	68%	65%
Unemployment rate	7%	6%	5%	5%	6%	7%
<b>1996 to 2001 Growth</b>						
In the labour force	27.1%	9.8%	21.5%	5.7%	13.5%	7.2%
Employed	38.0%	15.5%	20.1%	5.9%	17.5%	11.7%
Unemployed	-33.8%	-37.4%	53.8%	16.9%	-24.4%	-30.1%
Not in the labour force	4.7%	3.2%	30.9%	9.3%	8.1%	-0.9%
Participation rate	9.4%	1.2%	-1.9%	3.9%	2.9%	2.8%
Unemployment rate	-46.6%	-45.4%	18.2%	44.6%	-28.0%	-34.6%

Source: Statistics Canada

Table B-2 and B-3 provide information on the type of work that employs St. Clair West residents when compared to the City. Table B-2 indicates, on a percentage basis, the relative importance of the various work classifications. Further, Table B-2 also indicates the growth of the various classifications over the 1996 to 2001 period. Table B-3 provides the background employment figures for information purposes only.

The only sector to not grow, or similarly decline, as fast as the City was in occupations unique to processing, manufacturing and utilities, indicating a local retreat from a historic reliance on this sector for employment.

For the most part, sales and service occupations are the most prevalent for residents of St. Clair West. Some pertinent points relevant in this analysis include:

- Sales and Service occupations in Study Area 1 in 1996 accounted for over 30% of the Area's total employment. By 2001, this proportion had dropped slightly to just over 29.3%, indicating that the development of the big box retailing on the former stockyards lands may not have been as important for local employment. When the growth in the sector over the period is examined, sales and service occupation in Study Area 1 grew by 23.3% and it was the only Study Area to experience growth. Even the City growth rate in this area declined.
- For all Study Areas and the City, growth in natural and applied sciences stands out as important for the economy. This employment sector gained about 66% at the City level and over 87% along St. Clair. The big beneficiaries of growth in this sector were Study Area 3 with a 133% gain and Study Area 1 with a large 277% gain.

**Table B-2**  
**Labour Force by Type of Work**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
<b>1996</b>						
Total labour force 15 years and over	5,810	19,795	6,355	7,605	39,565	1,231,295
Occupation - Not applicable	390	905	60	65	1,420	58,530
All occupations	5,410	18,905	6,280	7,495	38,090	1,172,765
A Management occupations	200	1,320	1,240	1,475	4235	111,415
Business, finance and administrative occupations	790	3,445	1,260	1,830	7,325	275,215
Natural and applied sciences and related occupations	65	725	240	410	1,440	66,700
Health occupations	125	715	500	380	1,720	51,185
Occupations in social science, education, government service and religion	125	1,720	1,020	1,095	3,960	89,780
Occupations in art, culture, recreation and sport	85	1,330	610	800	2,825	56,175
Sales and service occupations	1,760	5,675	1,185	1,270	9,890	296,610
Trades, transport and equipment operators and related occupations	1,110	2,200	150	140	3,600	117,090
Occupations unique to primary industry	40	125	10	30	205	7,185
Occupations unique to processing, manufacturing and utilities	1,010	1,465	55	35	2,565	101,405
<b>2001</b>						
2001 Total labour force 15 years and over	7,395	21,760	7,710	8,070	44,935	1,320,380
Occupation - Not applicable	140	290	120	85	635	29,000
All occupations	7,245	21,425	7,600	7,990	44,260	1,291,385
Management occupations	420	2,075	1,740	1,610	5,845	152,215
Business, finance and administration occupations	1,020	3,790	1,475	1,890	8,175	275,415
Natural and applied sciences and related occupations	245	1,290	560	605	2,700	110,635
Health occupations	210	750	555	510	2,025	57,140
Occupations in social science, education, government service and religion	250	2,465	1,210	1,305	5,230	107,425

**Table B-2**  
**Labour Force by Type of Work**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
Occupations in art, culture, recreation and sport	120	1,685	720	875	3,400	63,850
Sales and service occupations	2,170	5,175	1,155	1,020	9,520	279,170
Trades, transport and equipment operators and related occupations	1,620	2,580	75	95	4,370	132,550
Occupations unique to primary industry	55	95	20	10	180	6,125
Occupations unique to processing, manufacturing and utilities	1,085	1,430	55	95	2,665	106,860

Source: Statistics Canada

**Table B-3**  
**Labour Force by Type of Work**  
**% Distribution, 1996 to 2001**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
<b>1996</b>						
1996 Total labour force 15 years and over	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Occupation - Not applicable	6.7%	4.6%	0.9%	0.9%	3.6%	4.8%
All occupations	93.1%	95.5%	98.8%	98.6%	96.3%	95.2%
Management occupations	3.4%	6.7%	19.5%	19.4%	10.7%	9.0%
Business, finance and administrative occupations	13.6%	17.4%	19.8%	24.1%	18.5%	22.4%
Natural and applied sciences and related occupations	1.1%	3.7%	3.8%	5.4%	3.6%	5.4%
Health occupations	2.2%	3.6%	7.9%	5.0%	4.3%	4.2%
Occupations in social science, education, government service and religion	2.2%	8.7%	16.1%	14.4%	10.0%	7.3%
Occupations in art, culture, recreation and sport	1.5%	6.7%	9.6%	10.5%	7.1%	4.6%
Sales and service occupations	30.3%	28.7%	18.6%	16.7%	25.0%	24.1%
Trades, transport and equipment operators and related occupations	19.1%	11.1%	2.4%	1.8%	9.1%	9.5%
Occupations unique to primary industry	0.7%	0.6%	0.2%	0.4%	0.5%	0.6%

**Table B-3**  
**Labour Force by Type of Work**  
**% Distribution, 1996 to 2001**  
**St. Clair West, City of Toronto**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
Occupations unique to processing, manufacturing and utilities	17.4%	7.4%	0.9%	0.5%	6.5%	8.2%
<b>2001</b>						
2001 Total labour force 15 years and over	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Occupation - Not applicable	1.9%	1.3%	1.6%	1.1%	1.4%	2.2%
All occupations	98.0%	98.5%	98.6%	99.0%	98.5%	97.8%
Management occupations	5.7%	9.5%	22.6%	20.0%	13.0%	11.5%
Business, finance and administration occupations	13.8%	17.4%	19.1%	23.4%	18.2%	20.9%
Natural and applied sciences and related occupations	3.3%	5.9%	7.3%	7.5%	6.0%	8.4%
Health occupations	2.8%	3.4%	7.2%	6.3%	4.5%	4.3%
Occupations in social science, education, government service and religion	3.4%	11.3%	15.7%	16.2%	11.6%	8.1%
Occupations in art, culture, recreation and sport	1.6%	7.7%	9.3%	10.8%	7.6%	4.8%
Sales and service occupations	29.3%	23.8%	15.0%	12.6%	21.2%	21.1%
Trades, transport and equipment operators and related occupations	21.9%	11.9%	1.0%	1.2%	9.7%	10.0%
Occupations unique to primary industry	0.7%	0.4%	0.3%	0.1%	0.4%	0.5%
Occupations unique to processing, manufacturing and utilities	14.7%	6.6%	0.7%	1.2%	5.9%	8.1%
<b>1996 to 2001 Growth</b>						
Total labour force 15 years and over	27.3%	9.9%	21.3%	6.1%	13.6%	7.2%
All occupations	33.9%	13.3%	21.0%	6.6%	16.2%	10.1%
Management occupations	110.0%	57.2%	40.3%	9.2%	38.0%	36.6%
Business, finance and administration occupations	29.1%	10.0%	17.1%	3.3%	11.6%	0.1%
Natural and applied sciences and related occupations	276.9%	77.9%	133.3%	47.6%	87.5%	65.9%
Health occupations	68.0%	4.9%	11.0%	34.2%	17.7%	11.6%

**Table B-3**  
**Labour Force by Type of Work**  
**% Distribution, 1996 to 2001**  
**St. Clair West, City of Toronto**

	<b>Study Area 1</b>	<b>Study Area 2</b>	<b>Study Area 3</b>	<b>Study Area 4</b>	<b>St Clair West</b>	<b>Toronto</b>
Occupations in social science, education, government service and religion	100.0%	43.3%	18.6%	19.2%	32.1%	19.7%
Occupations in art, culture, recreation and sport	41.2%	26.7%	18.0%	9.4%	20.4%	13.7%
Sales and service occupations	23.3%	-8.8%	-2.5%	-19.7%	-3.7%	-5.9%
Trades, transport and equipment operators and related occupations	45.9%	17.3%	-50.0%	-32.1%	21.4%	13.2%
Occupations unique to primary industry	37.5%	-24.0%	100.0%	-66.7%	-12.2%	-14.8%
Occupations unique to processing, manufacturing and utilities	7.4%	-2.4%	0.0%	171.4%	3.9%	5.4%

Source: Statistics Canada

## APPENDIX C

### Household Characteristics – St. Clair West

Table C-1 provides an outline of household characteristics along St. Clair West and compares those to the City of Toronto. The data indicate that St. Clair West residents grew their personal income and increased the rate of home ownership faster than the City. Some notable key findings included:

- The average household income of private households in Toronto grew by 28% while St. Clair West's average household income grew by 40%. Significantly, Study Area 4 grew by 66%. On the low side, Study Area 3 grew by 20%.
- The number of owned households in Toronto grew by almost 12% while St. Clair West neighbourhoods significantly outperformed that growth, posting almost 20% gains in Study Areas 1, 3 and 4.
- The number of renter households dropped by 2% across the City reflecting the development of a large condominium market and increasing housing affordability through lower mortgage interest rates. Nevertheless, Study Areas 1 and 3 experienced growth of 31% and 39% respectively in renter households.
- The average (self reported), value of dwellings and the average rent across the City both grew by over 16% over the period. Study Areas 1 and 3 did not enjoy that same rate of growth, but Areas 2 and 4 posted dwelling value gains of almost 35% and 49%, respectively. Similarly, the average rental cost in St. Clair West also increased but not dramatically. The notable exception is in Study Area 4 where rental costs increased by almost 35%.

**Table C-1**  
**Household Characteristics**  
**St. Clair West, City of Toronto**  
**1996 and 2001**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St Clair West	Toronto
<b>1996</b>						
Average 1995 household income	\$39,691	\$40,628	\$96,805	\$72,794	\$62,479	\$53,869
Owned	2,420	6,180	1,855	2,060	12,515	428,975
Rented	1,460	7,935	3,230	4,870	17,495	474,605
Total number of occupied private dwellings (20% sample data)	3,885	14,175	5,090	6,945	30,095	903,580
Average owner's major payments	\$827	\$838	\$1,395	\$1,045	\$1,026	\$967
Average value of dwelling	\$168,249	\$186,278	\$599,188	\$303,101	\$314,204	\$242,737
Average gross rent	\$677	\$700	\$947	\$920	\$811	\$733
<b>2001</b>						
Average 2000 household income	\$51,546	\$61,278	\$116,170	\$121,007	\$87,500	\$69,125
Owned	2,880	7,210	2,210	2,460	14,760	478,545
Rented	1,915	8,145	4,485	5,045	19,590	464,535

**Table C-1**  
**Household Characteristics**  
**St. Clair West, City of Toronto**  
**1996 and 2001**

	<b>Study Area 1</b>	<b>Study Area 2</b>	<b>Study Area 3</b>	<b>Study Area 4</b>	<b>St Clair West</b>	<b>Toronto</b>
Total number of occupied private dwellings - 20% Sample Data	4,820	15,375	6,710	7,525	34,430	943,080
Average owner's major payments	\$868	\$977	\$1,444	\$1,439	\$1,182	\$1,082
Average value of dwelling	\$181,288	\$251,237	\$651,330	\$451,210	\$383,766	\$282,715
Average gross rent	\$722	\$795	\$1,076	\$1,235	\$957	\$852
<b>1996 to 2001 Growth</b>						
Average 2000 household income	29.9%	50.8%	20.0%	66.2%	40.0%	28.3%
Owned	19.0%	16.7%	19.1%	19.4%	17.9%	11.6%
Rented	31.2%	2.6%	38.9%	3.6%	12.0%	-2.1%
Total number of occupied private dwellings - 20% Sample Data	24.1%	8.5%	31.8%	8.4%	14.4%	4.4%
Average owner's major payments	4.9%	16.5%	3.5%	37.7%	15.2%	11.9%
Average value of dwelling	7.7%	34.9%	8.7%	48.9%	22.1%	16.5%
Average gross rent	6.6%	13.5%	13.7%	34.2%	18.0%	16.2%

Source: Statistics Canada

## APPENDIX D

### Assessed Values (CVA) – St. Clair West

#### i) Approach to CVA

This section documents changes in assessment values over the 1998 to 2003 period for the four St. Clair West Study Areas and compares these values with City values.

To establish a property's assessed value, the Municipal Property Assessment Corporation (MPAC), analyzes property sales which provide a basis for the assessed values of similar properties. MPAC collects information about properties to ensure that those with similar features (age, size, location, construction, etc.) have similar assessed values. Table D-1 outlines the dates that these assessments were undertaken. The assessment values described here indicate the value of all properties in each study area on a tax block basis and the values represent what the properties would have sold for on a specific date. For example, for the 2004 taxation year, that date is June 30, 2003 and the value reflects changes in the real estate market over the past two years, June 30, 2001 to June 30, 2003.

**Table D-1**  
**Ontario Assessment Update Valuation Dates**

Assessment Updates	Valuation Date	Taxation Year(s)
First province-wide assessment update in 1997	June 30, 1996	1998, 1999, 2000
Province-wide assessment update in 2000	June 30, 1999	2001, 2002
Province-wide assessment update in 2002	June 30, 2001	2003
Province-wide assessment update 2003	June 30, 2003	2004

#### ii) St. Clair West Assessment Growth - Comparison With The City Of Toronto

Table D-2 presents the 1998, 2001 and 2003 assessment figures for St. Clair West and the City of Toronto since these years are the years where an actual assessment took place. For simplicity, the data includes assessments of Commercial, Industrial, Multi-residential and Residential properties only and does not include Managed Forests, Utility Transmission and Distribution Corridors, Railway Rights-of-Way, Pipelines, Farmlands, and Exempt properties.

It should be noted that the data are representative of the total assessed value of development in the various study areas and their growth and do not only reflect increased values in individual properties. For example, an increase in value could either represent new construction or conversions or an absolute increase in value. Also, if a commercial structure is converted to a residential use, or vice versa, the value would shift from one category to another without any construction having occurred. The data are, however, useful in helping to determining the relative value of the various land uses in the Study Areas.

In comparing St. Clair West to the City, the differences are marginal. It would indicate that, on average, property values have not markedly diverged, given the changes taking place along the street. It may also

indicate that the same structural changes are happening in St. Clair West as they are across the City, (i.e. redevelopment of industrial lands, construction of condominiums, etc.). This would point to a broad stability in the local economy when compared to the rest of the City.

The data indicate that:

- City's overall growth in assessment value trailed the rate of growth for St. Clair West. Notably, Study Areas 3 and 4 outperformed the average by increasing in value by 80.2% and 74.5% respectively.
- St. Clair's commercial class marginally under performed the larger City and, of note is the 101.7% increase in the commercial class in Study Area 3 – likely a result of the redevelopment of Loblaws.
- While a relatively negligible percentage of the total, even at the City level, St. Clair's industrial class grew at a faster rate than the City, even with the redevelopment of employment lands in the western part of the corridor.
- Assessed residential values on St. Clair increased, on average, by 68.1% and 61.6% for multi-residential and residential classes, respectively. The City, on the other hand saw multi-residential CVA increases of 40% and properties in the residential class increase by 43.4%.

**Table D-2**  
**St. Clair West**  
**Assessed Value by Selected Realty Tax Class 1998, 2001, 2003**  
**\$000,000**

		1998	2001	2003	1998 to 2003
Study Area 1	Commercial	\$44.4	\$65.5	\$77.2	73.8%
Study Area 1	Industrial	\$16.8	\$16.5	\$25.2	50.0%
Study Area 1	Multi Residential	\$3.7	\$4.6	\$5.8	58.7%
Study Area 1	Residential	\$129.6	\$157.2	\$188.5	45.5%
<b>Study Area 1</b>	<b>Total</b>	<b>\$194.6</b>	<b>\$243.8</b>	<b>\$296.8</b>	<b>52.5%</b>
Study Area 2	Commercial	\$133.1	\$132.0	\$149.7	12.5%
Study Area 2	Industrial	\$165.2	\$0	\$0	0%
Study Area 2	Multi Residential	\$37.1	\$45.0	\$50.9	37.2%
Study Area 2	Residential	\$253.5	\$314.1	\$361.4	42.5%
<b>Study Area 2</b>	<b>Total</b>	<b>\$424.0</b>	<b>\$491.2</b>	<b>\$562.0</b>	<b>32.5%</b>
Study Area 3	Commercial	\$23.6	\$37.7	\$47.6	101.7%
Study Area 3	Industrial	\$0	\$0	\$0	0%
Study Area 3	Multi Residential	\$39.3	\$61.6	\$72.5	84.5%
Study Area 3	Residential	\$282.6	\$421.6	\$502.4	77.7%
<b>Study Area 3</b>	<b>Total</b>	<b>\$345.5</b>	<b>\$520.9</b>	<b>\$622.6</b>	<b>80.2%</b>
Study Area 4	Commercial	\$236.3	\$336.4	\$418.7	77.1%
Study Area 4	Industrial	\$0	\$0	\$0	0%

**Table D-2**  
**St. Clair West**  
**Assessed Value by Selected Realty Tax Class 1998, 2001, 2003**  
**\$000,000**

		1998	2001	2003	1998 to 2003
Study Area 4	Multi Residential	\$78.0	\$130.0	\$136.6	75.1%
Study Area 4	Residential	\$239.2	\$339.6	\$410.4	71.5%
<b>Study Area 4</b>	<b>Total</b>	<b>\$553.6</b>	<b>\$806.0</b>	<b>\$965.8</b>	<b>74.5%</b>
St. Clair West	Commercial	\$437.4	\$571.7	\$693.2	58.4%
St. Clair West	Industrial	\$17.0	\$16.4	\$25.3	48.8%
St. Clair West	Multi Residential	\$158.1	\$241.4	\$265.9	68.1%
St. Clair West	Residential	\$905.0	\$1,232.6	\$1,462.8	61.6%
<b>St. Clair West</b>	<b>Total</b>	<b>\$1,517.7</b>	<b>\$2,062.0</b>	<b>\$2,447.1</b>	<b>61.2%</b>
Toronto	Commercial	\$29,797.3	\$42,422.3	\$48,852.0	63.9%
Toronto	Industrial	\$3,760.6	\$4,039.6	\$5,170.0	37.5%
Toronto	Multi Residential	\$13,617.0	\$13,651.4	\$19,070.3	40.0%
Toronto	Residential	\$117,801.4	\$144,168.6	\$168,971.3	43.4%
<b>Toronto</b>	<b>Total**</b>	<b>\$164,976.3</b>	<b>\$204,281.8</b>	<b>\$242,063.5</b>	<b>46.7%</b>

\* Includes New Multi-Residential

\*\* may not add due to rounding

Source: City of Toronto

### iii) St. Clair Assessment Growth - Comparison Of St. Clair West Study Areas

All the Study areas are heavily weighted toward residential uses, the exception being Study Area 4 which equally weighs commercial and residential uses. With the exception of Study Area 3, however, the corridor is markedly more reliant on commercial uses than the City, (28.8% versus 18.1%, respectively). This would indicate a relatively stronger retail, retail services and office, character along the corridor.

As a proportion of the total, Table D-3 indicates that some important comparisons can be made:

- The structure of Study Area 1 and 2 is fairly similar in that about 26% of the 2003 assessment made up of commercial uses and about 64% accounted for by residential uses.

Over the 1998 to 2003 period, Study Area 1 saw its commercial share of total assessment rise from almost 23% to 26%. This was likely a result of much of the redevelopment of the lands in the area around Weston Road and St. Clair. Unlike Study Area 1, the relative importance of the commercial class in Study Area 2 declined over the period from 31.4% to 26.6%. However, residential properties increased in importance from 59.8% of Area 2's total to just over 64%. Study Area 4 relies, from an assessment standpoint, on commercial land uses more than the rest of the street.

- Study Area 3 is quite different in make-up. In fact, the 2003 assessment values indicate that Study Area 3 is almost 81% residential which is not surprising given the nature of the residential portion of the area (i.e. Forest Hill and Russell Hill Rd.).

- Given the fact that the predominant land use in the corridor is made up of the St. Clair West commercial corridor, when compared to the City, the corridor as a whole is less reliant on the residential sector for assessment value. In 2003, the City's assessment was made up of 69.8% residential class and St. Clair's residential proportion stood at 59.8%. Further, in 2003, the commercial class on St. Clair accounted for 28.3% of the assessment value along St. Clair West, while the City of Toronto commercial sector comes in at 20.2% of the total, (up from 18.1% in 1998 - St. Clair, on the other hand saw its commercial value, as a percent of the total, decrease from 28.8% to 28.3%).
- Even with the large number of condominiums developed across the City, multi-residential uses, as a tax class, accounted for relatively less of the total over the period, accounting for 8.3% of the total in 1998 and 7.9% in 2003. St. Clair, on the other hand, experienced an increase in value of multi-residential uses over the period from 10.4% of the total in 1998 to 10.9% in 2003.

**Table D-3**  
**St. Clair West**  
**Assessed Value by Land Use Type 1998, 2001, 2003**  
**As a Percentage of the Total**

	<b>Realty Tax Class (RTC)</b>	<b>1998</b>	<b>2001</b>	<b>2003</b>
Study Area 1	Commercial	22.8%	26.9%	26.0%
Study Area 1	Industrial	8.7%	6.7%	8.5%
Study Area 1	Multi-Residential	1.9%	1.9%	2.0%
Study Area 1	Residential	66.6%	64.5%	63.5%
<b>Study Area 1</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Study Area 2	Commercial	31.4%	26.9%	26.6%
Study Area 2	Industrial	0.0%	0.0%	0.0%
Study Area 2	Multi-Residential	8.8%	9.2%	9.1%
Study Area 2	Residential	59.8%	64.0%	64.3%
<b>Study Area 2</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Study Area 3	Commercial	6.8%	7.2%	7.6%
Study Area 3	Industrial	0.0%	0.0%	0.0%
Study Area 3	Multi-Residential	11.4%	11.8%	11.7%
Study Area 3	Residential	81.8%	80.9%	80.7%
<b>Study Area 3</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Study Area 4	Commercial	42.7%	41.7%	43.4%
Study Area 4	Industrial	0.0%	0.0%	0.0%
Study Area 4	Multi-Residential	14.1%	16.1%	14.1%
Study Area 4	Residential	43.2%	42.1%	42.5%
<b>Study Area 4</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Table D-3**  
**St. Clair West**  
**Assessed Value by Land Use Type 1998, 2001, 2003**  
**As a Percentage of the Total**

	<b>Realty Tax Class (RTC)</b>	<b>1998</b>	<b>2001</b>	<b>2003</b>
St. Clair West	Commercial	28.8%	27.7%	28.3%
St. Clair West	Industrial	1.1%	0.8%	1.0%
St. Clair West	Multi-Residential	10.4%	11.7%	10.9%
St. Clair West	Residential	59.6%	59.8%	59.8%
<b>St. Clair West</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
Toronto	Commercial	18.1%	20.8%	20.2%
Toronto	Industrial	2.3%	2.0%	2.1%
Toronto	Multi-Residential	8.3%	6.7%	7.9%
Toronto	Residential	71.4%	70.6%	69.8%
<b>Toronto</b>	<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: City of Toronto

## APPENDIX E

### Land Use – St. Clair West

Tables E-1 and E-2 document the change in individual types of land use on a Gross Floor Area (GFA) basis over the 1993 to 2003 period for the four St. Clair West Study Areas and compares these changes with City information (note that benchmark City data are only available for the old City boundaries). The data are aggregated on a tax block basis and indicates that over the 10-year period, St. Clair West gained over 81,000 square metres of space (net). On a detailed basis:

- 27,000 sq m were accounted for by apartment construction (concentrated mostly in Study Area 4 to the east of Avenue Road), and a further 29,000 by home construction.
- St. Clair West experienced the largest amount of home construction was concentrated in Study Area 3 with over 17,000 sq m of space built.
- St. Clair West as a whole saw 27,000 sq m of parking space constructed (much of this was related to apartment construction), and these gains were spread fairly evenly among Study Areas 2, 3 and 4.
- Distinct land use changes occurred in Study Area 1 as a result of “big box” construction in the Junction area. Included was a loss of over 4,000 sq m of parking space; a gain of about 6,000 sq m of food retail space, 16,000 sq m of general merchandise retail space and 4,000 sq m of restaurant space. General merchandise uses gained over 17,000 sq m while other losses included 13,000 sq m of commercial office space 5,000 sq m of warehousing space and 7,000 sq m of industrial space.

**Table E-1**  
**Development Activity for Selected Blocks**  
**Floor Area Change (m<sup>2</sup>) by Generalized Land Use Categories**  
**St Clair West, 1993 to 2003**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St. Clair West	% Growth
House Form	4,031	2,015	17,371	5,404	28,820	7%
Apartments	3,972	3,768	-142	19,670	27,268	7%
Dormitory	0	0	0	-1,641	-1,641	-82%
Other	0	67	0	391	457	3%
Institutional	664	0	191	0	855	1%
Office-Commercial	-6,227	2,570	-2,813	-6,717	-13,187	-5%
Office-Other	-2,801	662	-177	-898	-3,214	-4%
Retail-Food	-184	-176	6,954	10	6,604	66%
Retail-General Merchandise	17,235	-420	-1,723	1,375	16,467	29%
Retail-Apparel	0	-1,045	0	-185	-1,230	-8%
Retail-Services	0	1,824	0	0	1,824	12%
Retail-Recreation	2,444	-1,663	0	-10	771	3%
Retail-Restaurant	2,206	1,682	0	119	4,007	14%
Retail-Auto Related	-2,640	0	0	0	-2,640	-26%
Parking	-4,412	7,714	11,325	12,486	27,113	21%

**Table E-1**  
**Development Activity for Selected Blocks**  
**Floor Area Change (m2) by Generalized Land Use Categories**  
**St Clair West, 1993 to 2003**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St. Clair West	% Growth
Retail-Other	0	-477	0	-764	-1,241	-8%
Warehousing/Storage	-5,125	-164	0	-100	-5,389	-7%
Industrial	-4,894	-2,126	0	0	-7,020	-10%
Utilities/ Transportation	290	385	1,004	1,398	3,077	10%
Open Space And Miscellaneous	0	0	0	0	0	0%
<b>Total Floor Area Change (M2)</b>	<b>4,559</b>	<b>14,615</b>	<b>31,990</b>	<b>30,535</b>	<b>81,700</b>	<b>5%</b>

Source: Land Use Information System, December 2003

Prepared by: City of Toronto Urban Development Services, Policy and Research

Table E-2 below provides detail on City of Toronto development characteristics over the 1993 to 2003 period and when compared to the growth for St. Clair West (refer to Table E-1), overall, the City's GFA grew by about 7%.

St. Clair West did not expand, in terms of gross floor area, at the rate of the broader City (5% versus 7%, respectively). However, some land use classes did outperform the City, notably retail services, which grew at double the rate of the City – a result of big box development in Area 1. Similarly, residential land uses added about 7% to the residential GFA while the City grew at just over half that rate. This growth, and similar loss of employment lands (office, industrial and warehousing), indicates a move to a more residential character for the corridor, much like the City.

**Table E-2**  
**Development Activity for Selected Blocks**  
**Floor Area Change (m2) by Generalized Land Use Categories**  
**Toronto (former City boundaries), 1993 to 2003**

	Toronto 1993	Toronto 2003	Difference	% Growth
House Form	18,211,439	19,021,267	809,828	4%
Apartments	11,075,096	13,302,494	2,227,398	20%
Dormitory	257,318	327,043	69,725	27%
Other	281,268	357,148	75,880	27%
Institutional	4,672,324	4,904,205	231,881	5%
Office-Commercial	6,880,227	7,324,881	444,654	6%
Office-Other	1,917,858	1,799,844	-118,014	-6%
Retail-Food	156,675	170,426	13,751	9%
Retail-General Merchandise	1,673,297	1,819,631	146,334	9%
Retail-Apparel	118,935	111,674	-7,261	-6%
Retail-Services	1,224,181	1,167,777	-56,404	-5%

**Table E-2**  
**Development Activity for Selected Blocks**  
**Floor Area Change (m2) by Generalized Land Use Categories**  
**Toronto (former City boundaries), 1993 to 2003**

	<b>Toronto 1993</b>	<b>Toronto 2003</b>	<b>Difference</b>	<b>% Growth</b>
Retail-Recreation	665,434	806,449	141,015	21%
Retail-Restaurant	733,395	834,569	101,174	14%
Retail-Auto Related	304,749	253,512	-51,237	-17%
Retail-Parking	5,176,639	6,313,642	1,137,003	22%
Retail-Other	327,721	318,732	-8,989	-3%
Warehousing/Storage	3,041,463	2,709,098	-332,365	-11%
Industrial	2,635,621	2,389,541	-246,080	-9%
Utilities/ Transportation	1,718,463	1,952,328	233,865	14%
Open Space And Miscellaneous	350,359	117,275	-233,084	0%
<b>Total Floor Area Change (M2)</b>	<b>61,422,463</b>	<b>66,001,537</b>	<b>4,579,074</b>	<b>7%</b>

Source: City of Toronto

## APPENDIX F

### Employment – St. Clair West

#### i) Total Employment

Growth in employment along St. Clair West is presented in Table F-1. The data were taken from the 1993 to 2002 City of Toronto Employment Survey and are grouped by “tax blocks” which generally extend a block or two back from the street. Table F-2 provides the raw data for information purposes.

The data show that the City grew its employment base by about 5% while employment along the St. Clair corridor grew by about 5.4% over the 1993 to 2003 period.

The Study Areas, by themselves, however, were markedly different. Study Area 1 grew by about 48% and this growth can largely be attributed to the redevelopment of industrial lands to big box uses (for example, without Home Depot, currently employing about 288, growth would have been much lower than what was experienced). Meanwhile, Area 2 lost 200 jobs over the period and Study Area 3 gained 75% of its employment base which can be attributed to the redevelopment of the Loblaws. Without the expansion, the employment gain over the 1993 to 2003 period would be about 182 (actual employment figures can be found in Table F-2), or just under a 32% increase instead of the 75% posted over the period. The employment figures in Study Area 4 remained stable.

**Table F-1**  
**St. Clair West**  
**Change in Number of Employees**  
**1993 to 2002**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St. Clair Annual Change	Toronto Annual Change
1993	n/a	n/a	n/a	n/a	n/a	n/a
1994	1.5%	7.1%	-10.0%	11.6%	8.9%	-1.9%
1995	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
1996	-7.2%	0.4%	20.2%	-9.7%	-6.0%	-1.3%
1997	13.4%	-6.0%	10.8%	5.9%	3.6%	2.1%
1998	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%
1999	31.3%	-7.2%	-10.2%	-1.8%	-1.4%	5.1%
2000	11.1%	-0.8%	4.4%	-5.7%	-2.7%	2.3%
2001	-6.3%	1.0%	-24.1%	12.2%	6.0%	-0.1%
2002	-11.0%	-1.3%	87.1%	-9.0%	-3.9%	-2.0%
2003	13.8%	-8.9%	10.0%	2.7%	1.7%	-0.6%
1993 to 2002	47.8%	-15.5%	75.5%	3.7%	5.5%	4.9%

\*Loblaws expansion

\*\* Includes big box development (i.e. Home Depot)

Source: City of Toronto Employment Survey

**Table F-2**  
**St. Clair West Study Areas, City of Toronto**  
**Number of Employees**  
**1993 to 2002**

	Study Area 1	Study Area 2	Study Area 3	Study Area 4	St. Clair West	Toronto
1993	753	2,794	572	7,711	11,830	1,191,900
1994	764	2,993	515	8,607	12,879	1,169,000
1995	764	2,993	515	8,607	12,879	1,170,000
1996	709	3,005	619	7,776	12,109	1,153,800
1997	804	2,824	686	8,236	12,550	1,178,500
1998	804	2,824	686	8,236	12,550	1,197,000
1999	1,056	2,621	616	8,086	12,379	1,258,300
2000	1,173	2,600	643*	7,626	12,042	1,288,400
2001	1,099	2,626	488*	8,554	12,767	1,286,300
2002	978	2,593	913*	7,788	12,272	1,260,100
2003	1,113	2,362	1,004	7,999	12,478	1,251,300
1993 to 2002	+360**	-432	+ 432*	+ 288	+ 648	59,400

\*Loblaws expansion

\*\* Includes big box development (i.e. Home Depot)

Source: City of Toronto Employment Survey

## ii) Street Front Business Types And Employment

The discussion above indicated the overall employment situation on a tax block basis along the corridor. However, it includes off-street employment and employment in large offices (such as Imperial Oil and other large businesses east of Bathurst Street), that may not be affected by a change in the street or the streetcar.

Table F-3 illustrates the category of street front (i.e. those business with a St. Clair address), businesses that exist along St. Clair West. The businesses that exist along the corridor are shown by the eight major activity codes used by the City of Toronto in their annual employment survey.

It is evident that the businesses along St. Clair West are overwhelmingly dominated by shopping and retail services with about 544 businesses making up about 50% of the total. However these businesses only account for about 30% of the employment. Office businesses, on the other hand make up about 63% of the employment base with about 46% of the total number of businesses.

**Table F-3**  
**St. Clair West**  
**Number of Businesses by Major Type, 2002**

Major Type	Number of businesses	Number of employees
Residential (Retirement home)	1 (0.09%)	55 (0.59%)
Manufacturing	12 (1.10%)	60 (0.64%)
Terminal, Storage and Transportation and Communications	0 (0.00%)	0 (0.00%)

**Table F-3**  
**St. Clair West**  
**Number of Businesses by Major Type, 2002**

Shopping, Services, Repairs, Servicing and Rentals	544 (49.86%)	2,791 (29.97%)
Office	498 (45.65%)	5,873 (63.06%)
Institutions	26 (2.38%)	298 (3.20%)
Entertainment and Recreation	10 (0.92%)	237 (2.54%)
<b>Total</b>	<b>1,091 (100%)</b>	<b>9,314 (100%)</b>

Source: City of Toronto Employment Survey

On an area-by-area basis along the street, Table F-4 shows that Study Area 2 had 554 businesses that employed just over 3,000. Study Area 4, defined by the St. Clair/Yonge St. intersection had half the number of businesses numbering 227 but had far more employees with over 4,800. Study Areas 1 and 3 had about the same number of businesses at 146 and 164 respectively with Study Area 1 having about 1,000 employees, double that of the 500 employees in Study Area 3.

**Table F-4**  
**St. Clair West**  
**Number of Businesses and Employees 2002**

St. Clair	# of Businesses	% of Businesses	# of Employees	% of Employees
Study Area 1	146	13.3%	1,011	10.8%
Study Area 2	554	50.7%	3,004	32.2%
Study Area 3	164	15.0%	493	5.2%
Study Area 4	227	20.8%	4,806	51.6%
<b>Total</b>	<b>1,091</b>	<b>100.0%</b>	<b>9,314</b>	<b>100.0%</b>

Source: City of Toronto Employment Survey

Table F-5 provides detail on the number of business types and their corresponding employee base but this time, on a business type basis for each of the Study Areas. Traditionally a manufacturing centre, Study Area 1 now heavily relies on its shopping and retailers for employment. With 188 businesses in this category, this category accounts for about 81% of the total and with 771 employees, about 76% of the employment base. And, similarly, Study Area 2 is made up of 400 retail businesses, representing about 72% of the total, employing about 1,800 which, in turn, represents about 61% of the employment base of the area.

Study Areas 3 and 4, on the other hand, are dominated by office uses. Study Area 3, in 2002 had 157 office businesses, or 96% of the total for the area, representing 73% of the employment, while in Study Area 4, there were 194 office businesses, with 4,500 employees, at 85% and 94% of their respective totals.

**Table F-5**  
**St. Clair West Study Areas**  
**Number of Businesses and Employees by Major Type 2002**

Study Area 1	Manufacturing	Shopping, Services, Repairs, Servicing and Rentals	Office	Institutions	Entertainment and Recreation	Total
# Businesses	4	118	13	7	4	146
% Businesses	2.74%	80.82%	8.90%	4.79%	2.74%	100.0%
# Employees	33	771	69	23	115	1011
% Employees	3.26%	76.26%	6.82%	2.27%	11.37%	100.0%
<b>Study Area 2</b>						
# Businesses	4	400	134	11	5	554
% Businesses	0.72%	72.20%	24.19%	1.99%	0.90%	100.0%
# Employees	13	1824	945	187	35	3004
% Employees	0.43%	60.72%	31.46%	6.23%	1.17%	100.0%
<b>Study Area 3</b>						
# Businesses	1	1	157	5	0	164
% Businesses	0.61%	0.61%	95.73%	3.05%	0.00%	100.0%
# Employees	55	3	361	74	0	493
% Employees	11.16%	0.61%	73.23%	15.01%	0.00%	100.0%
<b>Study Area 4</b>						
# Businesses	4	25	194	3	1	227
% Businesses	1.76%	11.01%	85.46%	1.32%	0.44%	100.0%
# Employees	14	193	4498	14	87	4806
% Employees	0.29%	4.02%	93.59%	0.29%	1.81%	100.0%

Source: City of Toronto Employment Survey

Table F-6 provides information about street-oriented businesses with a St. Clair address on an area-by-area basis, over time, which indicates change in employment along the street for the storefront businesses. Similarly, Table F-7 provides the raw data for information purposes only. For clarity, both Tables include data on a bi-annual basis and omit the negligible Residential and the Terminal, Storage and Transportation and Communications sectors.

Notable among the analysis of the information, traditionally a manufacturing and industrial centre, Study Area 1 now relies the most heavily on its shopping and retailer for employment, peaking at 874 employees in 2000, up from 406 in 1993. Currently, retail employment is somewhat lower, at about 800.

Of the businesses found on the ground floor with a St. Clair address retail and shopping services have declined steadily over the time period from about 1,540 employees to just under 1,400 currently. In contrast, Study Area 3 has tripled its retail employment over the period, some as a result of the construction of the new Loblaws store. Finally, Study Area 4 dominated by office uses at the ground floor, has seen its employment structure remain fairly constant over the period.

**Table F-6**  
**Total Employment by Type – Relative Importance 2002**  
**Ground Floor - St Clair West addresses**

<b>Study Area 1</b>					
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>
1993	10.6%	57.5%	10.5%	3.0%	18.3%
1995	14.9%	59.4%	8.2%	2.9%	14.6%
1997	5.2%	78.0%	4.9%	1.6%	10.0%
1999	2.7%	79.5%	2.8%	1.4%	13.4%
2001	3.0%	72.7%	3.1%	1.9%	19.2%
2003	2.7%	72.7%	7.0%	2.5%	15.1%
<b>Study Area 2</b>					
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>
1993	0.9%	66.4%	23.9%	6.8%	1.7%
1995	0.5%	66.1%	21.7%	9.3%	2.1%
1997	0.4%	66.8%	22.9%	7.2%	2.5%
1999	0.7%	66.4%	21.4%	8.8%	2.6%
2001	0.3%	65.8%	23.6%	8.5%	1.8%
2003	0.4%	66.4%	22.5%	9.1%	1.6%
<b>Study Area 3</b>					
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>
1993	0.5%	20.0%	61.5%	5.8%	8.5%
1995	0.4%	18.7%	71.7%	4.5%	1.2%
1997	2.0%	37.8%	38.7%	15.3%	-
1999	3.6%	25.0%	43.4%	15.8%	-
2001	-	35.7%	40.2%	13.5%	-
2003	0.7%	65.5%	20.9%	8.9%	-

**Table F-6**  
**Total Employment by Type – Relative Importance 2002**  
**Ground Floor - St Clair West addresses**

<b>Study Area 4</b>					
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>
1993	0.1%	18.4%	78.5%	0.2%	2.7%
1995	0.3%	15.6%	80.7%	0.9%	2.5%
1997	0.8%	13.7%	83.1%	0.3%	2.0%
1999	1.3%	11.2%	83.9%	1.4%	2.3%
2001	1.0%	16.1%	79.1%	0.9%	2.9%
2003	0.8%	15.6%	79.1%	1.0%	3.5%

Source: City of Toronto Employment Survey

**Table F-7**  
**Total Employment by Type**  
**Ground Floor - St Clair West Addresses**

<b>Study Area 1</b>						
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>	<b>Total</b>
1993	75	406	74	21	129	706
1995	107	427	59	21	105	719
1997	41	618	39	13	79	792
1999	28	828	29	15	139	1,041
2001	33	787	34	21	208	1,083
2003	30	798	77	27	166	1,098
<b>Study Area 2</b>						
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>	<b>Total</b>
1993	22	1,538	554	157	40	2,318
1995	12	1,624	533	228	52	2,458
1997	9	1,450	497	157	55	2,170
1999	15	1,451	468	192	56	2,184
2001	7	1,393	500	179	38	2,117
2003	8	1,377	466	189	33	2,073

**Table F-7**  
**Total Employment by Type**  
**Ground Floor - St Clair West Addresses**

<b>Study Area 3</b>						
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>	<b>Total</b>
1993	4	166	512	48	71	832
1995	4	206	788	50	13	1,099
1997	10	185	189	75	0	489
1999	15	103	179	65	0	412
2001	0	167	188	63	0	468
2003	5	485	155	66	0	741
<b>Study Area 4</b>						
	<b>Manufacturing</b>	<b>Shopping, Services, Repairs, Servicing and Rentals</b>	<b>Office</b>	<b>Institutions</b>	<b>Entertainment and Recreation</b>	<b>Total</b>
1993	2	451	1,921	4	66	2,446
1995	8	438	2,271	25	70	2,814
1997	29	477	2,886	9	70	3,471
1999	39	344	2,575	42	70	3,070
2001	28	445	2,194	24	81	2,772
2003	20	390	1,979	25	87	2,501

Source: City of Toronto Employment Survey

The data broadly indicate that the City and St. Clair West shared a similar rate of growth in employment over the last decade with a 5% and 5.4% growth rate, respectively. The Study Areas, when examined on their own, display marked differences and the causes of these differential variations can be attributed to the swing toward redevelopment of old industrial lands to big box retail uses. While outwardly a retail neighbourhood shopping corridor, the largest proportion of employment in the broader study area is made up of office commercial, and while the City has recently lost, in a relative sense, office commercial employment to more suburban areas, Study Area 4, heavily weighted to office employment, has retained this base.

## APPENDIX G

### Surveys – St. Clair West

Extensive surveys of residents, area businesses and customers were undertaken as part of this EA. Detailed survey results, methodologies and the survey instruments are documented elsewhere in the survey section of the documentation. Survey results with a specific focus on the socio-economic and business character of the corridor are, however, included in this appendix.

#### i) Customer Surveys

In the Fall and Winter of 2003/04, two surveys of St. Clair West retail customers were undertaken. The Fall survey randomly interviewed 351 customers of St. Clair West stores. The Winter 2004 survey was initiated at the behest of the St. Clair West Revitalization Committee and targeted a selection of stores that the corridor BIAs believed represented the area's unique regional identity. As this Winter survey was not conducted in a random fashion, the findings cannot be assessed in isolation. The results do, however, provide some insight in the customers to stores that were felt by the BIAs to have a more regional trade area. However, the results of the survey do support the original customer survey completed in the Fall. A total of 108 surveys were completed, with 73 of those completed by people who were visiting the targeted businesses.

For the economic evaluation of, especially, the retail activities of the street, it was important to understand the market trade area of the stores on the street. There were two questions that were of most interest – the first of the questions asked in the survey is as follows:

**Table G-1**  
**How often do you typically visit businesses on St. Clair West?**

Response	Fall Survey	Winter Survey
0-5 times per week	49.7%	52%
6-10 times per week	32.9%	12%
More than 10 times per week	10.9%	6%
Other	6.6%	30%
seldom	4%	0%
every 2-3 weeks	1%	19%
once a month	1%	11%
every 2 to 3 months	1%	0%

The second question that was of most interest to this economic evaluation asked the following question of the customers surveyed:

**Table G-2**  
**How did you travel here today?**

Response	Fall Survey	Winter Survey
Public transit	43.6%	19%
Auto Driver	15.2%	47%

**Table G-2**  
**How did you travel here today?**

Response	Fall Survey	Winter Survey
Auto Passenger	4.9%	0%
Taxi	1.4%	0%
Bicycle	1.4%	1%
Walk	33.5%	33%

The results of the survey indicate that many Fall shoppers along the street visit the stores more than 6 times per week.

The results of the Fall survey also indicate that about the same proportion (43.6%), of the shoppers had relied on transit to get to the street.

The Winter customer survey elicited similar responses as the Fall survey. Virtually the same proportion visit 0 to 5 times per week. However, the 6-10 times per week respondents were substantially less than the Fall survey. Conversely, the number of “other” visitors jumped from 6.6% to 30% of the respondents. This is thought to be the result of the targeting of businesses that the BIAs thought were representative of the unique retail flavour of the area and considered to be stores that possess a “regional” market draw, (i.e. relying on shoppers from outside the local community). This is evidence that some customers do indeed shop infrequently, and these shoppers may account for the higher proportion of auto drivers, (ignoring the possibility that the cold of winter had driven shoppers out of the streetcar and into their own cars). However, the larger survey, done in a random fashion, indicates that most shopping visits more representative of shopping on the total corridor are primarily local residents.

The Fall, 2003 customer survey also asked a question about the availability of parking, and the results are presented in Table G-3

**Table G-3**  
**Parking Availability Fall 2003 Customer survey results**

Lots of spaces available (can find one quickly)	38.4%
Some spaces available (takes reasonable time to find)	13.7%
Very limited spaces available (must wait for a space)	32.9%
Almost nothing available, must park farther than comfortable walk	15.1%

The results of this survey indicate that at least from the customer perspective, there seems to be an even split between those that think there are “lots” to “some” spaces available versus those that think there are “none” to “limited” spaces available. Because of the relatively small response rate of the survey to this particular question, the information resulting from disaggregating the results by BIA would not be reliable.

Clearly, to half the customers think that there is limited to very limited parking available and it is considered an issue.

**ii) Residential Travel Survey**

In 2003, the City Planning Division sent out 11,500 surveys to households along St. Clair West, (all households within 250 meters of the street were sent a survey). The survey elicited a 27% response rate.

Again, the full results of this survey are available elsewhere. However, the purpose of the survey was to ascertain travel habits and travel patterns to and from the study area and had very little to do with economic considerations. But, some pertinent results remain useful for this economic analysis.

**Table G-4  
Trip Purpose based on Destination for Residents  
St. Clair West Resident Travel Survey Fall, 2003**

Trip Purpose	St. Clair West	Other Areas	All Trips
Work	23%	63%	54%
Shopping	29%	7%	12%
Took someone somewhere	7%	7%	7%
School	2%	5%	5%
Returned home	20%	2%	6%
Appointment (doctor, dentist)	7%	5%	6%
Other purposes (volunteer, visiting, exercise)	12%	11%	10%
Total	100%	100%	100%

Table G-4 aggregates the responses to the question in the survey that asked about trip purpose and its associated destination. From the responses, it can be seen that shopping trips account for 12% of all trips. Further, of the trips to St. Clair West, 29% of those trips were shopping-related while of those trips to other areas, only about 7% were shopping related. This would indicate that for residents of the area, the shops along the corridor are a relatively bigger draw than shops located elsewhere and this seems to support the data collected in the customer surveys undertaken later.

**iii) Transportation Tomorrow Survey**

In addition to the resident travel survey done specifically for St. Clair West residents, a larger survey, called the Transportation Tomorrow Survey is conducted across the GTA once every five years. It was last conducted in 2001 and over 134,000 households were interviewed for the purpose of examining their travel habits.

The data from the Study were tabulated to extract the origin and destination information for St. Clair West trips. The analysis of the 2001 Survey found that, within a typical 24-hour period, the total number of trips destined to the primary study area consisted of 53,000 trips by personal automobile, while approximately 24,000 trips were made by TTC. Additionally the tabulation provided some very important information for the analysis of the data as it relates to St. Clair-destined trips:

- Of all trips to St Clair West (84,387 trips):
  - 51% take auto, 28% take transit, 12% auto passenger, 5% walk.

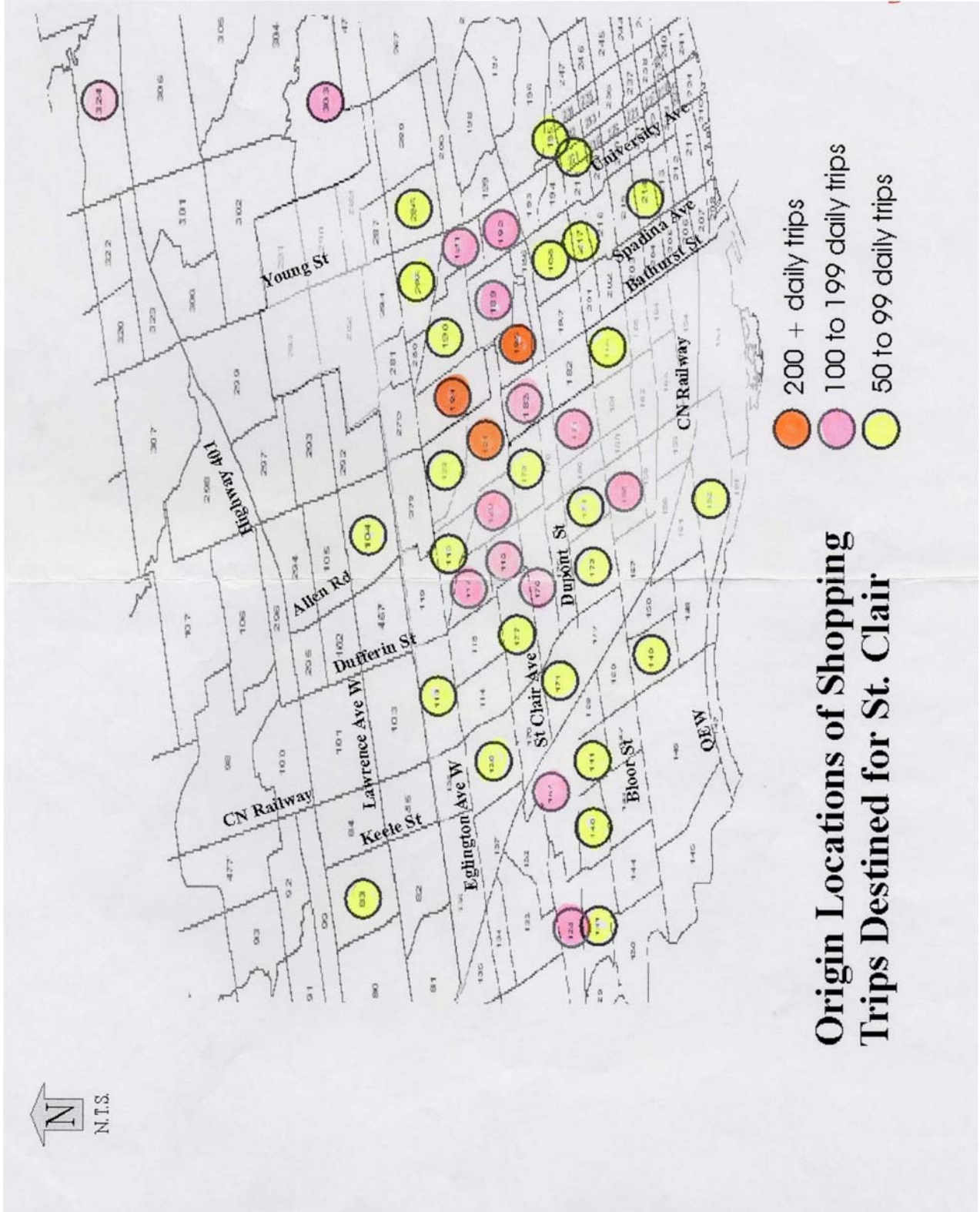
- Of all shopping trips to St. Clair West (6,898 trips):
  - The Toronto origin was 97% of total
  - 16% transit, 65% auto driver, 17% auto pass., 0.5% walk
- Of all work trips to St. Clair West (18,756 trips):
  - The Toronto origin was 78% of total
  - 37% transit, 49% auto driver, 5% auto pass., 6% walk

The destination was St. Clair West, but to understand the market trade area of those businesses that the trips targeted, it is possible to tabulate and illustrate where the trips originate at a finer level of detail. This detail is shown in Figure G-1.

The dots on the figure represent 97% of all “home to non-home shopping trips” to St. Clair West (6,898 trips of 7,132). In other words, the number of shopping trips that originated at home, (as opposed to work for example). The remaining 2% came from York Region and the last 1% came from Peel Region.

The conclusion is that the shopping trips to St. Clair West, based on an extremely large and significant sample, are clustered around the corridor with the vast majority of trips originating in an area south of Eglinton, east of Keele, north of Bloor and west of Yonge. In its entirety, the shopping trade area of St. Clair West is therefore described as local. Some shopping is, however, drawn from outside the area.

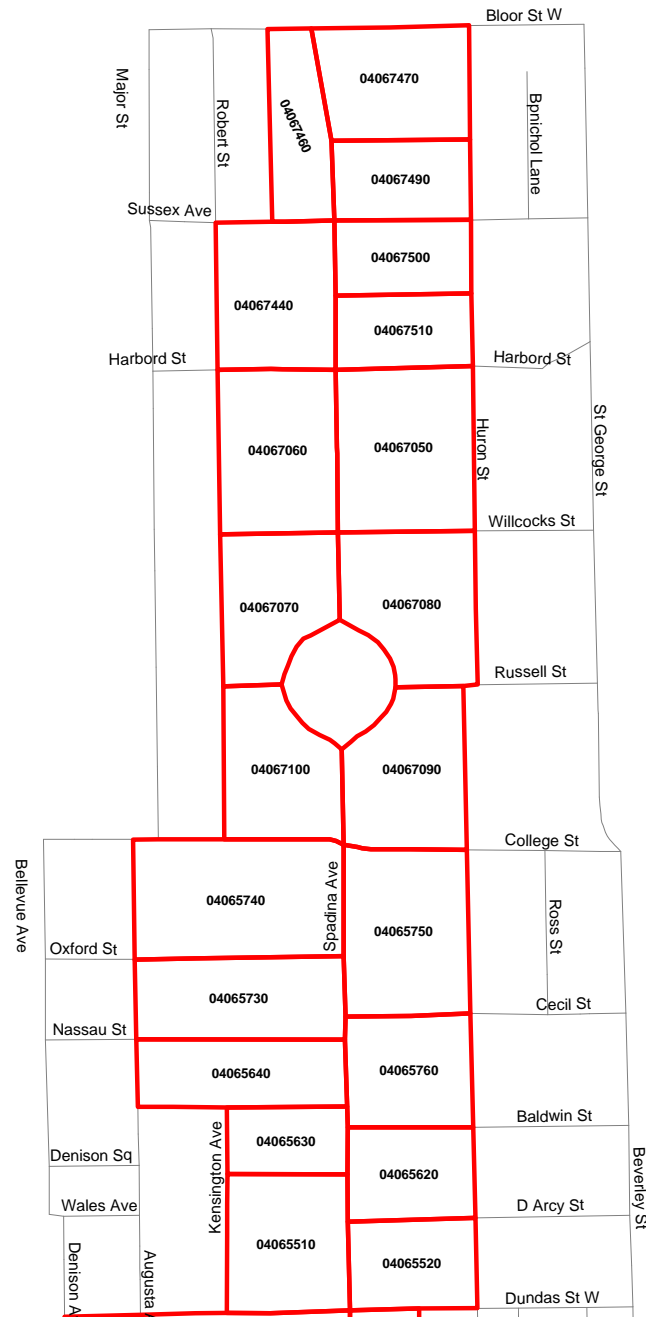
FIGURE G-1  
TRANSPORTATION TOMORROW SURVEY  
ST. CLAIR WEST TRIP DESTINATION

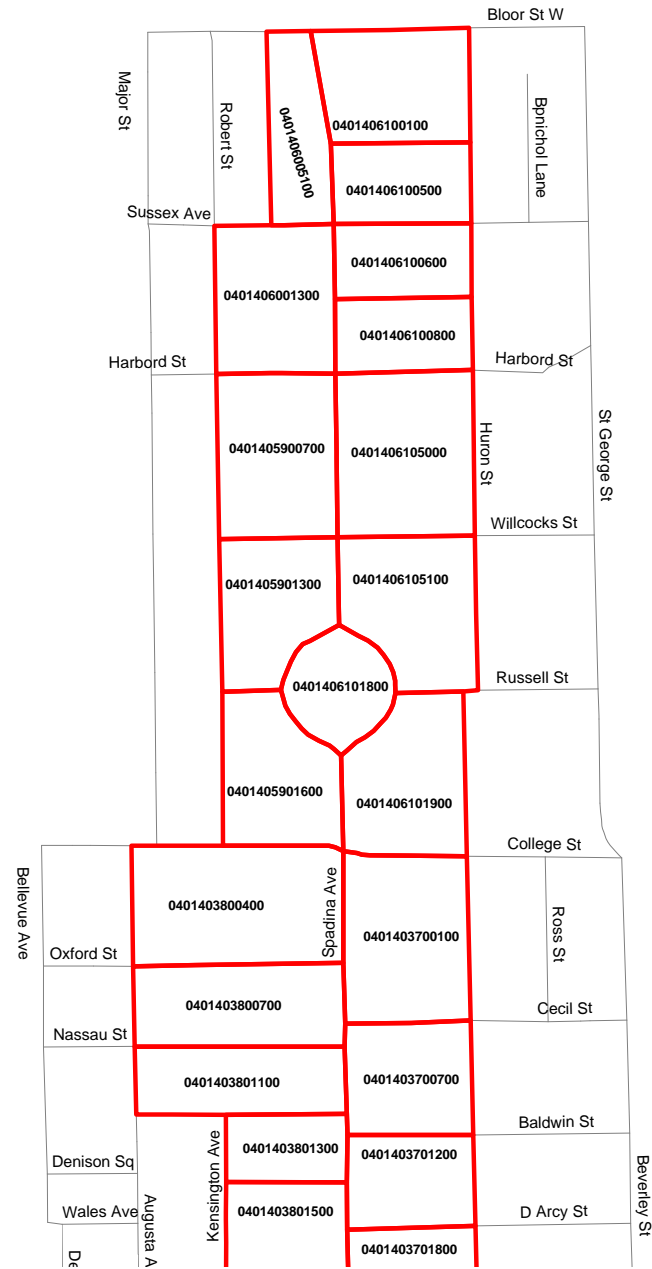


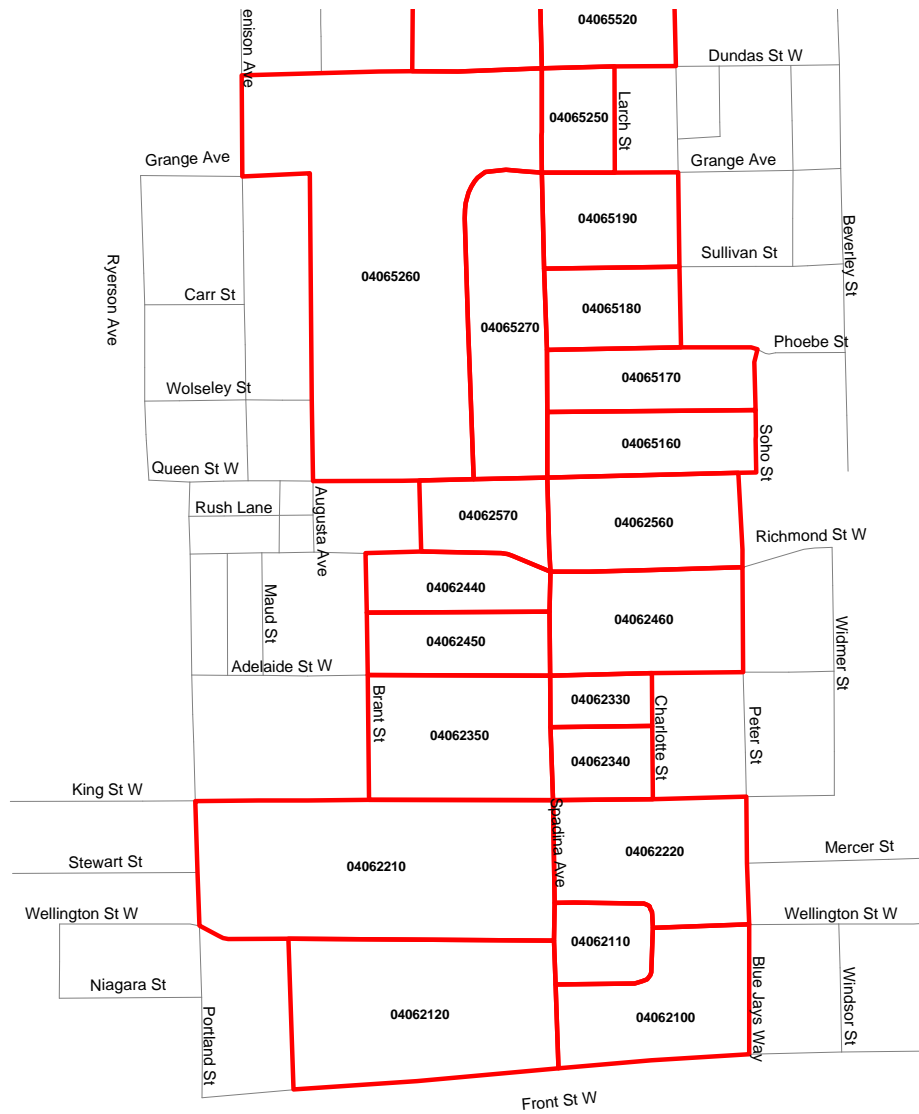
# **APPENDIX H**

## **Spadina Tax Blocks**

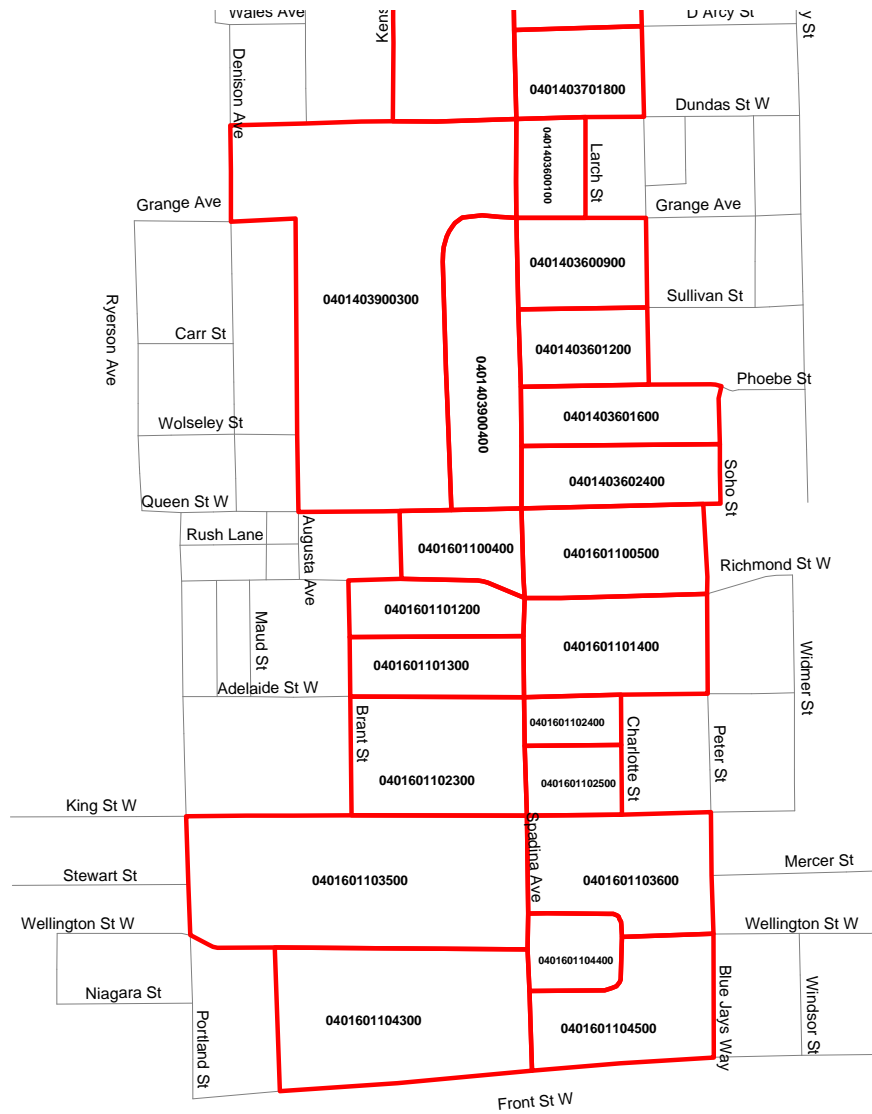
# Map 1: Spadina Ave. (Bloor St. W - Front St. W) AGU (1996-2003)







# Map 2: Spadina Ave. (Bloor St. W - Front St. W) PGU (1983-1995)



## APPENDIX J

### COMPARATIVE CORRIDOR ANALYSIS TRANSIT – SPADINA AVENUE

#### J.1 Economic Effect of the Introduction of a Dedicated Streetcar Right-of-way on Spadina Avenue

A literature search and a review of streetcar corridors in Toronto and elsewhere in North America indicated that there is little “before and after” research which qualifies the implications of the introduction of a dedicated street car right-of-way on adjacent businesses. Spadina is, however, as a useful case study as this area recently acquired a dedicated streetcar right-of-way in the corridor. The streetcar work was completed in 1997, and for this reason, the review covered the 1993 to 2003 period and addressed both the pre- and post- construction periods. The emphasis was on the examination of changes to employment characteristics over time. To aid in the understanding Spadina and its patterns of economic change, the data examined were assessed for four specific sub-areas:

- Front to Queen;
- Queen to Dundas;
- Dundas to College; and
- College to Bloor.

Like the analysis of St. Clair West, this section presents an in-depth examination of several important economic indicators and it is similarly divided into the following sections:

- Demographic Profile and Growth;
- Labour Force Profile and Growth;
- Household Characteristics;
- Land Values;
- Land Use;
- Corridor and Neighbourhood Historical Employment; and
- Corridor and Business and Neighbourhood Surveys.

##### i) Demographic Profile And Growth – Spadina Avenue

Table J-1 indicates the total size of various age cohorts in the Spadina Study Areas as well as the City of Toronto. Further, the bottom portion of the Table clearly shows how the Study Areas grew over the 1996 to 2001 Census period. The data were obtained from Statistics Canada and an analysis of the data indicate that the Spadina corridor has grown at a slower rate when compared to the broader City. However, the growth was not consistent across the four individual Study Areas, indicative of the growth of the residential land use component in the southern end of the street and the maturing of the community along the balance. Some key aspects of this growth include the following:

- Over the period, the Spadina Study Area, as a whole, grew by 1.6% - half the rate of growth that the City experienced. However, the growth, when comparing the individual Study Areas, can be described as extreme.
  - The Area defined by Queen to Front grew by 120% from 945 residents to almost 2,100.

- The College to Dundas Area also grew, but at a more conservative rate of 6% over the intercensal period.
- The Bloor to College and Dundas to Queen areas both declined at about 18% and 14%, respectively.
- On a cohort by cohort basis, the City experienced growth in the 4% range for those aged 15-84, 2% for young people aged 0-15 and over 15% for those over 85 years of age. On a specific Study Area basis, it was found that:
  - The Queen to Front area experienced significant growth across all cohorts, but notably, the 25-64 age range grew by over 134%.
  - The Dundas to Queen and Bloor to College saw almost all cohorts lose population with the exception of the 12-24 cohort in the Bloor to College area and the very elderly in the Dundas to Queen area which grew by almost 42%.

**Table J-1**  
**Demographic Characteristics**  
**Spadina Avenue, City of Toronto**  
**1996 - 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Corridor	Toronto
<b>1996</b>						
Total population	945	4,400	3,250	2,890	11,485	2,385,420
0-14	70	875	320	245	1,510	425,475
15-24	135	670	480	440	1,725	296,575
25-64	700	2,265	1,925	1,810	6,700	1,343,515
65-84	60	560	430	345	1,395	288,425
85+	15	60	65	40	180	31,425
<b>2001</b>						
Total population	2,080	3,775	3,445	2,365	11,665	2,481,495
0-14	80	780	350	155	1,365	433,820
15-24	265	585	555	455	1,860	308,415
25-64	1,640	1,790	2,045	1,540	7,015	1,401,430
65-84	90	495	440	175	1,200	301,580
85+	0	85	50	20	155	36,265
<b>1996 to 2001 Growth</b>	120.1%	-14.2%	6.0%	-18.2%	1.6%	4.0%
Total population	14.3%	-10.9%	9.4%	-36.7%	-9.6%	2.0%
0-14	96.3%	-12.7%	15.6%	3.4%	7.8%	4.0%
15-24	134.3%	-21.0%	6.2%	-14.9%	4.7%	4.3%
25-64	50.0%	-11.6%	2.3%	-49.3%	-14.0%	4.6%
65-84	-100.0%	41.7%	-23.1%	-50.0%	-13.9%	15.4%
85+	15.4%	-13.9%	-100.0%	41.7%	-50.0%	-23.1%

Source: Statistics Canada

## ii) LABOUR FORCE PROFILE AND GROWTH

Table J-2 summarizes information from the 1996 and 2001 Census on the labour force, employment rates and participation rates and also summarizes the changes in these figures over the time period and benchmarks these figures against the City.

- **Labour Force:** Similar to St. Clair West, the Spadina Labour Force grew by over 13% over the 1993 to 2003 period, doubling that of the City. However, the Dundas to Queen and Bloor to College areas declined, helped along by the 149% increase in the Queen to Front study area.
- **Employment:** Similar to the Labour Force growth characteristics, the employment component, along the corridor as a whole, doubled that of the City.
- **Unemployment:** The decline in the unemployed along the corridor exceeded generally exceeded that of the City, indicating real economic strength.
- **Participation Rate:** The Spadina corridor far exceeded the performance of the City in drawing residents into the workforce with a 12.6% increase as opposed to the City's 2.8% rate.
- **Unemployment Rate:** Like the participation rate, the Spadina area's unemployment rate declined by almost 42% while the City declined by almost 35%.

In terms of broad labour force indicators, the data indicate that Spadina grew a faster rate than the City did over the 1993 to 2003 period. However, there were some areas of weakness when the corridor is broken out by Study Area. Particularly, the Dundas to Queen and Bloor to College areas. In contrast, the Queen to Front area experienced large rates of growth.

**Table J-2**  
**Labour Force Rates**  
**Spadina Avenue, City of Toronto**  
**1996 to 2003**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
<b>1996</b>						
In the labour force	660	1,720	1,765	1,760	5,905	1,231,300
Employed	610	1,420	1,485	1,530	5,045	1,099,220
Unemployed	50	305	280	245	880	132,075
Not in the labour force	200	1,755	1,165	880	4,000	70,7045
Participation rate	77	45	58	66	61	63.5
Unemployment rate	8	4	26	16	15	10.7
<b>2001</b>						
In the labour force	1,645	1,520	1,895	1,620	6,680	1,320,380
Employed	1,620	1,370	1,675	1,480	6,145	1,228,015
Unemployed	35	155	215	140	545	92,365
Not in the labour force	240	1,455	1,130	530	3,355	701,005
Participation rate	86	53	62	76	69	65
Unemployment rate	2	13	12	8	9	7

**Table J-2**  
**Labour Force Rates**  
**Spadina Avenue, City of Toronto**  
**1996 to 2003**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
<b>1996 to 2001 Growth</b>						
In the labour force	149.2%	-11.6%	7.4%	-8.0%	13.1%	7.2%
Employed	165.6%	-3.5%	12.8%	-3.3%	21.8%	11.7%
Unemployed	-30.0%	-49.2%	-23.2%	-42.9%	-38.1%	-30.1%
Not in the labour force	20.0%	-17.1%	-3.0%	-39.8%	-16.1%	-0.9%
Participation rate	12.4%	18.6%	5.8%	14.7%	12.6%	2.8%
Unemployment rate	-72.9%	204.2%	-53.4%	-48.6%	-41.7%	-34.6%

Source: Census statistics Canada.

Tables J-3 and J-4 provide information on employment profiles for Spadina area residents and the City. Table J-3 indicates, on a percentage basis, the relative importance of the various work classifications. Further, J-3 also indicates the growth of the various classifications over the 1996 to 2001 period. Table J-4 provides the background employment figures for information purposes only.

For the Spadina area, and the benchmark City, the Census indicates that business, finance and administrative occupations, and sales and service occupations are the most prevalent. The College to Dundas area had about 34.4% of its labour force occupied in the sales and service sector and about 19% in the business finance and administrative occupations in 1996.

- Between 1996 and 2001, the natural and applied sciences sector was the most important in terms of growth as it grew by about 66% across the City and 160% along the Spadina corridor. In fact, the Queen to Front area grew by over 500%, the Dundas to Queen area grew by 260%. The other two areas posted smaller gains, but still in excess of the City. The area to grow the most was the Queen to Front area with a labour force increase of almost 148%.
- Aside from the natural and applied sciences sector, occupations in social sciences, education, government service and religion grew by 460%, occupations in art, culture, recreation and sport grew by 133% and management occupations grew by 242%. The other study areas grew much more conservatively, contributing to an overall labour force growth rate of 13.4% for the Spadina Study Area. This overall growth outperformed the City which grew by 7.2% over the period.

Generally, Spadina outperformed the City in growth across all occupation types. The exceptions include trades, transport and equipment operators and related occupations and sales and service occupations.

**Table J-3**  
**Labour Force by Occupation**  
**Spadina Avenue, City of Toronto**  
**1996 to 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
<b>1996 Total labour force 15 years and over</b>						
Occupation - Not applicable	2.3%	10.8%	5.1%	6.6%	6.9%	4.8%
All occupations	97.7%	89.5%	94.6%	94.0%	93.3%	95.2%
Management occupations	14.3%	10.2%	6.3%	12.0%	10.0%	9.0%
Business, finance and administration occupations	17.3%	16.9%	19.0%	21.4%	18.9%	22.4%
Natural and applied sciences and related occupations	3.8%	2.9%	4.8%	6.6%	4.7%	5.4%
Health occupations	2.3%	1.7%	0.6%	3.1%	1.9%	4.2%
Occupations in social science, education, government service and religion	3.8%	5.2%	7.7%	12.8%	8.1%	7.3%
Occupations in art, culture, recreation and sport	15.8%	8.7%	7.7%	9.7%	9.5%	4.6%
Sales and service occupations	21.8%	28.0%	34.4%	20.5%	27.0%	24.1%
Trades, transport and equipment operators and related occupations	11.3%	4.4%	4.3%	4.6%	5.2%	9.5%
Occupations unique to primary industry	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Occupations unique to processing, manufacturing and utilities	4.5%	8.5%	8.0%	1.7%	5.9%	8.2%
<b>2001 Total labour force 15 years and over</b>						
Occupation - Not applicable	0.0%	3.0%	1.8%	2.8%	1.9%	2.2%
All occupations	100.0%	96.1%	98.2%	97.5%	98.0%	97.8%
Management occupations	19.7%	9.9%	12.4%	9.3%	12.9%	11.5%
Business, finance and administration occupations	22.4%	15.8%	15.6%	12.7%	16.6%	20.9%
Natural and applied sciences and related occupations	9.4%	11.8%	8.2%	13.9%	10.7%	8.4%
Health occupations	4.5%	5.3%	2.9%	3.1%	3.9%	4.3%

**Table J-3**  
**Labour Force by Occupation**  
**Spadina Avenue, City of Toronto**  
**1996 to 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
Occupations in social science, education, government service and religion	8.5%	6.3%	6.6%	23.1%	11.0%	8.1%
Occupations in art, culture, recreation and sport	14.8%	6.9%	10.0%	16.0%	12.0%	4.8%
Sales and service occupations	15.5%	30.9%	24.5%	15.4%	21.5%	21.1%
Trades, transport and equipment operators and related occupations	1.5%	3.9%	5.3%	2.2%	3.3%	10.0%
Occupations unique to primary industry	1.2%	0.0%	1.1%	0.6%	0.7%	0.5%
Occupations unique to processing, manufacturing and utilities	3.3%	7.2%	11.3%	1.5%	6.1%	8.1%
<b>1996 – 2001 Growth in total labour force 15 years and over</b>	148.1%	-11.4%	7.7%	-7.7%	13.4%	7.2%
Occupation - Not applicable	-100.0%	-75.7%	-61.1%	-60.9%	-69.1%	-50.5%
All occupations	153.8%	-4.9%	11.7%	-4.2%	19.1%	10.1%
Management occupations	242.1%	-14.3%	113.6%	-28.6%	45.8%	36.6%
Business, finance and administration occupations	221.7%	-17.2%	-11.9%	-45.3%	-0.4%	0.1%
Natural and applied sciences and related occupations	520.0%	260.0%	82.4%	95.7%	160.0%	65.9%
Health occupations	400.0%	166.7%	450.0%	-9.1%	136.4%	11.6%
Occupations in social science, education, government service and religion	460.0%	5.6%	-7.4%	66.7%	54.7%	19.7%
Occupations in art, culture, recreation and sport	133.3%	-30.0%	40.7%	52.9%	42.9%	13.7%
Sales and service occupations	75.9%	-2.1%	-23.1%	-30.6%	-9.4%	-5.9%

**Table J-3**  
**Labour Force by Occupation**  
**Spadina Avenue, City of Toronto**  
**1996 to 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
Trades, transport and equipment operators and related occupations	-66.7%	-20.0%	33.3%	-56.3%	-27.9%	13.2%
Occupations unique to primary industry	0%	0%	0%	0%	0%	-14.8%
Occupations unique to processing, manufacturing and utilities	83.3%	-24.1%	53.6%	-16.7%	17.4%	5.4%

Source: Statistics Canada

**Table J-4**  
**Labour Force by Occupation**  
**Spadina Avenue, City of Toronto**  
**1996 to 2001**

	Queen to Front	Dundas to Queen	College to Dundas	Bloor To College	Spadina Study Area	Toronto
<b>1996 Total labour force 15 years and over</b>	<b>665</b>	<b>1,715</b>	<b>1,760</b>	<b>1,755</b>	<b>5,895</b>	<b>1,231,295</b>
Occupation - Not applicable	15	185	90	115	405	58,530
Occupation - Not applicable	650	1,535	1,665	1,650	5,500	1,172,765
All occupations	95	175	110	210	590	111,415
Management occupations	115	290	335	375	1,115	275,215
Business, finance and administration occupations	25	50	85	115	275	66,700
Natural and applied sciences and related occupations	15	30	10	55	110	51,185
Health occupations	25	90	135	225	475	89,780
Occupations in social science, education, government service and religion	105	150	135	170	560	56,175
Occupations in art, culture, recreation and sport	145	480	605	360	1,590	296,610
Sales and service occupations	75	75	75	80	305	117,090
Trades, transport and equipment operators and related occupations	0	0	0	0	0	7,185
Occupations unique to primary industry	30	145	140	30	345	101,405

**Table J-4**  
**Labour Force by Occupation**  
**Spadina Avenue, City of Toronto**  
**1996 to 2001**

	Queen to Front	Dundas to Queen	College to Dundas	Bloor To College	Spadina Study Area	Toronto
<b>2001 Total labour force 15 years and over</b>	<b>1,650</b>	<b>1,520</b>	<b>1,895</b>	<b>1,620</b>	<b>6,685</b>	<b>1,320,380</b>
Occupation - Not applicable	0	45	35	45	125	29,000
All occupations	1,650	1,460	1,860	1,580	6,550	1,291,385
Management occupations	325	150	235	150	860	152,215
Business, finance and administration occupations	370	240	295	205	1110	275,415
Natural and applied sciences and related occupations	155	180	155	225	715	110,635
Health occupations	75	80	55	50	260	57,140
Occupations in social science, education, government service and religion	140	95	125	375	735	107,425
Occupations in art, culture, recreation and sport	245	105	190	260	800	63,850
Sales and service occupations	255	470	465	250	1,440	279,170
Trades, transport and equipment operators and related occupations	25	60	100	35	220	132,550
Occupations unique to primary industry	20	0	20	10	50	6125
Occupations unique to processing, manufacturing and utilities	55	110	215	25	405	106,860

Source: Statistics Canada

### iii) Household Characteristics

Table J-5 provides an outline of household characteristics along Spadina and compares those to the City of Toronto. The Table furthermore provides percentage growth calculations over the 1996 to 2001 period for comparisons between the Spadina Study Areas and the City.

The data indicate that Spadina residents largely grew their rate of homeownership relative to the City. The exception was the Dundas to Queen and the Bloor to College areas. Related household income was stagnant, with a 2% rate of growth in the College to Dundas while the Bloor to College area posted a 15% decline, perhaps related to the number of students that live in the area. Specific findings are as follows:

- By referring to Table J-5, it can be seen that the average household income of private households in Toronto grew by 28% over the 1996 to 2001 period while Spadina outperformed that growth posting a 78% gain. Significantly, the Queen to Front area grew by almost 350% reflecting the growth in sectors like management occupations and natural and applied sciences replacing lower salaried positions as evidenced in Table J-4 above. On the low side, the Dundas to Queen area grew by about

11.5%. This area did experience some growth in the health and sciences sectors, but lost business and management occupations.

- The number of owned households in Toronto grew by almost 12% while the number of renter households dropped by 2% and is evidence of a hot real estate market, the development of a large condominium market and easing of housing affordability through lower mortgage interest rates. The experience across the Spadina neighbourhoods was mixed over the period. For example, the Queen to Front area grew by 600% in the owner category, and by almost 44% in the renter category. As well, the College to Dundas area grew by 27.7% and 5.3% respectively. However, the Bloor to College area lost 27% of its total households and the Dundas to Queen area lost about 10% of its households.
- The average value of dwellings and the average rent across the City both grew by over 16% over the period. The Bloor to College area saw its average dwelling value increase by almost 180%, but the area of most growth – the number of private dwellings in Queen to Front grew by 142% – saw its average dwelling value decline over the period.

**Table J-5**  
**Household Characteristics**  
**Spadina Avenue, City of Toronto**  
**1996 and 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
<b>1996</b>						
Total number of private households by household size (20% sample data)	485	1,600	1,380	1,390	4,855	903,580
Average 1995 household income	\$18,485	\$30,907	\$34,940	\$38,749	\$30,770	\$53,869
Owned	85	245	325	260	915	428,975
Rented	390	1,350	1,045	1,140	3,925	474,605
Total number of occupied private dwellings (20% sample data)	480	1,590	1,385	1,395	4,850	903,580
Average owner's major payments	\$765	\$433	\$890	\$306	\$598	\$967
Average value of dwelling	\$287,873	\$99,135	\$251,940	\$98,126	\$184,269	\$242,737
Average gross rent	\$758	\$610	\$623	\$802	\$698	\$733
<b>2001</b>						
Total - All private households - 20% Sample Data	1,155	1,440	1,520	1,015	5,130	943,080
Average 2000 household income	\$82,559	\$34,463	\$42,801	\$59,501	\$54,831	\$69,125
Owned	595	250	415	220	1,480	478,545
Rented	560	1,220	1,100	785	3,665	464,535
Total number of occupied private dwellings - 20% Sample Data	1,160	1,450	1,515	1,010	5,135	943,080
Average owner's major payments	\$1,469	\$501	\$971	\$1,149	\$1,022	\$1,082

**Table J-5  
Household Characteristics  
Spadina Avenue, City of Toronto  
1996 and 2001**

	Queen To Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Study Area	Toronto
Average value of dwelling	\$247,069	\$109,855	\$268,191	\$274,623	\$224,935	\$282,715
Average gross rent	\$1,152	\$664	\$684	\$978	\$869	\$852
<b>1996 to 2001 Growth</b>						
Total - All private households - 20% Sample Data	138.1%	-10.0%	10.1%	-27.0%	5.7%	4.4%
Average 2000 household income	346.6%	11.5%	22.5%	53.6%	78.2%	28.3%
Owned	600.0%	2.0%	27.7%	-15.4%	61.7%	11.6%
Rented	43.6%	-9.6%	5.3%	-31.1%	-6.6%	-2.1%
Total number of occupied private dwellings - 20% Sample Data	141.7%	-8.8%	9.4%	-27.6%	5.9%	4.4%
Average owner's major payments	92.0%	15.7%	9.2%	275.2%	70.9%	11.9%
Average value of dwelling	-14.2%	10.8%	6.5%	179.9%	22.1%	16.5%
Average gross rent	52.0%	8.8%	9.7%	21.9%	24.5%	16.2%

Source: Statistics Canada

#### iv) Land Values (CVA)

This section documents changes in assessment values over the 1998 to 2003 period for the four Spadina Study Areas and compares these values with benchmark City values. To establish a property's assessed value, the Municipal Property Assessment Corporation (MPAC), analyzes property sales which provide a basis for the assessed values of similar properties. MPAC collects information about properties to ensure that those with similar features. See Appendix D for more details.

It should be noted that the data are more representative of the total assessed value of development in the various study areas and their growth. For example, an increase in value could either represent new construction or conversions or an absolute increase in value. Also, if a commercial structure is converted to a residential use, or vice versa, the value would shift from one category to another without any construction having occurred. The data are, however, useful in helping to determining the relative value of the various land uses in the Study Areas.

The tables that follow in this section discuss only the 1998, 2001 and 2003 assessment figures for Spadina and the City of Toronto since these years are the years where an actual assessment took place. The Tables in this section discuss commercial, industrial, multi-residential and residential properties only. The discussion does not include Managed Forests, Utility Transmission and Distribution Corridors, Railway Rights-of-Way, Pipelines, Farmlands, and Exempt properties. Some of the key and important findings of the analysis of this data include:

- Table J-6 indicates that the total assessed value around Spadina rose 73.6% from 1998 to 2003 while the City's overall growth was 68.2% over the same time period.

- The City's commercial class grew by about 61% while Spadina's commercial sector similarly rose in value by about 55%.
- The Spadina corridor's industrial class grew in value by about 148%, doubling that growth of the City's industrial properties that saw their values increase by 72.7%.
- On the residential side, Spadina property owners saw their values increase, on average, by about 110% and 72% for multi-residential and residential classes, respectively. The City, on the other hand saw multi-residential properties increase in value by 71.4% and properties in the residential class increase, on average, by 69.7%.

**Table J-6**  
**Spadina Avenue**  
**Assessed Value by Selected Realty Tax Class 1998, 2001, 2003**  
**\$000,000**

	<b>Realty Tax Class (RTC)</b>	<b>1998</b>	<b>2001</b>	<b>2003</b>	<b>1998 to 2003</b>
<b>Queen to Front</b>	Commercial	200.2	297.1	387.9	93.7%
	Industrial	17.8	21.8	42.7	140.0%
	Multi Residential	0	4.4	1.5	n/a
	Residential	16.7	41.4	109.6	556.0%
	Total	234.8	364.7	541.8	130.8%
<b>Dundas to Queen</b>	Commercial	107.9	128.3	143.4	32.8%
	Industrial	2.1	4.9	7.2	234.7%
	Multi Residential	12.4	18.5	21.4	72.1%
	Residential	67.2	72.9	85.8	27.6%
	Total	189.7	224.7	257.8	35.8%
<b>College to Queen</b>	Commercial	122.6	129.1	136.6	11.3%
	Industrial	0.8	1.1	1.1	32.8%
	Multi Residential	12.3	18.5	21.4	72.1%
	Residential	69.1	111.8	142.1	105.6%
	Total	205.1	260.6	301.2	46.9%
<b>Bloor to College</b>	Commercial	25.8	32.2	39.2	51.9%
	Industrial	0	0.2	0.5	n/a
	Multi Residential	23.4	35.3	38.8	66.1%
	Residential	38.5	54.2	65.8	70.9%
	Total	87.7	122.1	144.3	64.6%
<b>Spadina Avenue</b>	Commercial	456.7	586.8	707.1	54.8%
	Industrial	20.8	28.1	51.6	147.6%
	Multi Residential	48.2	76.8	83.1	72.3%
	Residential	191.6	280.5	403.3	110.5%
	Total	717.3	972.2	1,245.1	73.6%

Totals may not add due to rounding

Source: City of Toronto

Table J-7 shows that the total assessed value around Spadina rose 73.6% from 1998 to 2003. Only the Queen to Front area outperformed the average by increasing in value by about 130%. Notably, the residential sector in this Study Area increased about 556%. The Dundas to Queen Study Area recorded increases in all sectors with the industrial class increasing by over 230%. However, the balance of the tax classes in this area did not perform as well as the corridor average. The College to Queen and Bloor to College areas underperformed the overall corridor average in all tax classes except for the residential portion of the College to Queen area whose overall value rose by about 105% over the period.

- As a proportion of the total, some interesting comparisons can be made:
  - While the Queen to Front area experienced a massive 550% increase in its residential assessment over the 1998 to 2003 period (Table J-6), Table J-7 shows that the overwhelming majority of land use, at least on an assessment basis, is the commercial tax class with about 81% of the total assessment for the area.
- The structure of the Dundas to Queen and the College to Queen areas are somewhat similar in assessment make-up.
  - These areas have about 54% to 57% of their land use accounted for by commercial uses and about 35% to 40% of the assessment under residential uses with the last 5% or 6% largely made up of multi residential uses. Further, this structure has not changed significantly over the 1998 to 2003 period.
- Across the whole of the Spadina study area, the commercial sector makes up just over 60% of the land use on an assessment basis with residential uses accounting for about 30%. Multi residential uses account for about 6% and industrial properties make up only about 3% of the value. The values for industrial and multi residential uses are virtually unchanged over the period. However, commercial values have declined by about 3% and residential uses have increased by about 3%.
- Compared to the City, the street, as a whole, is less reliant on the residential sector for assessment value.
  - In 2003, the City's assessment was made up of 69.8% residential class while Spadina's residential proportion stood at about 30%. In 2003, the commercial class on Spadina accounted for 60.9% of the assessment value along the corridor, while the City of Toronto is relatively less reliant on the commercial class as its 2003 value accounts for 20.2% of the total. However, the City's commercial class increased its relative importance over the 1998 to 2003 period. In 1998, commercial uses accounted to 18.1% while in 2003, it made up 20.2% of the total. St. Clair West, on the other hand saw its commercial value, as a percent of the total, decrease from by about 3%.

**Table J-7**  
**Spadina Avenue and City of Toronto**  
**Assessed Value by Land Use Type 1998, 2001, 2003**  
**As a Percentage of the Total**

	<b>Realty Tax Class (RTC)</b>	<b>1998</b>	<b>2001</b>	<b>2003</b>	<b>1998 to 2003</b>
<b>Queen to Front</b>	Commercial	85.3%	82.3%	80.9%	93.7%
	Industrial	7.6%	7.7%	7.2%	140.0%
	Multi Residential	0.0%	0.0%	0.3%	n/a

**Table J-7**  
**Spadina Avenue and City of Toronto**  
**Assessed Value by Land Use Type 1998, 2001, 2003**  
**As a Percentage of the Total**

	<b>Realty Tax Class (RTC)</b>	<b>1998</b>	<b>2001</b>	<b>2003</b>	<b>1998 to 2003</b>
	Residential	7.1%	10.0%	11.7%	556.0%
	Total	100.0%	100.0%	100.0%	130.8%
<b>Dundas to Queen</b>	Commercial	56.9%	55.6%	57.1%	32.8%
	Industrial	1.1%	1.3%	1.7%	234.7%
	Multi Residential	6.6%	6.2%	6.0%	72.1%
	Residential	35.4%	36.9%	35.2%	27.6%
	Total	100.0%	100.0%	100.0%	35.8%
<b>College to Queen</b>	Commercial	59.8%	55.9%	54.7%	11.3%
	Industrial	0.4%	0.4%	0.4%	32.8%
	Multi Residential	6.1%	5.2%	5.1%	72.1%
	Residential	33.7%	38.5%	39.8%	105.6%
	Total	100.0%	100.0%	100.0%	46.9%
<b>Bloor to College</b>	Commercial	29.4%	28.5%	28.3%	51.9%
	Industrial	0.0%	0.0%	0.3%	n/a
	Multi Residential	26.6%	26.7%	26.6%	66.1%
	Residential	43.9%	44.8%	44.7%	70.9%
	Total	100.0%	100.0%	100.0%	64.6%
<b>Spadina Avenue</b>	Commercial	63.7%	61.4%	60.9%	54.8%
	Industrial	2.9%	3.0%	3.0%	147.6%
	Multi Residential	6.7%	6.3%	6.3%	72.3%
	Residential	26.7%	29.3%	29.9%	110.5%
	Total	100.0%	100.0%	100.0%	73.6%
<b>Toronto</b>	Commercial	18.1%	20.8%	20.2%	61.0%
	Industrial	2.3%	2.0%	2.1%	72.7%
	Multi Residential	8.3%	6.7%	7.9%	71.4%
	Residential	71.4%	70.6%	69.8%	69.7%
	Total	100%	100%	100%	68.2%

Source: City of Toronto

v) Land Use

Table J-8 indicates land use changes between 1993 and 2003 for the Spadina study area. Over the 10-year period, 1993 to 2003, the whole study area gained over 182,000 square metres of space (net). Of that total:

- 91,000 sq m were accounted for by apartment construction and a further 75,000 by parking construction. Losses included 12,000 sq m of warehousing space, 4,500 sq m of industrial space and

13,000 sq m of institutional space. However, much of this loss can be attributed to residential conversions.

**Table J-8**  
**Development Activity for Selected Blocks**  
**Floor area change (M2) by generalized land use categories**  
**Spadina Avenue – 1993 to 2003**

	Queen to Front	Dundas to Queen	College to Dundas	Bloor to College	Spadina Avenue	% Growth
House form	-378	7	340	-342	-373	0%
Apartments	40,703	15,072	18,840	16,375	90,990	63%
Dormitory	0	0	11,478	-1,858	9,620	24%
Other	1,159	444	372	238	2,213	97%
Institutional	0	41	-14,429	1,235	-13,153	-7%
Office-Commercial	-3,015	866	-356	301	-2,204	-3%
Office-Other	-161	863	1,062	0	1,763	7%
Retail-Food	0	95	0	-66	29	1%
Retail-General Merchandise	574	5,018	2,258	12	7,862	16%
Retail-Apparel	1,930	-822	-395	0	713	7%
Retail-Services	6,237	0	-173	192	6,256	34%
Retail-Recreation	3,120	633	-843	-135	2,776	22%
Retail-Restaurant	2,195	5,134	731	872	8,932	25%
Retail-Auto Related	-409	0	-575	0	-983	-29%
Retail-Parking	19,287	19,914	30,159	5,596	74,955	113%
Retail-Other	-123	132	-101	-125	-217	-2%
Warehousing/Storage	-5,731	2,110	-9,042	314	-12,348	-6%
Industrial	-4,404	61	-92	-151	-4,586	-2%
Utilities/Transportation	1,961	6,090	1,811	611	10,474	101%
Open Space/ Miscellaneous	0	0	0	0	0	0%
<b>Total Floor Area Change (M2)</b>	<b>62,946</b>	<b>55,658</b>	<b>41,047</b>	<b>23,070</b>	<b>182,721</b>	<b>15%</b>

Source: Land Use Information System, December 2003, City of Toronto Urban Development Services, Policy and Research

Table J-9 provides detail on the City of Toronto (note: for this analysis data are only available within the bounds of the old City of Toronto), development characteristics over the 1993 to 2003 period and allows for some comparison to the Spadina situation.

Overall, the City's GFA grew by about 7% over the 10 year period, while the Spadina corridor grew by about 15% and includes:

- Retail Services, as a class, grew by about 34% along Spadina, while across the City, this class declined by about 6%. Activity in the residential (house form), sector was negligible over the period and is not surprising given the overly urban form of the area. However, the apartment category far

outperformed the City, growing by about 63% (or 90,990 GFA), over the period while the City only grew by about 4%.

- Strikingly, the Retail Parking category grew by 113% over the period while the City added about 22%. This activity for can be attributed to:
  - An addition to the St. Andrew’s parking garage In Kensington Market at 5,500 sq m, 20,000 sq m included in the new U of T building at 105 St. George, 3,600 in an apartment at 3 Nassau, 4900 sq m in an industrial building at 393 King, 8,300 at 36 Blue Jays Way in a new apartment building, 4,400 in a new condominium building at 477 Richmond St., 1,800 in an apartment at 29 Camden, 19,900 in an apartment at 22 Spadina and the balance of about 8,000 sq m in smaller projects.

Not unlike the benchmark City data, the other areas of growth for the corridor study area were in retail recreation, restaurants and utilities and transportation.

**Table J-9**  
**Development Activity for Selected Blocks**  
**Floor Area Change (m2) by Generalized Land Use Categories**  
**Toronto (former City boundaries), 1993 to 2003**

	Toronto 1993	Toronto 2003	Difference	% Growth
House form	18,211,439	19,021,267	809,828	4%
Apartments	11,075,096	13,302,494	2,227,398	20%
Dormitory	257,318	327,043	69,725	27%
Other	281,268	357,148	75,880	27%
Institutional	4,672,324	4,904,205	231,881	5%
Office-Commercial	6,880,227	7,324,881	444,654	6%
Office-Other	1,917,858	1,799,844	-118,014	-6%
Retail-Food	156,675	170,426	13,751	9%
Retail-General Merchandise	1,673,297	1,819,631	146,334	9%
Retail-Apparel	118,935	111,674	-7,261	-6%
Retail-Services	1,224,181	1,167,777	-56,404	-5%
Retail-Recreation	665,434	806,449	141,015	21%
Retail-Restaurant	733,395	834,569	101,174	14%
Retail-Auto Related	304,749	253,512	-51,237	-17%
Retail-Parking	5,176,639	6,313,642	1,137,003	22%
Retail-Other	327,721	318,732	-8,989	-3%
Warehousing/Storage	3,041,463	2,709,098	-332,365	-11%
Industrial	2,635,621	2,389,541	-246,080	-9%
Utilities/Transportation	1,718,463	1,952,328	233,865	14%
Open Space/ Miscellaneous	350,359	117,275	-233,084	0%
<b>Total Floor Area Change (M2)</b>	<b>61,422,463</b>	<b>66,001,537</b>	<b>4,579,074</b>	<b>7%</b>

Source: Land Use Information System, December 2003, City of Toronto Urban Development Services, Policy and Research

**vi) Employment**

Table J-10 provides historical employment in business with a Spadina address from Bloor St. to Front St. The data was taken from the 1993 to 2002 City of Toronto Employment Survey. The source data are grouped by what are referred to as “tax blocks” which generally extend a block or two back from the street. The extent of the tax blocks are illustrated in Appendix K. Table J-11, indicates the annual differences in employment on a percentage basis.

The corridor, taken as a whole, has lost employment over the 1993 to 2002 period, or about 5%. On an area-by-area basis, the only Study Area to gain employment was the Queen to Front portion.

**Table J-10  
Spadina Avenue  
Number of Employees  
1993 to 2002**

	<b>Bloor to College</b>	<b>College to Dundas</b>	<b>Dundas to Queen</b>	<b>Queen to Front</b>	<b>Spadina Avenue</b>
1993	922	1,183	1,936	1,708	5,749
1994	899	864	1,922	1,693	5,378
1995	899	864	1,644	1,693	5,100
1996	760	925	1,591	1,841	5,117
1997	614	895	1,628	2,115	5,252
1998	784	852	1,652	2,121	5,409
1999	777	867	1,781	2,151	5,576
2000	809	826	1,610	2,326	5,571
2001	733	829	1,572	2,049	5,183
2002	665	1,030	1,787	1,973	5,455
<b>1993 to 2002</b>	<b>-257</b>	<b>-153</b>	<b>-149</b>	<b>265</b>	<b>-294</b>

Source: City of Toronto Employment Survey

On a percentage increase (Table J-11), and on a tax block basis, the whole of the Spadina area declined by 5.1 %. However, the data includes the University of Toronto. When the data was closely examined, it seemed that the reporting of employment for parts of the University were inconsistent from year to year. Consequently, it was necessary to remove that data in order to make relatively more consistent. Further, the fashion industry has had an influence on the employment structure of the street. The decline of this industry has little to do with the day-to-day influence of local-level influences and consequently, the data for these kinds of industries were also removed. What remains is shown in Tables J-12 and J-13. Instead of a decline of 5%, employment on the street (on a streetfront basis), grew by over 1,000 employees, or over 25%.

**Table J-11**  
**Spadina Corridor Study Areas**  
**% Change in Number of Employees**  
**1993 to 2002**

	<b>Bloor to College</b>	<b>College to Dundas</b>	<b>Dundas to Queen</b>	<b>Queen to Front</b>	<b>Spadina Avenue</b>
1993	n/a	n/a	n/a	n/a	n/a
1994	-2.5%	-27.0%	-0.7%	-0.9%	-2.5%
1995	0.0%	0.0%	-14.5%	0.0%	0.0%
1996	-15.5%	7.1%	-3.2%	8.7%	-15.5%
1997	-19.2%	-3.2%	2.3%	14.9%	-19.2%
1998	27.7%	-4.8%	1.5%	0.3%	27.7%
1999	-0.9%	1.8%	7.8%	1.4%	-0.9%
2000	4.1%	-4.7%	-9.6%	8.1%	4.1%
2001	-9.4%	0.4%	-2.4%	-11.9%	-9.4%
2002	-9.3%	24.2%	13.7%	-3.7%	-9.3%
<b>1993 to 2002</b>	<b>-27.9%</b>	<b>-12.9%</b>	<b>-7.7%</b>	<b>15.5%</b>	<b>-5.1%</b>

Source: City of Toronto Employment Survey

**Table J-12**  
**Spadina Avenue**  
**Employment of Spadina Address Businesses**  
**(excluding for U of T, fashion industries and MacGregor Ind.)**  
**1993 to 2002**

	<b>Front to Queen</b>	<b>Queen to Dundas</b>	<b>Dundas to College</b>	<b>College to Bloor</b>	<b>Spadina Avenue</b>
1993	1,082	1,417	1,090	483	4,072
1994	1,356	1,625	925	504	4,410
1995	1,247	1,209	812	531	3,799
1996	1,475	1,393	882	509	4,259
1997	1,754	1,421	819	422	4,416
1998	1,674	1,428	808	449	4,359
1999	1,694	1,535	850	520	4,599
2000	1,715	1,334	775	591	4,415
2001	1,688	1,368	758	548	4,362
2002	1,937	1,568	927	472	4,904
2003	2,001	1,576	1,009	532	5,118
<b>Growth</b>	<b>919</b>	<b>159</b>	<b>-81</b>	<b>49</b>	<b>1,046</b>

Source: City of Toronto Employment Survey

**Table J-13**  
**Spadina Avenue**  
**% Change in Total Number of Employees**  
**(excluding for U of T, fashion industries and MacGregor Ind.)**  
**1993 to 2002**

	Front to Queen	Queen to Dundas	Dundas to College	College to Bloor	Spadina Avenue	Toronto Annual Change
1993						n/a
1994	25.3%	14.7%	-15.1%	4.3%	8.3%	-1.92%
1995	-8.0%	-25.6%	-12.2%	5.4%	-13.9%	0.09%
1996	18.3%	15.2%	8.6%	-4.1%	12.1%	-1.38%
1997	18.9%	2.0%	-7.1%	-17.1%	3.7%	2.14%
1998	-4.6%	0.5%	-1.3%	6.4%	-1.3%	1.57%
1999	1.2%	7.5%	5.2%	15.8%	5.5%	5.12%
2000	1.2%	-13.1%	-8.8%	13.7%	-4.0%	2.39%
2001	-1.6%	2.5%	-2.2%	-7.3%	-1.2%	-0.16%
2002	14.8%	14.6%	22.3%	-13.9%	12.4%	-2.04%
2003	3.3%	0.5%	8.8%	12.7%	4.4%	-0.69%
<b>Growth</b>	<b>84.9%</b>	<b>11.2%</b>	<b>-7.4%</b>	<b>10.1%</b>	<b>25.7%</b>	<b>+4.98%</b>

Source: City of Toronto Employment Survey

Table J-13 also provides a point of comparison to the overall employment situation in the City of Toronto. When compared to the Spadina corridor, the city's employment base rose by about 5% while the Spadina corridor area (on a tax block basis), rose by about 26% over the same time period.

Part of this may be due to the re-emergence of some of the financial and construction positions lost as a result of the recession of the early 1990's. The Study areas do not share the same kind of employment characteristics, and hence, the fact that the corridor as a whole gained employment indicates an economic stability for the area.

#### **vii) Street Front Business Types and Employment**

On an area-by-area basis along the street, Table J-14 provides detail on the number of businesses and their corresponding employee base. The Dundas to Queen stretch had the most businesses numbering 351 and just over 1,700 employees. The Queen to Front area has the third largest portion of businesses at 245 but had the largest number of employees at 2047. The College to Dundas areas had about 1,150 employees at 275 businesses and finally, the Bloor to College area had the smallest employment base at 626 and 71 businesses.

**Table J-14**  
**Spadina Avenue**  
**Number of Businesses and Employees**

Spadina	# of Businesses	% of Businesses	# of Employees	% of Employees
Queen to Front	245	26.01%	2047	36.94%
Dundas to Queen	351	37.26%	1720	31.04%
College to Dundas	275	29.19%	1148	20.72%
Bloor to College	71	7.54%	626	11.30%
Total	942	100.00%	5,541	100.00%

Source: City of Toronto Employment Survey, 2002

Again on an area-by-area basis along the street, Table J-15 provides detail on the number of business types and their corresponding employee base but this time, on a business type basis.

- The Queen to Front area relies the most heavily on its office sector for employment.
  - With 171 businesses in this category, this category accounts for about 70% of the total and with 1,354 employees, about 66% of the employment base.
- The Dundas to Queen area is dominated by shopping and retailing.
  - There were 229 businesses which make up 65% of the total and these operations employ about 700, accounting for 40% of the employment base. Similarly, the College to Dundas area is very dependent on shopping and the retail sector. In 2002, it accounted for 625 of the number of businesses and about 60% of the employment.
- Given the proximity of the University of Toronto and the relative lack of street front retail, the Bloor to College area is dominated by office uses. There were 41 offices covered by the City's Employment Survey, accounting for 57% of the total and employing about 48% of the employment base, of about 300 employees.
- For the corridor as a whole, at 43% of the total, office use dominate the number of businesses and they account for about 50% of the street front employment.

**Table J-15**  
**Spadina Avenue**  
**Number of Businesses and Employees by Major Type 2002**

Spadina Avenue	Major Type	# Businesses	% Businesses	# Employees	% Employees
Queen to Front	Manufacturing	13	5.31%	373	18.22%
	Terminal, Storage and Transportation and Communications	3	1.22%	6	0.29%
	Shopping, Services, Repairs, Servicing and Rentals	43	17.55%	251	12.26%
	Office	171	69.80%	1,354	66.15%
	Institutions	3	1.22%	38	1.86%
	Entertainment and	12	4.90%	25	1.22%

**Table J-15  
Spadina Avenue  
Number of Businesses and Employees by Major Type 2002**

<b>Spadina Avenue</b>	<b>Major Type</b>	<b># Businesses</b>	<b>% Businesses</b>	<b># Employees</b>	<b>% Employees</b>
	Recreation				
	Total	245	100.00%	2,047	100.00%
<b>Dundas to Queen</b>	Manufacturing	14	3.99%	267	15.52%
	Terminal, Storage and Transportation and Communications	2	0.57%	3	0.17%
	Shopping, Services, Repairs, Servicing and Rentals	229	65.24%	701	40.76%
	Office	103	29.34%	733	42.62%
	Institutions	2	0.57%	14	0.81%
	Entertainment and Recreation	1	0.28%	2	0.12%
	Total	351	100.00%	1,720	100.00%
<b>College to Dundas</b>	Manufacturing	6	2.18%	51	4.44%
	Shopping, Services, Repairs, Servicing and Rentals	170	61.82%	692	60.28%
	Office	90	32.73%	350	30.49%
	Institutions	7	2.55%	52	4.53%
	Entertainment and Recreation	2	0.73%	3	0.26%
	Total	275	100.00%	1,148	100.00%
<b>Bloor to College</b>	Residential	1	1.41%	96	15.34%
	Manufacturing	2	2.82%	3	0.48%
	Shopping, Services, Repairs, Servicing and Rentals	16	22.54%	103	16.45%
	Office	41	57.75%	304	48.56%
	Institutions	8	11.27%	50	7.99%
	Entertainment and Recreation	3	4.23%	70	11.18%
	Total	71	100.00%	626	100.00%
<b>Spadina Avenue</b>	Residential	1	(0.11%)	96	(1.73%)
	Manufacturing	35	(3.72%)	694	(12.52%)

**Table J-15**  
**Spadina Avenue**  
**Number of Businesses and Employees by Major Type 2002**

Spadina Avenue	Major Type	# Businesses	% Businesses	# Employees	% Employees
	Terminal, Storage and Transportation and Communications	5	(0.53%)	9	(0.16%)
	Shopping, Services, Repairs, Servicing and Rentals	458	(48.62%)	1,747	(31.53%)
	Office	405	(42.99%)	2,741	(49.47%)
	Institutions	20	(2.12%)	154	(2.78%)
	Entertainment and Recreation	18	(1.91%)	100	(1.80%)

Source: City of Toronto Employment Survey

A portion of the Shopping, Services, Repairs, Servicing and Rentals sector is Retail and Retail Services, identified separately in Table J-16. This Table indicates the growth in these street-front businesses over the 1993 to 2003 period. It is important to note that, on the whole, the retailers found on the street front reduced their employment by about 10% in the 1993 to 2003 period while they grew by 4.3% in the 1997 to 2003 period.

The 1993 to 2003 period for Spadina indicates a significant loss of employment in relative terms. For example, the College to Bloor area lost 29% of its retail employment base. Dundas to College lost over 13% and the Front to Queen and Queen to Dundas lost around 6.5% and 5.3% respectively. Real employment losses were not significant. For example, the Queen to Dundas area lost 33 jobs over the 1993 to 2003 period. Further, the Front to Queen area lost 18 jobs over the same period.

The second half of the 1993 to 2003 period indicates a recovery for the street. In all areas, with the exception of the southerly part of the street, employment levels rebounded in the retail and retail service sectors and this reversal expressed itself in the period following the completion of the streetcar. Although by 2003 this reversal had not brought employment levels back to the 1993 totals, the gain in jobs in the Dundas to Bloor areas exceeded that of the average for the City.

**Table J-16**  
**Spadina Avenue**  
**Number of Businesses – Retail and Retail Services**

	1993	1997	2003	1993-2003	1997-2003
Front to Queen	277	279	259	-6.5%	-7.2%
Queen to Dundas	619	571	586	-5.3%	2.6%
Dundas to College	777	610	674	-13.3%	10.5%
College to Bloor	100	64	71	-29.0%	10.9%
<b>Spadina Avenue</b>	<b>1,773</b>	<b>1,524</b>	<b>1,590</b>	<b>-10.3%</b>	<b>4.3%</b>

Source: City of Toronto Employment Survey

### **viii) Surveys**

Limited survey data were collected as part of the Spadina corridor overview. The detailed survey results, methodology and survey instrument are provided elsewhere in the survey section of this EA. However, some key results are reported below.

It is important to understand that the Spadina Survey data were collected to gain an impression only and, are therefore indicative of the conditions or opinions of the area. They are, however, not intended as statistically valid conclusion and must be evaluated with this caution in mind

#### **A. Business Survey**

A survey of street front business owners was conducted along Spadina Avenue between March 15 to March 19, 2004. The purpose of this survey was to determine how the Spadina streetcar line has affected various factors that can influence businesses.

In total, 62 businesses were surveyed. Some of the key findings of the tabulation of the results are as follows:

##### *Full-time/Part-time Employee breakdown*

Of the 62 businesses surveyed, the size of the employment base for the full-time employees ranged between 0 to 15. The most common response was two full-time employees, while the average among respondents was approximately 2.9.

Not surprisingly, given the small, street front retail nature of the corridor, the size of the part time employment base on an individual store basis ranged between 0 to 10 employees. However, most of the businesses surveyed indicated that they did not have part time employees.

##### *Parking*

The vast majority of businesses (51 out of the 60 responding businesses), indicated that they did not have off-street customer parking spaces. Of the remaining nine, 4 indicated that there was a parking garage for customers, while the remaining had numbers ranging from one to eight. In terms of off-street employee parking spaces, 35 out of the 60 responding businesses did not have off-street employee parking spaces while the rest either had parking garage access or numbers of spots ranging from 1 to 4.

##### *Delivery/Loading Zone Area*

There were 59 responses to this question. Thirty-six businesses indicated that they used the street exclusively while ten indicated that they used only a laneway. Four businesses indicated that they use both the street and a laneway as their delivery/loading area while nine indicated that they used an area behind their business.

##### *Pre/Post Streetcar Questions*

Of the 62 businesses surveyed, 40 businesses pre-dated the arrival of the streetcar on Spadina. Opinions between changes in the number of customers to business per day after the introduction of the streetcar were split relatively evenly among those that answered the question (32% indicated an increase, 35% indicated a decrease, 32% indicated no change).

Gross sales after the introduction of the streetcar show a little more variation, with slightly more respondents answering that they saw no change (22% indicated an increase in gross sales, 32% indicated a decrease while 46% indicated no change).

In terms of whether the streetcar has helped business along the whole street, the majority has felt that the streetcar has either caused no change or has helped business. 50% of respondents believing that there has been no change, 36% believing that business is now better and 14% believing that business has decreased.

#### *Pre-Streetcar Customer Type Breakdown*

Of the businesses that were established before the introduction of the streetcar, the average percentage breakdown of customer type can be broken down as follows:

- 29% were casual customers
- 54% made a special trip to the business
- 17% were tourists.

#### *Rental Or Property Owner Breakdown*

Of the 43 respondents to this question, 37 businesses indicated that they were renting the property, while 6 owned their property. Eleven businesses responded to a follow-up question asking about property value changes after the introduction of the streetcar, of which, 45% indicated that property values increased, 18% indicated a decrease, while 36% indicated no change.

#### *Customer Type Breakdown*

With the streetcar system in place on Spadina, 54 respondents to this question indicated that on average, roughly 31% of customers are casual shoppers, 58% are planned stop customers and 11% are tourists.

#### *Gross Sales Levels*

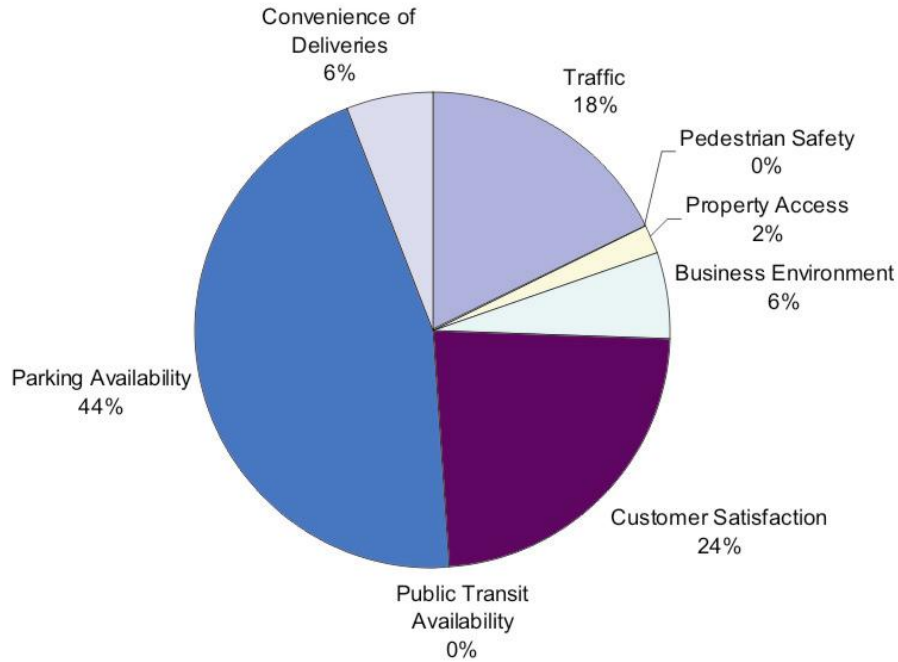
Of the 53 respondents who responded to the survey question asking if they thought gross sales along the street have been affected by the introduction of the streetcar, 34% felt that the streetcar improved gross sales, 19% felt that there was a decrease, while 47% felt that there was no change.

*Primary Factor Influencing Business*

Of the 58 businesses that responded to this question, the most common response to what is the most important factor influencing their business was parking availability (45%). The next two most common responses were Customer Satisfaction (24%) and Traffic (18%).

The results of the businesses that responded to this survey question had the following responses to the categories listed below:

**Most Important Factor Influencing your Business**



**Table J-17  
Spadina Avenue  
Effects Of Streetcar On Listed Conditions**

	Better	Same	Worse	# of Respondents
Traffic	43%	33%	24%	58
Pedestrian Safety	24%	53%	22%	58
Property Access	28%	60%	12%	57
Business Environment	39%	49%	12%	57

**Table J-17**  
**Spadina Avenue**  
**Effects Of Streetcar On Listed Conditions**

	Better	Same	Worse	# of Respondents
Customer Satisfaction	30%	47%	23%	57
Parking Availability	7%	33%	60%	58
Public transit availability	46%	46%	7%	56
Convenience of Deliveries	11%	66%	23%	56

## B. Resident Survey

Similar to the survey of business owners along the street, a survey of Spadina residents was also undertaken in March of 2004.

- About 60% of the respondents live within 5 to 6 blocks of the street, 30% indicated they live with 3-4 blocks and about 10% live within 1 to 2 blocks. Given the urban nature of the street, the results are consistent with the typical spatial make-up of this kind of main street.
- On the question of length of residency, about 70% have lived in the area for 5 or fewer years. However, about 20% of them have lived in the area for more than 10 years.
- About 60 % of the respondents rent their dwellings
- About 80% of the residences have off-street parking and more than half of the residences said the street car has influenced the property value/rent.

The survey asked the residents their opinion on a range of topics regarding the streetcar and since the streetcar has been built:

### *Rents and property values*

- Out of all the residences who rent, about 65% said their rent has increased
- Out of all the owners, about 75% said the property value has increased

### *Shopping habits and store variety/quality*

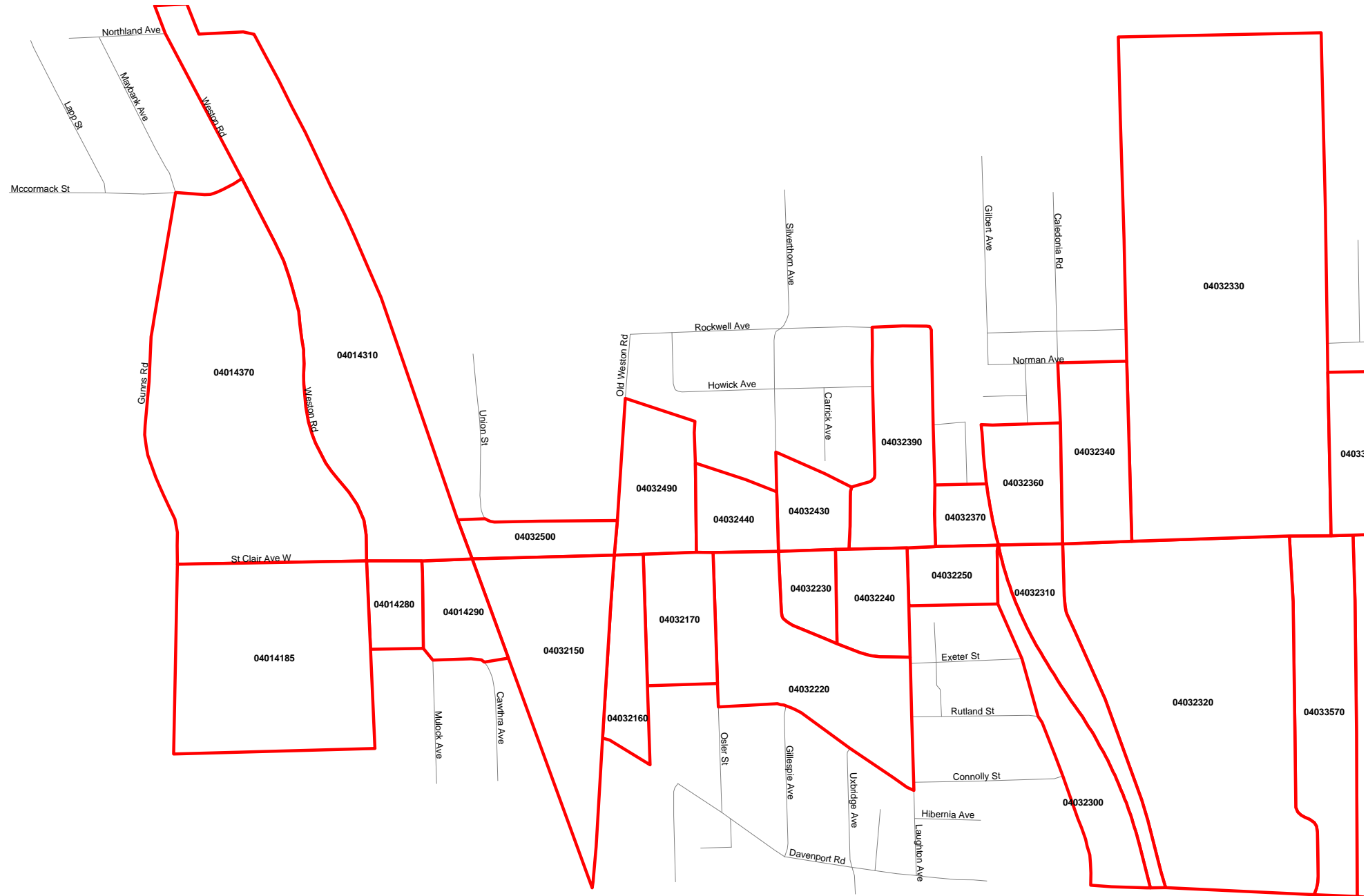
- The majority of the residences have not changed their habits in terms of visiting the local businesses, shops, or stores and the majority of the residences visit the local business, shops, or stores 2-5 times/week
- The variety of local businesses, shops, or stores have increased (79%)
- The quality of local businesses, shops, or stores have increased (73%)

### *Parking Availability and Access*

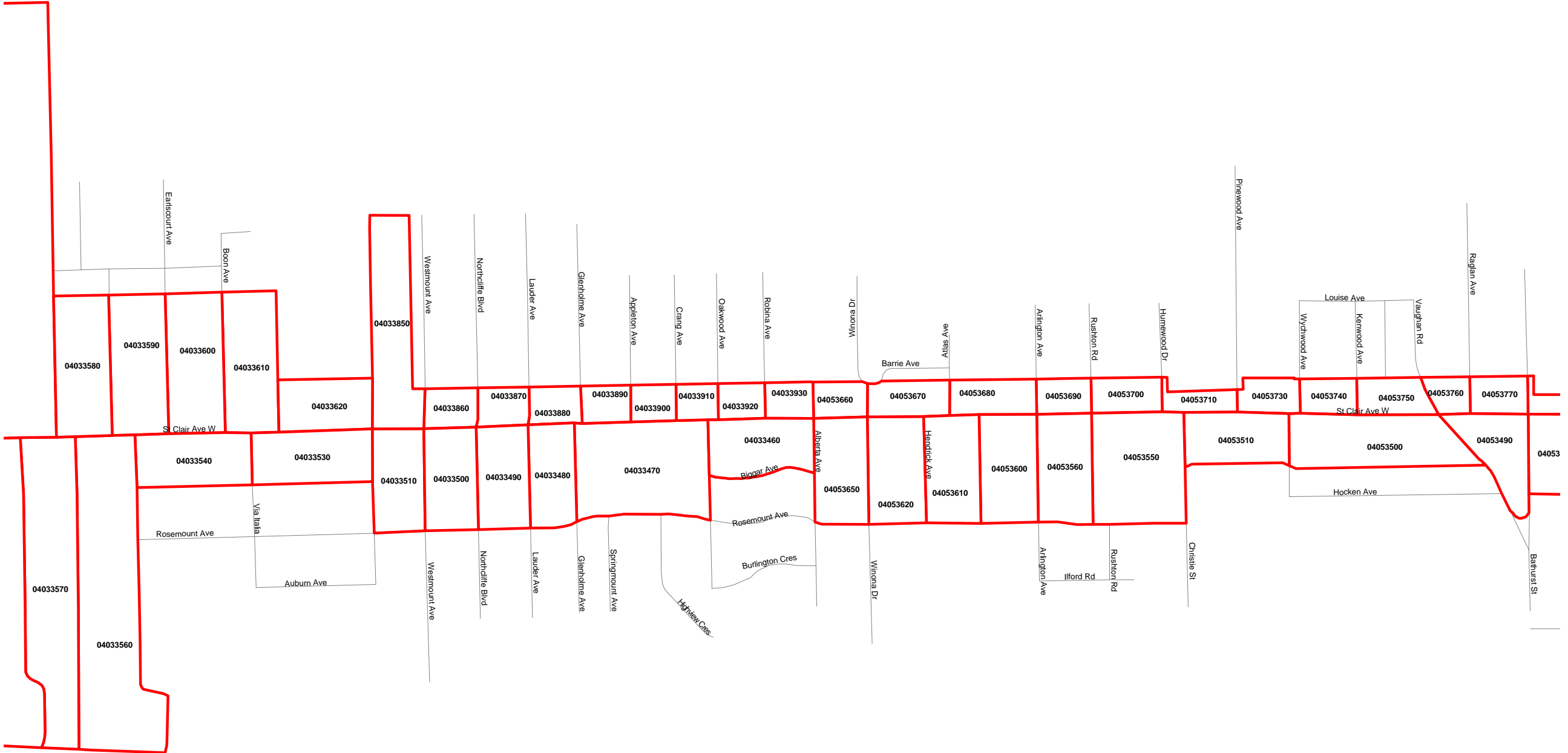
- About half of the residences think that parking is more difficult
- About 40% of the residences think that access to their residence has become less difficult since the streetcar was built.
- About 75% said that the introduction of the streetcar has provided an easier access to local businesses, shops, or stores.

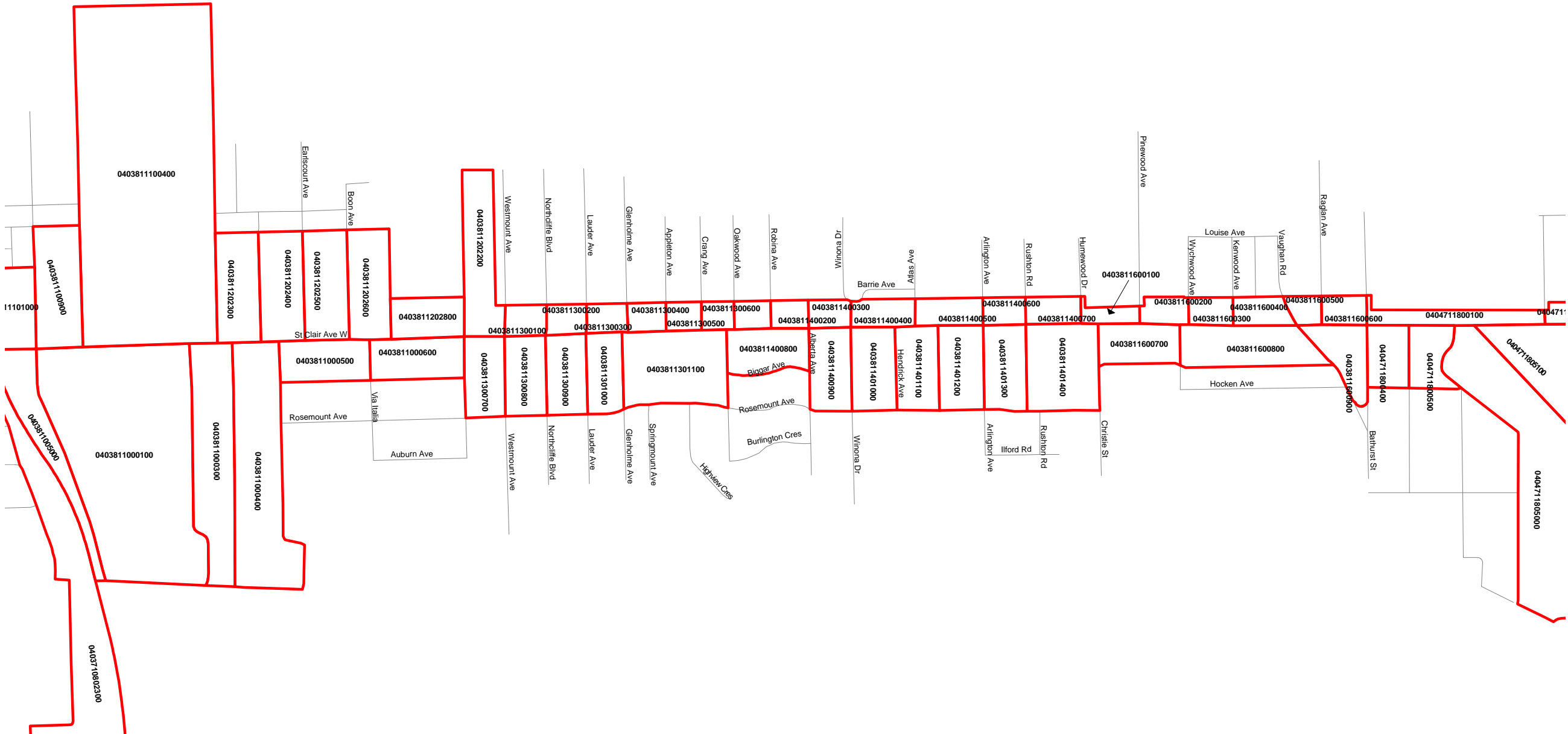
# **APPENDIX K**

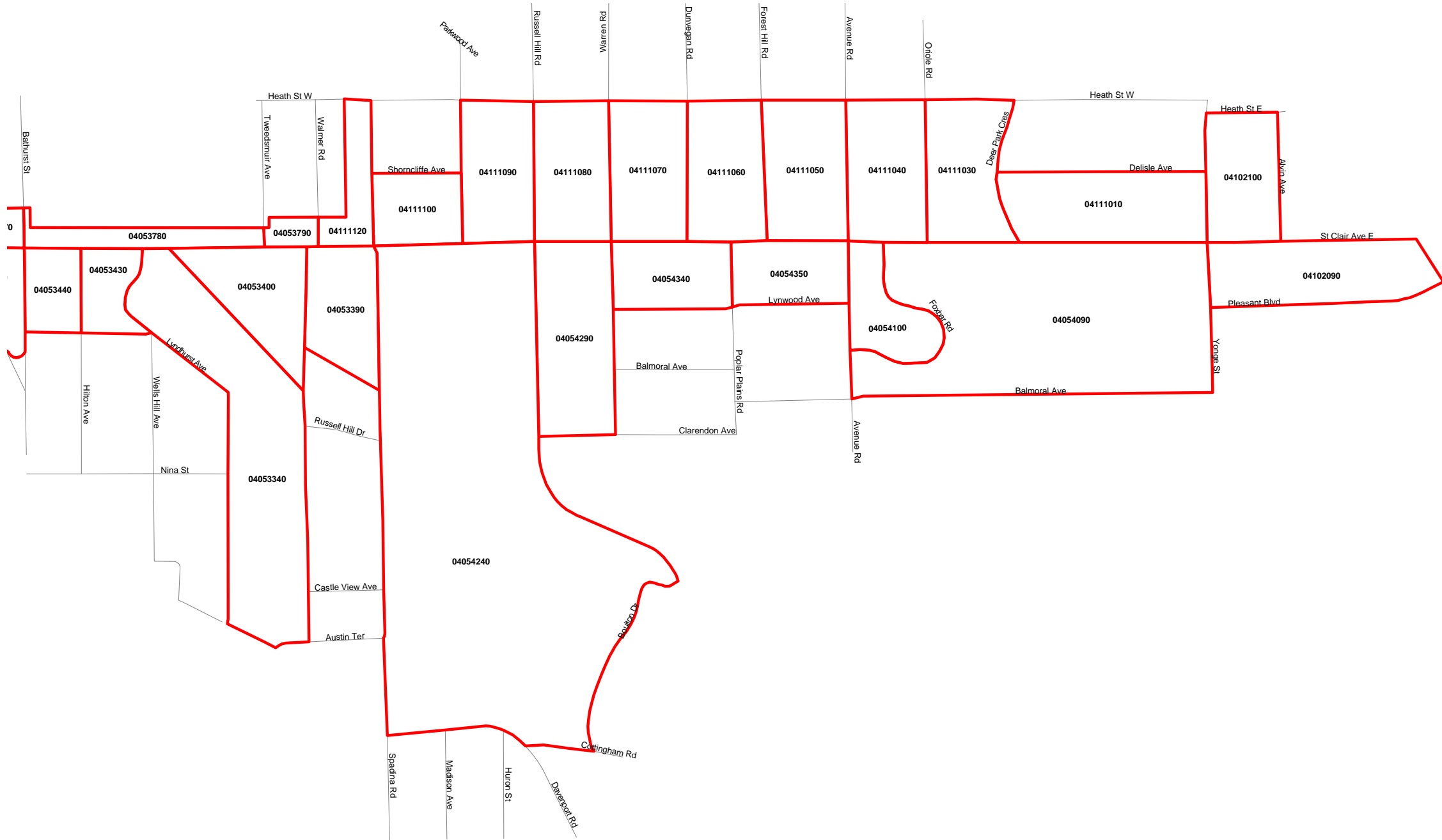
## **St. Clair West Tax Blocks**

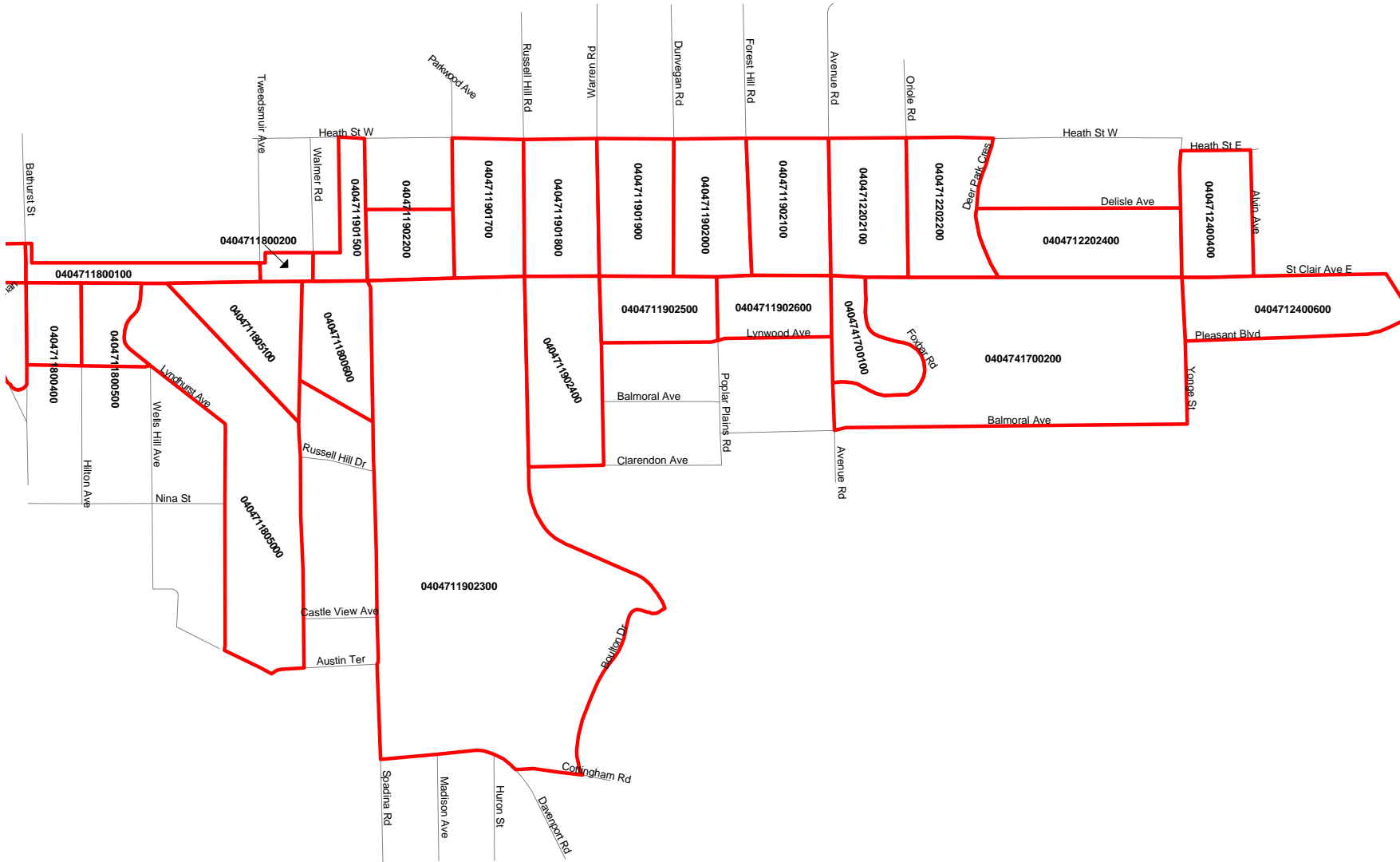












# **APPENDIX L**

## **PriceWaterhouseCoopers Report**



# Commercial Environment

## St. Clair Avenue West

June 2, 2004

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# Commercial Environment

## St. Clair Avenue West

*Financial profile of establishments on the St. Clair Corridor between Yonge and Scarlett Road.*

**Prepared for Marshall Macklin Monaghan**

By

**PricewaterhouseCoopers LLP**

June 2, 2004

**DRAFT**

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For Upper Middle 25%

# 1 Mandate

We understand that the Toronto Transit Commission (TTC) is planning to reconstruct the streetcar tracks on St. Clair Avenue West and portions of the roadway in 2005. Marshall Macklin Monaghan (Marshall) has been engaged by the TTC to compile a Study Design which addresses the issues that are important to the adjacent communities, business areas and the City. Pursuant to Task 2.3, Assessing Economic Impact on Local Business, we have been engaged by Marshall to conduct the work described below:

“Our work must begin with a solid understanding of the existing businesses along St. Clair. We will assemble data to describe the existing commercial environment on St. Clair.” (page 11 of the Study Design)

In particular, we have been asked to focus our study on the street level businesses. Information provided by the City regarding the businesses on St. Clair Avenue West was limited to employment statistics. These businesses have not been asked to provide financial data. Accordingly, the information set out in this report is based on general information about comparable businesses, and our experience in reviewing retail business operations and assessing the impacts of various public works on the commercial sector.

## 1.1 Restrictions and Qualification

This report is not intended for general circulation or publication nor is it to be reproduced or used for any purpose other than that outlined above. We do not assume any responsibility or liability for losses occasioned to Marshall, TTC, the City or other third parties as a result of the circulation, publication, reproduction or use of this report contrary to the purpose of this report and the provisions of this paragraph.

We have relied upon and have assumed the completeness, accuracy and fair presentation of all of the financial and other information, data and advice provided to or obtained by us from Marshall, the City and public sources in connection with this report. The conclusion expressed herein is conditional upon the accuracy and completeness of any such data, information, and advice.

We have not attempted to audit or otherwise verify the information presented to us.

A list of the documents we relied upon for the purpose of preparing this report is provided at the end of this report in Appendix A.

## 2 General Economy and Retail Businesses

According to a presentation prepared by the Retail Council of Canada, retail expenditures make up approximately 50% to 55% of total household consumption. The growth of retail sales depends largely on the health of employment market, which in turn affects the consumers' disposal income and willingness to spend.

The foregoing observation is supported by the statistics given in a report on the Canadian Retail Outlook to 2006 prepared by Retail Forward in May 2002. According to this report, the Canadian economy experienced a down turn in 2001. The gross domestic product (GDP) real growth in 2001 of 1.5% was significantly lower than the real growth rates of 4.4% in 2000 and 5.1% in 1999. The Canadian retail sales mirrored a similar down turn, and the real growth in 2001 of 2.6% was much lower than the average real growth rate of 4% from 1996 to 2001.

According to a most recent report published by the Conference Board of Canada on Canadian Outlook 2004, the solid economic growth in the U.S. is expected to bring about a GDP growth of 3% in Canada in 2005. The employment market is expected to remain strong, and the average annual increase in employment for the years 2005 to 2008 is projected to be 1.6%. These factors are likely to induce retail sales growth in the next few years.

Although the general outlook for retail businesses is positive, most small retail businesses have their down-side risks. Literature suggests that retail businesses are subject to high failure rates. Studies indicate an average survival rate for new businesses is 50% during the first five years of operation. An analysis of the survival rates of all establishments on St. Clair Avenue West for the two five-year periods from 1995 to 1999, and 1999 to 2003 are 47% and 56% respectively, which is consistent with the general average.

Study Design sub-divided St. Clair Avenue West (See Map) into business improvement areas (BIAs) and non-business improvement areas (Non-BIAs). Accordingly, we have conducted our analysis, as detailed below, for the BIAs and Non-BIAs separately.

### 3 Composition of Establishments on St. Clair Avenue West

Based on our review of the establishments on St. Clair Avenue West, we have classified them into three categories:

- Independent retail businesses – Mostly small businesses not operated under the banner of a franchise or chain.
- Major businesses – Chain stores or franchised businesses.
- Office, public services, financial and other services

#### 3.1 Independent Retail Businesses

In the BIAs, there are 474 independent retail businesses with a total employment of 1,569 people (Schedule 1 and Charts 1.1 and 1.2). In the Non-BIAs, there are 202 independent retail businesses with a total employment of 1,000 people (Schedule 2 and Charts 2.1 and 2.2).

Most independent retail businesses are neighbourhood stores visited mainly by people living nearby. We expect that people residing in the area are more likely to travel by walking as opposed to people residing outside the area who are more likely to travel by driving or riding on public transit.

According to a customer survey on St. Clair Avenue West jointly conducted by TTC and the City on March 27, 2004, approximately 27% of the people were attracted by specific stores, and 4% came to visit the specialized or unique stores. A number of the stores are considered destination stores which attract tourists and people residing outside the area. We have been advised that in the Corso Italia area there are 18 such stores, for example a well-known store that sells wedding gowns, Sposabella Canada, and in St. Clair West there are 9 destination stores.

In addition, the survey also indicated that approximately 38% of the customers surveyed planned to travel "from business to business" by walking and 18% by public transit.

#### 3.2 Major Businesses

In the BIAs, there are 14 major businesses with a total employment of 736 (Schedule 1 and Charts 1.1 and 1.2). In the Non-BIAs, there are 18 major businesses with a total employment of 664 (Schedule 2 and Charts 2.1 and 2.2).

Major businesses generally have a larger number of employees than independent retail businesses, and most of them have parking facilities.

Larger businesses which employ more than 20 people include Loblaws, Kentucky Fried Chicken, McDonald's Restaurant, West York Chevrolet, Shoppers Drug Mart, Royal Le Page, Remax Estates Ltd., and Home Depot.

### 3.3 Offices, Public Services, Financial and Other Services

In the BIAs, there are 53 offices, public services, financial and other services that employ approximately 437 individuals (Schedule 1 and Charts 1.1 and 1.2). In the Non-BIAs, there are 40 offices, public services, financial and other services that employ approximately 1,998 people (Schedule 2 and Charts 2.1 and 2.2).

Offices include government and private offices. Large offices which have more than 100 employees include the City, Ministry of Environment, Toronto District School Board, and Imperial Oil which is the largest and has 800 employees.

Public services include mostly religious organizations and community centres which are non-profit making.

Financial services include mostly banks and insurance companies. Examples of other services are funeral homes and nurseries. The patrons generally have a necessity to visit these places.

#### 4 Independent Retail and Major Businesses on St. Clair Avenue West

We have analysed the independent retail and major businesses on a combined basis. In the BIAs, the total number of independent retail and major businesses is 488, and the total number of people employed is 2,305 (Schedule 1). In the Non-BIAs, the number of independent retail and major businesses is 219, and the total number of people employed is 1,660 (Schedule 2).

In the following sections, we shall analyse the businesses on St. Clair Avenue West by industry sectors and by number of employees.

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## 5 Retail Business and Service Sectors on St. Clair Avenue West

As explained previously, the employment market, which is expected to remain strong in the next few years, is likely to have a positive impact on retail sales growth. The outlook of various sectors may vary. Businesses on St. Clair Avenue West generally fall into two categories, those that sell products and those that provide services.

Businesses that sell products are sub-divided into six retail business sectors:

- Auto parts and dealers
- Food and beverage stores
- Health and personal care
- Clothing and accessories
- Household equipment and supplies (including home furnishing, electronics and appliance, and building and garden supplies)
- General merchandise (including sporting goods and hobbies, general merchandise, miscellaneous retailers, and telecommunications)

Businesses that provide services are sub-divided into two service sectors:

- Eating and drinking places
- Health care services
- All other personal services (including professional services, travelling agencies, amusement and recreation, and personal and laundry services)

General Merchandise and All Other Personal Services are large sectors in both the BIAs and Non-BIAs. This is consistent with Marshall's customer survey which indicates that people are attracted by the variety of stores on St. Clair Avenue West. Other than these two sectors which is a combination of many sectors, we shall discuss the specific sectors below.

### 5.1 Business Improvement Areas

In terms of number of stores, the two largest specific sectors are Eating and Drinking Places (21%), and Clothing and Accessories (23%) (Schedule 3 and Charts 3.1 and 3.2). In terms of number of people employed, the two largest sectors are Food and Beverage Stores (30%), and Eating and Drinking Places (23%).

In order to provide some benchmarks for the sales and profitability of the business and service sectors on St. Clair Avenue West, we have used the Small Financial Profiles of Ontario

businesses prepared by Statistics Canada. It is our understanding that Statistics Canada took a statistical sample of all businesses across Ontario and used those businesses' financial data reported in their 2000 tax returns to create the Profiles. We have examined the financial information summarized in the Profiles and, based on our experience, we have selected the upper middle quartile which we believe is most indicative of the stores operating in the area.

### Eating and Drinking Places

Approximately 54.1% of Ontario businesses operating in the sector of Eating and Drinking Places were profitable (Schedule 7). The average sales per establishment were \$308,300 (Schedule 8 and Chart 8.1) and the average number of paid employees was 3.8.

According to Foodservice Facts 2003 and 2004, an annual market review and forecast, prepared by Canadian Restaurant and Foodservices Association, the Foodservice sector (corresponding to Eating and Drinking Places) has been impacted by a number of unfavourable factors. Canadians have taken advantage of the low interest rates and employment gains, spending more on 'big-ticket items' such as houses and cars and cutting back on spending at restaurants and bars. The number of travellers to Canada has declined, in particular, due to September 11 in 2001 and the incident of SARS in 2003. Regulations prohibiting smoking have affected the sales of bars, taverns and nightclubs. In the next two years, expected improvement in global economy and tourism to Canada is likely to bring about a solid growth in the Foodservice industry.

### Food and Beverage Stores

Approximately 63.4% of Ontario businesses operating in the sector of Food and Beverage stores were profitable. The average sales per establishment were \$373,300, and the average number of paid employees was 2.1.

Food and Beverage stores have experienced significant competition. According to Canadian Retail Outlook 2006 prepared by Retail Forward, the sales growth of traditional supermarkets is expected to slow down due to the expansion of the grocery section of large discount stores, in particular, Wal-Mart and Costco.

### Clothing and Accessories

Approximately 61.1% of Ontario businesses operating in the sector of Clothing and Accessories were profitable. The average sales per establishment were \$300,900, and the average number of paid employees was 2.6.

According to Canadian Retail Outlook 2006, Men's Clothing sales had declined in the recent years because men reduced their spending on non-essential items when the general economy experienced a down turn in 2001. Growing optimism in the general economy is expected to reduce the rate of decline. Women's Clothing sales, in nominal dollars, are expected to grow at a slower rate in the five-year period from 2001 to 2006 of 1.8% than in the past five-year period of 2.7%. This slower growth is driven by intensifying competition from discount departmental stores, such as Zellers and Wal-Mart as they continue to increase their apparel offerings.

## 5.2 Non-Business Improvement Areas

In terms of number of stores, the largest two sectors are Health Care services (29%), and Eating and Drinking places (16%) (Schedule 4 and Charts 4.1 and 4.2). In terms of number of people employed, the largest two sectors are Household Equipment and Supplies (22%), and Eating and Drinking places (16%).

### Health Care Services

Approximately 84.3% of the businesses operating in the sector of Health care services were profitable (Schedule 7). The average sales per establishment were \$268,900 (Schedule 8 and Chart 8.1), and the average number of paid employees was 5.2.

According to Canadian Retail Outlook 2006, pharmacies are expanding in light of the aging population of Canada. This trend is also reflected in a significant number of Health Care services on St. Clair Avenue West.

### Household Equipment and Supplies

The sector of Household Equipment and Supplies includes Furniture and Home Furnishing stores, Electronics and Appliance stores, and Building Material and Garden Equipment and Supplies dealers.

Approximately 61.2% of the Furniture and Home Furnishing stores were profitable. The average sales per store were \$436,700, and the average number of paid employees was 2.1.

Approximately 64.8% of the Electronics and Appliance stores were profitable. The average sales per store were \$366,400, and the average number of paid employees was 1.3.

Approximately 68.0% of the Building Material and Garden Equipment and Supplies dealers were profitable. The average sales per store were \$597,400 (Schedule 8 and Chart 8.1), and the average number of paid employees was 4.0.

According to Canadian Retail Outlook 2006, lower interest rates have reduced mortgage payments. Homeowners have been spending more on home repairs, landscaping projects, furniture and home appliances. The housing market has been strong, and furniture and appliance stores experienced sales growth, in nominal dollars, of 9.3% in the five-year period of 1996 to 2001. The stores sales growth is expected to continue, though at a slower rate of 4.4% for the next five-year period of 2001 to 2006.

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## 6 Size of Businesses on St. Clair Avenue West

The presentation prepared by the Retail Council of Canada noted that approximately 37% of retail businesses can be classified as small businesses operated by owners and their families. Small retail businesses are subject to high failure rates, with the accompanying loss of employment and income.

On St. Clair Avenue West, most independent retail businesses are small businesses. In addition, many of the well-known franchises are actually small businesses owned by individuals or family groups.

We were not provided with sales information with respect to the businesses on St. Clair Avenue West, but we were provided with the number of employees by establishment, which may be used as an indicator.

### 6.1 Business Improvement Areas

In total, there are 488 businesses with a total employment of 2,306 (Schedule 5 and Charts 5.1 and 5.2), or an average of 4.7 employees per store.

According to the presentation prepared by Retail Council of Canada, the retail sector is dominated by small businesses, and approximately 50% of retail businesses have less than 10 employees. On St. Clair Avenue West, however, approximately 95% of the 488 businesses in the BIAs have less than 10 employees. This indicates that there is a much higher concentration of small businesses in the BIAs than Canada as a whole. The 95% of small businesses on St. Clair Avenue West is dominated by businesses which have less than 5 employees, with 55% having 1 to 2 employees and 29% having 3 to 4 employees.

Within the employee population of 2,306, which may include working owners, approximately 52% or 1,234 are employed by small businesses which have less than 10 employees. Approximately 38% of the employee population are employed by larger businesses which have more than 20 employees. Among the large businesses, Loblaws has a significant complement of 445 or 19% of the total employee population.

### 6.2 Non-Business Improvement Areas

In total, there are 220 businesses with a total employment of 1,664 (Schedule 6 and Charts 6.1 and 6.2) or 7.6 employees per store. In comparison, the Non-BIAs have a smaller number of businesses and a smaller employee population than the BIAs.

Similar to the BIAs, the Non-BIAs have a much higher concentration of small businesses than Canada as a whole. Approximately 92% of the 220 businesses have less than 10 employees, with 52% having 1 to 2 employees and 21% having 3 to 4 employees.

Within the employee population of 1,664, approximately 32% or 529 are employed by small businesses which have less than 10 employees. In comparison, the number of people employed by small businesses in the Non-BIAs is much less than the BIAs. Approximately 58% of the employee population are employed by larger businesses which have more than 20 employees. Among the large business, Home Depot has a significant complement of 352 or 21% of the total employee population.

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**Appendix A****List of Documents Relied Upon**

1. Business Turnover statistics of St. Clair Avenue West from 1995 to 2003, as prepared by Marshall, Macklin, Monaghan;
2. Activity Code of Occupants provided by the City of Toronto;
3. St. Clair Avenue West EA Study – Customer Survey March 27, 2004, jointly conducted by the TTC and the City;
4. “Retail – The Heart of Every Community”, a presentation prepared by the Retail Council of Canada based on material prepared by Jacobson Consulting Inc.;
5. Economic Forecast – The Canadian Retail Outlook to 2006, May 2002, as prepared by Retail Forward;
6. Foodservice Facts – Market Review and Forecast, 2003 and 2004, as prepared by the Canadian Restaurant and Foodservice Association;
7. Small Business Profiles of Businesses in Ontario, Version 2002, as compiled by Statistics Canada; and
8. Various articles regarding business failure.

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## APPENDIX M

### List of Businesses (street front, ground-related along the St. Clair West Corridor (north/south split))

EVENS - North Side of Street						
ASTR	ASNAME	OCNAME	PRACODE	FT	PT	Total
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
2	St Clair Ave E	E Bay	738	15	0	15
2	St Clair Ave E	Blacks Cameras	621	2	1	3
2	St Clair Ave E	Wellington Jewellers	621	1	0	1
2	St Clair Ave E	Menen Center For Optimum Hea	774	1	0	1
2	St Clair Ave E	Best Z	654	2	2	4
2	St Clair Ave E	Whole Health	633	2	0	2
2	St Clair Ave E	St Clair Greetings	624	3	1	4
2	St Clair Ave E	International News	623	1	0	1
2	St Clair Ave E	Town Shoes	613	4	2	6
2	St Clair Ave E	Td Canada Trust	721	30	10	40
2	St Clair Ave E	Second Cup	654	3	7	10
22	St Clair Ave E	Whitecastle And Fallbrook Lt	739	28	2	30
22	St Clair Ave E	City Optical	773	2	0	2
22	St Clair Ave E	Pharma Plus	611	11	7	18
22	St Clair Ave E	Ziggys Fantastic Foods	632	15	62	77
22	St Clair Ave E	Marquess Jewellers	621	2	1	3
22	St Clair Ave E	Royal Bank	721	24	0	24
17				146	95	241
	<b>Yonge To Deer Park</b>		<b>Non BIA area 4</b>			
2	St Clair Ave W	Mills & Mills	731	55	0	55
2	St Clair Ave W	Ministry Of The Environment	783	150	0	150
2	St Clair Ave W	180 Systems	738	5	0	5
2	St Clair Ave W	Corporate Assets Inc	739	10	0	10
2	St Clair Ave W	Mantex Realty Inc	727	1	2	3
2	St Clair Ave W	The Mclean Foundation	793	2	0	2
2	St Clair Ave W	Elizabeth Ridgely	744	1	0	1
2	St Clair Ave W	Ryegate Capital Corp	739	2	0	2
2	St Clair Ave W	O & Y Enterprises	728	11	1	12
2	St Clair Ave W	Michael's Baguette	654	2	2	4
24	St Clair Ave W	Fioro Hair Design	655	21	1	22

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
30	St Clair Ave W	Gary L. Segal	739	1	0	1
30	St Clair Ave W	Daniel D. Horwitz	731	1	0	1
30	St Clair Ave W	The Sandwich Board	654	2	2	4
30	St Clair Ave W	Composium Dental Centre	772	2	0	2
40	St Clair Ave W	Paramount Travel	715	8	0	8
48	St Clair Ave W	Kinko's	739	10	0	10
64	St Clair Ave W	Joropa Investments Ltd	739	1	0	1
72	St Clair Ave W	The Kulhay Wellness Centre	774	3	2	5
74	St Clair Ave W	The Little Food Shop	632	2	1	3
74	St Clair Ave W	Deer Park Video	676	0	4	4
74	St Clair Ave W	Alleen's	614	4	2	6
22				294	17	311
	<b>Deer Park To Oriole</b>		<b>Non BIA area 4</b>			
80	St Clair Ave W	Pradise Cleaners	641	1	0	1
110	St Clair Ave W	Derksen Light Technologies	739	1	0	1
112	St Clair Ave W	Desjardins Credit Union	721	7	0	7
112	St Clair Ave W	Dr Westkirk	774	2	0	2
112	St Clair Ave W	Dr H Pollack	774	1	0	1
5				12	0	12
	<b>Oriole To Avenue</b>		<b>Non BIA area 4</b>			
	<b>No Businesses</b>					
	<b>Avenue To Forest Hill</b>		<b>Non BIA area 4</b>			
200	St Clair Ave W	Med-Chem Laboratories	775	3	0	3
200	St Clair Ave W	Avenue-St Clair Chiropody &	774	3	0	3
200	St Clair Ave W	Diagnostic Care - Mctu	775	2	0	2
200	St Clair Ave W	Summit Pharmacy	611	1	2	3
200	St Clair Ave W	Pro Fitness Personal Trainin	774	0	30	30
200	St Clair Ave W	Elie Cass B. A. Md	771	4	0	4
6				13	32	45
	<b>Forest Hill To Dunvegan</b>		<b>Non BIA area 4</b>			
202	St Clair Ave W	Dr Skolnick	771	2	0	2
206	St Clair Ave W	Dr Shatford	771	1	0	1

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
206	St Clair Ave W	Caryn Miller	774	1	0	1
206	St Clair Ave W	Clair Plains Admin Services	739	0	1	1
206	St Clair Ave W	Dr Shelia Rodger Paucher	774	1	0	1
206	St Clair Ave W	Dr Ian Graham	771	1	0	1
208	St Clair Ave W	Dr Pilgrim	771	0	1	1
208	St Clair Ave W	Dr R P Carr	771	1	0	1
208	St Clair Ave W	Dr P L Herschman	771	1	0	1
212	St Clair Ave W	Therapeutic Massage Registry	774	1	3	4
216	St Clair Ave W	Beamart Inc	774	1	0	1
216	St Clair Ave W	Dr J M Bingham	771	1	0	1
216	St Clair Ave W	Dr D G Scroggie	771	1	0	1
216	St Clair Ave W	Dr Martin Fischer	771	1	1	2
14				13	6	19
	Dunvegan To Warren		Non BIA area 4			
230	St Clair Ave W	Timothy Eaton Memorial Churc	841	15	14	29
1				15	14	29
	Warren To Russell Hill		Non BIA area 4			
	No Businesses					
	Russell Hill To Parkwood		Non BIA area 4			
276	St Clair Ave W	Cloverhill Apartments	739	2	0	2
1				2	0	2
	Parkwood To Spadina		Non BIA area 4			
282	St Clair Ave W	Village Park Retirement Resi	156	15	15	30
288	St Clair Ave W	Superintendent	739	1	0	1
288	St Clair Ave W	Lloyd Gilbert & Assoc	774	2	0	2
288	St Clair Ave W	Dr Wood & Dr. Crusen	771	2	0	2
288	St Clair Ave W	Dr Fernando	771	1	0	1
288	St Clair Ave W	Irene Butt	774	1	0	1
288	St Clair Ave W	Dr. Terry N. Garling	771	1	0	1
290	St Clair Ave W	Dr Goldhamer	774	1	0	1
290	St Clair Ave W	Dr S Blumenberger	774	1	0	1
290	St Clair Ave W	Dr R Sales	771	2	0	2

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
300	St Clair Ave W	Dr Lupvich & M Iriarte	772	0	4	4
300	St Clair Ave W	Chiropractic Clinic On The.	774	2	0	2
12				29	19	48
	Spadina To Tweedsmuir		Non BIA area 4			
	No Businesses					
	Tweedsmuir To Bathurst		Wychwood			
354	St Clair Ave W	Holy Rosary Church	841	2	1	3
396	St Clair Ave W	Moneysworth & Best	641	1	0	1
396	St Clair Ave W	Holy Smokes	624	1	6	7
396	St Clair Ave W	Loblaws	631	445	0	445
396	St Clair Ave W	Caban	614	2	8	10
396	St Clair Ave W	Bell World	624	3	1	4
396	St Clair Ave W	Lcbo	634	5	6	11
396	St Clair Ave W	Pc Financial	721	3	0	3
396	St Clair Ave W	The Dry Cleaner	641	2	2	4
9				464	24	488
	Bathurst To Raglan		Wychwood			
510	St Clair Ave W	Td Canada Trust	721	8	4	12
522	St Clair Ave W	Premier Cleaners	641	1	0	1
524	St Clair Ave W	Eden Fine Foods	633	3	0	3
528	St Clair Ave W	Pinoy Mini Mart	632	2	0	2
530	St Clair Ave W	Jlb Pilipino Food Store	633	3	0	3
534	St Clair Ave W	Open Window Bakery	633	2	5	7
6				19	9	28
	Raglan To Vaughan		Wychwood			
536	St Clair Ave W	Auto Rovers	644	3	0	3
538	St Clair Ave W	Rose Garden Restaurant	651	2	1	3
538	St Clair Ave W	Immigration Consultants	731	3	1	4
538	St Clair Ave W	Persian & Oriental Rug Servi	642	4	0	4
540	St Clair Ave W	St Alphonsus Catholic Church	841	1	0	1
	Vaughan To Kenwood		Wychwood			
542	St Clair Ave W	Coffee Time	654	2	0	2

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
542	St Clair Ave W	Alberts Real Jamaican Foods	654	4	1	5
544	St Clair Ave W	Gemini Exchange Int'l	723	1	1	2
544	St Clair Ave W	Lydia Valerio M. Hair Salon	655	2	0	2
544	St Clair Ave W	Xxx-Tra Vision	676	1	5	6
544	St Clair Ave W	Aroma Holistic Clinic	774	1	0	1
544	St Clair Ave W	Pc Farm Inc	614	1	0	1
550	St Clair Ave W	Web Fusion	739	1	0	1
550	St Clair Ave W	Harveys	654	8	5	13
550	St Clair Ave W	Pizza Pizza	654	3	5	8
556	St Clair Ave W	Budget Car Rentals	673	2	0	2
566	St Clair Ave W	S & W Soul King Record Store	621	1	1	2
568	St Clair Ave W	The Frame Gallery	624	2	0	2
570	St Clair Ave W	Mr Submarine	654	1	4	5
14				30	22	52
	Kenwood To Wychwood		Wychwood			
572	St Clair Ave W	Da-Maria Pizzeria	651	2	0	2
574	St Clair Ave W	Russell Cleaners	641	2	0	2
578	St Clair Ave W	Solutions Health Care Ass.	771	1	3	4
582	St Clair Ave W	St Clair Camera - Kodak	621	2	0	2
582	St Clair Ave W	Three & One Tv Vcr Repairs	642	2	0	2
5				9	3	12
	Wychwood To Pinewood		Wychwood			
624	St Clair Ave W	Midas Muffler	644	5	0	5
630	St Clair Ave W	Thai	651	1	2	3
632	St Clair Ave W	Phillipine Tropical Express	724	2	0	2
634	St Clair Ave W	Barrio Fiesta	654	3	0	3
636	St Clair Ave W	Vip Variety	617	2	0	2
638	St Clair Ave W	Dj's Caribbean Variety	624	1	0	1
646	St Clair Ave W	Ogden	657	3	0	3
7				17	2	19
	Pinewood To Christie		Wychwood			
660	St Clair Ave W	Speedy Muffler King	644	5	0	5
666	St Clair Ave W	Super Video 99	676	1	4	5

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
682	St Clair Ave W	Wise Guys Bar & Grill	651	1	0	1
684	St Clair Ave W	Jug Town	632	2	0	2
4				9	4	13
	Christie To Rushton		Hillcrest			
686	St Clair Ave W	Councillor Joe Mihevc	785	0	2	2
690	St Clair Ave W	World Class Bakers	651	8	4	12
694	St Clair Ave W	Lucy Nails Salon	655	3	0	3
694	St Clair Ave W	Violet's Coffee House	633	2	0	2
700	St Clair Ave W	Queen's Dairy Family Restaur	651	4	0	4
710	St Clair Ave W	Mcdonald's Restaurants	654	20	30	50
724	St Clair Ave W	Gerry's Fast Food Inc	654	3	1	4
726	St Clair Ave W	Rhythm & Spice Restaurant	651	1	0	1
728	St Clair Ave W	Nails Salon	655	4	0	4
730	St Clair Ave W	Dave's Gourmet Pizza	651	2	0	2
732	St Clair Ave W	Ali Baba Antique Repairs	642	1	0	1
736	St Clair Ave W	Pain Perou	633	5	0	5
738	St Clair Ave W	Coin Laundry	641	0	1	1
740	St Clair Ave W	R & W Variety Stsore	633	2	0	2
14				55	38	93
	Rushton To Arlington		Hillcrest			
744	St Clair Ave W	Filippo's Gourmet Pizza	651	4	3	7
746	St Clair Ave W	Eglinton Florist	624	1	2	3
748	St Clair Ave W	St Clair Delicatessen	633	2	0	2
750	St Clair Ave W	Nama & Sushi Japanese Restau	651	2	1	3
752	St Clair Ave W	Acappella	612	1	1	2
756	St Clair Ave W	Northern Karate & Fitness Ce	827	2	5	7
760	St Clair Ave W	Orizzonte Restaurant	651	2	1	3
762	St Clair Ave W	Mio Caffè E Panini	651	1	3	4
764	St Clair Ave W	Jameson Dry Cleaners	641	1	0	1
766	St Clair Ave W	Discount Plus	617	2	0	2
770	St Clair Ave W	United Tax Accounting	732	1	0	1
770	St Clair Ave W	St Clair Flowers	624	1	0	1
12				20	16	36
	Arlington To Atlas		Hillcrest			

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
774	St Clair Ave W	St Clair Variety	617	2	0	2
776	St Clair Ave W	Arlington Super Variety	617	3	0	3
780	St Clair Ave W	Discount Junction	617	1	0	1
784	St Clair Ave W	Alberta Flower's And Gifts	624	2	0	2
786	St Clair Ave W	Mattresses & Furniture	614	2	0	2
788	St Clair Ave W	Ivy's Of Jamaica	655	1	0	1
788	St Clair Ave W	Pyro's Coffee Shop	654	2	1	3
790	St Clair Ave W	Toronto Fish Market	633	1	0	1
792	St Clair Ave W	Rome Travel Agencies	715	9	0	9
798	St Clair Ave W	Bruttium	612	1	0	1
800	St Clair Ave W	Macelleria Atlas	633	1	2	3
802	St Clair Ave W	Nimbus Total Water Treatment	749	1	0	1
804	St Clair Ave W	Santo's Hair Stylist	655	2	0	2
806	St Clair Ave W	Amalia Jewellers	621	2	0	2
808	St Clair Ave W	Csi Computers	738	2	1	3
810	St Clair Ave W	New Niagara Restaurant	651	1	1	2
812	St Clair Ave W	The Medical Spot	624	1	0	1
814	St Clair Ave W	Huaraz	621	1	0	1
816	St Clair Ave W	El Palenque	651	2	1	3
818	St Clair Ave W	Javed's Buy & Sell	617	1	0	1
20				38	6	44
	Atlas To Winona		Hillcrest			
828	St Clair Ave W	Mi Tierra	651	3	0	3
832	St Clair Ave W	Centro Naturista	633	1	0	1
836	St Clair Ave W	Hungarian Canadian Cultural	946	1	0	1
870	St Clair Ave W	Td Canada Trust	721	13	15	28
4				18	15	33
	Winona To Alberta		Non BIA area 3			
880	St Clair Ave W	Misir And Patterson	731	25	0	25
884	St Clair Ave W	Misir & Company	731	25	0	25
888	St Clair Ave W	S & Y Variety	617	2	0	2
890	St Clair Ave W	Internet Access/Pc Games	738	1	0	1
890	St Clair Ave W	Euro Shoes	613	1	0	1
892	St Clair Ave W	Veros Cafe	651	1	2	3

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
894	St Clair Ave W	Traffic Ticket People	731	5	0	5
896	St Clair Ave W	Glenholme Pharmacy	611	2	2	4
898	St Clair Ave W	La Perla	612	2	0	2
900	St Clair Ave W	Blockbuster Video	676	1	10	11
10				65	14	79
	<b>Alberta To Robina</b>		<b>Non BIA area 3</b>			
908	St Clair Ave W	L C B O	634	5	6	11
910	St Clair Ave W	Johnvince Foods	632	3	4	7
912	St Clair Ave W	Tan Can	624	3	2	5
918	St Clair Ave W	Rosedale Furniture	624	2	1	3
918	St Clair Ave W	Cortones	651	2	0	2
918	St Clair Ave W	Wonder Video	676	1	1	2
6				16	14	30
	<b>Robina To Oakwood</b>		<b>Non BIA area 3</b>			
930	St Clair Ave W	Furniture	642	2	0	2
930	St Clair Ave W	Robina Variety	617	1	1	2
932	St Clair Ave W	Consumers Discount	624	2	0	2
936	St Clair Ave W	Canadiana Dry Cleaners	641	2	0	2
938	St Clair Ave W	Time Discount	617	2	0	2
940	St Clair Ave W	Dr J Reyhaian Dental Clinic	772	2	4	6
942	St Clair Ave W	Clairwood Drugmart	611	3	3	6
944	St Clair Ave W	Dr M Winkler	773	0	1	1
948	St Clair Ave W	Curves	947	2	2	4
9				16	11	27
	<b>Oakwood To Crang</b>		<b>Non BIA area 3</b>			
950	St Clair Ave W	Twins Variety	617	1	1	2
950	St Clair Ave W	Pizza Pizza	654	5	3	8
954	St Clair Ave W	Yummy Yummy	654	2	0	2
956	St Clair Ave W	Hair To Toe	655	2	0	2
958	St Clair Ave W	Boblio Café	654	1	0	1
960	St Clair Ave W	Harvey's Department Store	612	2	0	2
960	St Clair Ave W	Lambada Bar	654	1	1	2
966	St Clair Ave W	H H Tropical Foods	633	2	0	2

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
966	St Clair Ave W	Forum	612	1	0	1
9				17	5	22
	<b>Crang To Appleton</b>		<b>Non BIA area 3</b>			
984	St Clair Ave W	St. Clair Variety Plus	617	2	1	3
986	St Clair Ave W	Dr M Daalderop	773	2	0	2
988	St Clair Ave W	Dannys Vacuum	642	2	0	2
992	St Clair Ave W	Lamarra Restaurant	655	2	1	3
996	St Clair Ave W	Bohemia Havana	651	3	2	5
996	St Clair Ave W	Olde Sports Centre	612	2	0	2
998	St Clair Ave W	Macelleria San Gabrielle	633	2	1	3
1000	St Clair Ave W	New Village Fruit Market	632	1	1	2
1002	St Clair Ave W	Mattress	651	1	0	1
1002	St Clair Ave W	St Clair For Her Wear	654	1	0	1
1002	St Clair Ave W	Triple Triple Pizza	654	2	2	4
11				20	8	28
	<b>Appleton To Glenholme</b>		<b>Non BIA area 3</b>			
1018	St Clair Ave W	Crea Tailors	612	2	0	2
1020	St Clair Ave W	Variety Flowers	624	1	0	1
1024	St Clair Ave W	St Clair Express	621	2	0	2
1026	St Clair Ave W	Appleton Fine Home Furnishin	614	1	1	2
1028	St Clair Ave W	Jerk Centre	659	2	0	2
1028	St Clair Ave W	St Clair Fish Market	633	2	0	2
1030	St Clair Ave W	Kwa Used Appliances	624	1	0	1
1032	St Clair Ave W	North America Fish Depot Ltd	624	2	1	3
1034	St Clair Ave W	St Clair Produce	633	2	0	2
	<b>Glenholme To Lauder</b>		<b>St. Clair West</b>			
1038	St Clair Ave W	Video Games & Variety	676	2	0	2
1038	St Clair Ave W	Dany's Dry Cleaning	617	1	0	1
1038	St Clair Ave W	M & F Nick Nacks	655	2	1	3
1040	St Clair Ave W	El Amigo	654	2	0	2
1042	St Clair Ave W	Motivas Restaurant & Bar	651	7	2	9
1046	St Clair Ave W	Sam's	642	1	1	2

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
1066	St Clair Ave W	St. Clair Textiles	612	2	1	3
1068	St Clair Ave W	Sina's Flowers & Gift	624	1	0	1
1070	St Clair Ave W	A Capoeira	654	2	0	2
1070	St Clair Ave W	Net Hound.Net	624	1	1	2
1074	St Clair Ave W	Traffic Ticket Place	764	1	0	1
1076	St Clair Ave W	Roma Meat + Deli	633	2	0	2
1076	St Clair Ave W	Lindsay Cleaners And Tailors	641	2	0	2
13				26	6	32
	<b>Lauder To Northcliffe</b>		<b>St. Clair West</b>			
1080	St Clair Ave W	Liberty Tax Service	764	3	0	3
1080	St Clair Ave W	Amazing Sewing Machines	624	2	0	2
1084	St Clair Ave W	Palermo Bakery	633	2	0	2
1086	St Clair Ave W	Delia Travel Agency	715	2	2	4
1088	St Clair Ave W	Super Latin Music	676	2	0	2
1090	St Clair Ave W	Italian Gift & Houseware	614	2	1	3
1092	St Clair Ave W	Dental Clinic	772	5	1	6
1094	St Clair Ave W	Buck Or Two	624	1	4	5
1106	St Clair Ave W	Central Paint & Tile Store	642	3	0	3
1108	St Clair Ave W	111 Sports Bar	654	2	0	2
1110	St Clair Ave W	Sun Sun Fruit Market	631	2	0	2
11				26	8	34
	<b>Northcliffe To Westmount</b>		<b>St. Clair West</b>			
1114	St Clair Ave W	Toronto Catholic Dist. S.B.	822	33	0	33
1118	St Clair Ave W	St Clare's R C Church	841	2	1	3
2				35	1	36
	<b>Westmount To Dufferin</b>		<b>Corso Italia</b>			
1154	St Clair Ave W	Pro-Active Fitness	947	2	2	4
1154	St Clair Ave W	The Big Slice	654	3	3	6
1154	St Clair Ave W	Bank Of Nova Scotia	721	11	11	22
1158	St Clair Ave W	Tiffany's	612	5	2	7
1160	St Clair Ave W	New Tivoli Restaurant	651	3	2	5
1162	St Clair Ave W	Sunlight Fruit Market	617	2	0	2
1164	St Clair Ave W	Cibc	721	14	6	20

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
7				40	26	66
	Dufferin To St. Clair Gardens		Corso Italia			
1166	St Clair Ave W	The Forum	654	2	4	6
1166	St Clair Ave W	Dufferin Smoke	632	1	0	1
1166	St Clair Ave W	Marvelo Cleaners	641	1	0	1
1166	St Clair Ave W	La Terrazza	655	2	0	2
1168	St Clair Ave W	Mcdonald's Restaurants	654	7	28	35
1170	St Clair Ave W	Bun King Bakery	633	4	2	6
1174	St Clair Ave W	One Hour Photo	621	1	2	3
1176	St Clair Ave W	Sposabella Canada Inc	612	4	2	6
1180	St Clair Ave W	Lo Cozy Gifts & Discount	624	1	1	2
1182	St Clair Ave W	St Clair Village Cafe	652	2	1	3
1188	St Clair Ave W	Genesis	612	3	0	3
1190	St Clair Ave W	La Scala Inc	612	2	0	2
1192	St Clair Ave W	What A Bargain	624	2	0	2
1194	St Clair Ave W	Hana	612	2	0	2
1194	St Clair Ave W	Elifaz Bakery	633	2	2	4
1194	St Clair Ave W	Diva	612	2	0	2
1200	St Clair Ave W	Dr A Lieberman	772	2	1	3
1200	St Clair Ave W	Payless Shoe Source	613	3	2	5
1200	St Clair Ave W	Belle Rykiss	624	2	1	3
1216	St Clair Ave W	Pizza Memo	651	3	1	4
1218	St Clair Ave W	Ristorante Nido	651	3	3	6
1220	St Clair Ave W	Ac Ranch	651	2	2	4
1222	St Clair Ave W	Jasmine Outlet	612	1	0	1
1224	St Clair Ave W	Centro Trattoria	633	6	2	8
1226	St Clair Ave W	Bank Of Montreal	721	13	4	17
25				73	58	131
	St. Clair Gardens To Boon		Corso Italia			
1228	St Clair Ave W	Sasso Uomo Ltd	612	2	0	2
1230	St Clair Ave W	Solo Mio	612	1	1	2
1232	St Clair Ave W	Gente Boutique Ltd	612	2	0	2
1236	St Clair Ave W	Christian Boutique Ltd	612	3	1	4

<b>EVENS - North Side of Street</b>						
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	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
1238	St Clair Ave W	Sakura Japanese Restaurant	651	2	1	3
1240	St Clair Ave W	Tucolore Bar Café	652	2	1	3
	Boon To Earls court		Corso Italia			
1242	St Clair Ave W	Amore	612	2	0	2
1246	St Clair Ave W	Fabiani Shoes	613	2	0	2
1248	St Clair Ave W	International Sports Bar	651	2	0	2
1250	St Clair Ave W	Zenith Shoes	613	2	0	2
1252	St Clair Ave W	Exquisite Designs	612	2	0	2
1254	St Clair Ave W	The Red Apple Boutique	612	2	0	2
1258	St Clair Ave W	La Parigina Shoes Ltd	613	2	0	2
1262	St Clair Ave W	Donna Classica	612	1	0	1
1266	St Clair Ave W	Milano Jewellers Ltd	621	1	0	1
1268	St Clair Ave W	Union Travel	715	1	1	2
1268	St Clair Ave W	Dr Garry Klein	772	3	3	6
1268	St Clair Ave W	Abc Business Machines	661	2	0	2
1274	St Clair Ave W	Carmen's Designs	612	2	0	2
1278	St Clair Ave W	Alex Photo	621	2	0	2
1278	St Clair Ave W	Health Retreat Ltd.	771	2	1	3
1278	St Clair Ave W	Dc Headlines	624	2	0	2
1278	St Clair Ave W	Ballpark Frank's	733	3	0	3
1278	St Clair Ave W	Dr. J Rios	771	2	1	3
1278	St Clair Ave W	Career Exploration Centre	781	3	0	3
1278	St Clair Ave W	Jeffrey M Paul Law Office	731	3	0	3
20				41	6	47
	Earls court To Nairn		Corso Italia			
1282	St Clair Ave W	New Bridal	612	2	2	4
1284	St Clair Ave W	La Romana Sport Club	651	3	0	3
1288	St Clair Ave W	Gino Ladies Fashion	612	3	0	3
1294	St Clair Ave W	Ginos Mens & Boys Fashion	612	3	0	3
1296	St Clair Ave W	Adele's Boutique	612	1	1	2
1298	St Clair Ave W	Pauls Jewellery Co Ltd	621	3	0	3
6				15	3	18
	Nairn To Harvie		Corso Italia			
1300	St Clair Ave W	Rvi Gomes	631	1	1	2

<b>EVENS - North Side of Street</b>						
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	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
1304	St Clair Ave W	B Textiles Bargain	612	1	1	2
1308	St Clair Ave W	Pepe Jewellery	621	2	1	3
1310	St Clair Ave W	Donato Sports Bar	652	2	0	2
1312	St Clair Ave W	Y & Y Smoke & Variety	617	2	0	2
1312	St Clair Ave W	Cozi Hairstyling	655	1	1	2
1340	St Clair Ave W	Torris Chappa Corner Café	654	3	2	5
1346	St Clair Ave W	Nova Bakery	633	3	0	3
1350	St Clair Ave W	Special Moment	624	1	0	1
1350	St Clair Ave W	Tricell.Ca	661	2	2	4
1352	St Clair Ave W	Franks Pizza House	651	3	1	4
1356	St Clair Ave W	Ontario Fashion Textiles Ltd	612	2	0	2
12				23	9	32
	<b>Harvie To Lansdowne</b>		<b>Corso Italia</b>			
1362	St Clair Ave W	Tropical Travel Agency	715	2	1	3
1362	St Clair Ave W	Natalies Hair Design	655	2	0	2
1362	St Clair Ave W	Vinh Khang Herbs & Accupunct	611	1	0	1
1366	St Clair Ave W	Spic + Span	641	1	0	1
1366	St Clair Ave W	D & S Jewellery	621	1	0	1
1370	St Clair Ave W	Connection's Bar & Grill	654	2	3	5
1374	St Clair Ave W	Atomic	651	2	1	3
1374	St Clair Ave W	L'espresso Bar	652	2	1	3
1376	St Clair Ave W	Toze Sports Agency	737	2	0	2
1378	St Clair Ave W	Medica Pharmacy	611	3	0	3
1380	St Clair Ave W	Verdi Florists	624	1	2	3
1384	St Clair Ave W	Baby's Hair Salon	655	1	2	3
1384	St Clair Ave W	Villa Sports Bar	652	4	0	4
1384	St Clair Ave W	St. Michael Church	841	1	0	1
1450	St Clair Ave W	Prospect Cemetary And Cremat	657	48	0	48
15				73	10	83
	<b>Lansdowne To Caledonia Park Rd.</b>		<b>Non BIA Area 2</b>			
1470	St Clair Ave W	Astro Meats	633	3	0	3
1472	St Clair Ave W	Classic Cuts	655	1	0	1
1474	St Clair Ave W	O Farol Grill House	651	4	1	5

<b>EVENS - North Side of Street</b>						
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	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
1480	St Clair Ave W	Café Kiosk	653	2	0	2
1480	St Clair Ave W	Sunshine Market	632	2	0	2
1480	St Clair Ave W	Sunset Beach Tanning Resort	659	2	2	4
1480	St Clair Ave W	Remax Estates Ltd.	728	30	0	30
1492	St Clair Ave W	St Clair Car Wash	643	7	0	7
8				51	3	54
	Caledonia Park Rd. To Prescott		St. Clair Gardens			
1500	St Clair Ave W	Coffee Time	654	3	4	7
1520	St Clair Ave W	Mag Auto Centre	616	1	0	1
1520	St Clair Ave W	La Paise Café	653	3	0	3
3				7	4	11
	Prescott To Blackthorn		St. Clair Gardens			
1646	St Clair Ave W	Las Guanaquitas	654	2	0	2
1648	St Clair Ave W	San Vito Ionio Social Club	946	1	0	1
1650	St Clair Ave W	Lucky Star Gift & Flower Sho	624	1	1	2
1652	St Clair Ave W	Boston Supermarket	631	1	0	1
1654	St Clair Ave W	Macelleria Del Baby Beef	633	3	0	3
1656	St Clair Ave W	St Clair Bakery / Stars By N	633	4	0	4
1660	St Clair Ave W	Remmington Glass & Mirror	624	2	0	2
1662	St Clair Ave W	Oaviao Bar & Grill	652	2	1	3
1664	St Clair Ave W	Antonia Dressmaker	612	3	0	3
1666	St Clair Ave W	Video VibeZ	676	2	0	2
1670	St Clair Ave W	Gianni Childrens Wear	612	1	0	1
1672	St Clair Ave W	Carm's Unisex Palace	655	1	0	1
1674	St Clair Ave W	Charles Caccia; Mp	781	2	1	3
1676	St Clair Ave W	Figaro Hairstylist	655	1	0	1
1678	St Clair Ave W	Value-Plus Hardware	615	1	0	1
1680	St Clair Ave W	Huong Karaoke Bar	652	2	0	2
1682	St Clair Ave W	Ncc	624	10	5	15
1684	St Clair Ave W	Lucy's Beauty Centre	655	1	0	1
18				40	8	48
	Blackthorn To Silverthorn		St. Clair Gardens			
1694	St Clair Ave W	School Of Music	826	1	0	1

<b>EVENS - North Side of Street</b>						
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	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
1696	St Clair Ave W	Three Star Safety Cleaning &	617	2	0	2
1698	St Clair Ave W	Tai Phat Variety	632	2	0	2
1700	St Clair Ave W	Food Village	631	3	1	4
1702	St Clair Ave W	Obsan Restaurant & Bar	651	2	0	2
1704	St Clair Ave W	New York Paint & Wallpaper	615	2	3	5
1706	St Clair Ave W	T.L. Coin Laundry	641	0	1	1
1708	St Clair Ave W	Zion Sacred Heart Christian	841	0	1	1
1708	St Clair Ave W	Vomero Bar & Cafe Inc	652	3	0	3
1710	St Clair Ave W	Hi Five Computer Plus	624	1	0	1
1724	St Clair Ave W	Dollar Plus	617	1	1	2
1726	St Clair Ave W	V. Rosa Building Design Ltd.	443	3	0	3
1728	St Clair Ave W	Leather World	612	1	0	1
1730	St Clair Ave W	Victoria Dry Cleaners	641	3	0	3
1732	St Clair Ave W	Whiteside Pharmacy/Iga	611	3	3	6
1732	St Clair Ave W	Mount Zion Religious Store	624	1	0	1
1732	St Clair Ave W	Murray's Dress Shop	612	1	0	1
17				29	10	39
	<b>Silverthorn To Cloverdale</b>		<b>St. Clair Gardens</b>			
1734	St Clair Ave W	Silverthorn Variety Store	632	2	0	2
1736	St Clair Ave W	Calabria Wearing Co	612	2	0	2
1738	St Clair Ave W	Beautiful Centro America	651	2	0	2
1740	St Clair Ave W	St. Clair Assessment	739	4	0	4
1742	St Clair Ave W	Styles R Us Hair Salon	655	1	1	2
1744	St Clair Ave W	Di Bros Fine Furniture	614	3	0	3
1748	St Clair Ave W	Toronto Public Library	863	2	1	3
1750	St Clair Ave W	Café Thang Long	654	3	0	3
1752	St Clair Ave W	Yes! Nails	655	1	0	1
1754	St Clair Ave W	Thuy Hanh Video	676	1	1	2
1758	St Clair Ave W	Cibc	721	6	0	6
1760	St Clair Ave W	Illusions	655	2	0	2
1764	St Clair Ave W	International Pentecostal	841	2	0	2
1768	St Clair Ave W	Mi Gia Phung Rest.	651	2	2	4
1770	St Clair Ave W	Vipet Aquarium & Pet Supplie	624	1	0	1
15				34	5	39

<b>EVENS - North Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	<b>East Of Yonge</b>		<b>Non BIA area 4</b>			
	Cloverdale To Old Weston		St. Clair Gardens			
1772	St Clair Ave W	St Clair Banh Coun 1772	633	2	2	4
1774	St Clair Ave W	Hellenic Benefit Association	796	1	1	2
1776	St Clair Ave W	The Golden Turtle	654	2	0	2
1780	St Clair Ave W	Church Of God Prophecy	841	2	5	7
1818	St Clair Ave W	Ontario Car Store	616	3	1	4
1820	St Clair Ave W	Raja Super Market	631	1	0	1
1822	St Clair Ave W	Pizza Pan	654	2	0	2
1824	St Clair Ave W	Double O Fashion	612	1	0	1
1826	St Clair Ave W	Damesh Grocery	632	2	1	3
1828	St Clair Ave W	Orlando's 2 For 1 Jerk Chick	654	2	1	3
10				18	11	29
	Old Weston To Gunns		St. Clair Gardens			
1834	St Clair Ave W	Tara's Italien Sandwiches	654	2	0	2
1834	St Clair Ave W	Peter Pan K Convenience	632	2	2	4
1834	St Clair Ave W	Casa Del Baby Beef	692	4	4	8
1862	St Clair Ave W	Royal Auto Centre	643	2	0	2
1870	St Clair Ave W	New Canadian Draining	749	12	0	12
1870	St Clair Ave W	Celestial Church Of Christ	841	1	1	2
1880	St Clair Ave W	Mediterranean Fish Import In	422	24	0	24
1900	St Clair Ave W	Sun Auto Service	644	4	0	4
1952	St Clair Ave W	Tipica Familiar Restaurant	651	2	1	3
9				53	8	61

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	East of Yonge		Non BIA area 4			
1	St Clair Ave E	Joe's Discount	624	1	0	1
1	St Clair Ave E	Bank Of Nova Scotia	721	24	1	25
11	St Clair Ave E	Mcdonald's Restaurants	654	11	42	53
21	St Clair Ave E	Canadian Outdoor Mesurement	734	4	2	6
21	St Clair Ave E	Chad Management Group	733	12	0	12
21	St Clair Ave E	Dr. Rothstein & Dr. Robinson	774	2	1	3
21	St Clair Ave E	Teachers Travel Service Ltd	715	4	4	8
21	St Clair Ave E	John C Lueger	739	1	1	2
21	St Clair Ave E	Kinkos	471	7	5	12
25	St Clair Ave E	Canada Post Corp	782	6	0	6
25	St Clair Ave E	Canadian Citizenship & Immig	781	25	0	25
25	St Clair Ave E	Immigration Settlement Servi	781	77	0	77
25	St Clair Ave E	Hrdc	781	85	4	89
65	St Clair Ave E	The Language Exchange	829	15	1	16
77	St Clair Ave E	Connections	655	5	0	5
77	St Clair Ave E	Europe Aesthetics	655	1	1	2
77	St Clair Ave E	Dollar Club	739	1	2	3
77	St Clair Ave E	May Pharmacy	611	1	5	6
77	St Clair Ave E	Dr David Burman	772	5	2	7
77	St Clair Ave E	Metro Dry Cleaners	641	2	0	2
77	St Clair Ave E	Simple That Restaurant	653	2	2	4
77	St Clair Ave E	Save Smoke Plus	617	1	0	1
77	St Clair Ave E	Cupps	653	1	1	2
23				293	74	367
	Yonge To Avenue R.		Non BIA area 4			
1	St Clair Ave W	Cibc	721	18	5	23
11	St Clair Ave W	Scallywags	651	40	10	50
13	St Clair Ave W	Blacks Cameras	621	4	3	7
15	St Clair Ave W	Bento Box	654	2	1	3
15	St Clair Ave W	Quizno's Subs	654	3	5	8
21	St Clair Ave W	Eastside Marios	651	8	8	16
21	St Clair Ave W	Fionn Maccools	651	35	10	45
25	St Clair Ave W	Badminton And Racquet Club	941	60	27	87
45	St Clair Ave W	Law Office	731	7	1	8

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
45	St Clair Ave W	Edge Interactive Marketing	733	10	0	10
49	St Clair Ave W	Gentech Insurance Ltd	725	9	0	9
49	St Clair Ave W	Locksley Project	739	3	0	3
55	St Clair Ave W	Building Management.	739	4	0	4
55	St Clair Ave W	Dr Lederman & Dr Svirsky	771	3	1	4
55	St Clair Ave W	Victor L. Drevnig	731	1	1	2
55	St Clair Ave W	Canada Forum Execumail	733	1	0	1
55	St Clair Ave W	Mmi Industries	739	1	2	3
55	St Clair Ave W	Edward Jones Investments	723	2	1	3
55	St Clair Ave W	Jaspers Delicatessen	633	2	0	2
55	St Clair Ave W	Lynn Florist	624	1	2	3
55	St Clair Ave W	Sketchley Cleaners	641	2	0	2
55	St Clair Ave W	Reprodux	471	8	0	8
55	St Clair Ave W	Gourmet Cafe	651	3	1	4
55	St Clair Ave W	Prime Tobacco & Gifts	624	1	0	1
55	St Clair Ave W	Royal Le Page	728	80	10	90
55	St Clair Ave W	Visual Appeal Eyewear	773	1	0	1
63	St Clair Ave W	Granite Place-Superintendent	739	18	3	21
95	St Clair Ave W	Opti-Fund	723	28	0	28
95	St Clair Ave W	Foster Parents Plan	791	65	0	65
111	St Clair Ave W	Royal Bank	721	3	1	4
111	St Clair Ave W	Imperial Oil Ltd.	712	800	0	800
129	St Clair Ave W	United Church Of Canada	841	6	3	9
135	St Clair Ave W	Gvt Of Ont-Min Of Environmen	783	246	0	246
33				1475	95	1570
	Avenue Rd To Poplar Plains		Non BIA area 4			
153	St Clair Ave W	The Avenue	491	5	0	5
165	St Clair Ave W	St. Clair Dental Group	772	6	0	6
175	St Clair Ave W	First Unitarian Congregation	841	5	5	10
183	St Clair Ave W	Isemman, Isemman, Clewes	771	3	0	3
185	St Clair Ave W	Dr John Jenkins	772	1	4	5
187	St Clair Ave W	Dr S Feinman & Dr E Bekier	771	2	2	4
6				22	11	33
	Poplar Plains To Warren Rd.		Non BIA area 4			
215	St Clair Ave W	Dr E.S. Lilker	771	6	1	7

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
215	St Clair Ave W	Rosemary Munro	774	1	0	1
215	St Clair Ave W	Maritime Labs Ltd	775	1	0	1
215	St Clair Ave W	F Boyce	772	1	2	3
215	St Clair Ave W	Dr N Epstein & Assoc	771	2	5	7
215	St Clair Ave W	Sharon E Toole	774	1	0	1
219	St Clair Ave W	Carol Cowan-Leune	771	1	0	1
219	St Clair Ave W	Dr E Brenken	771	1	0	1
219	St Clair Ave W	Dr BI Venditelli	772	5	3	8
223	St Clair Ave W	Dr Lr Kay	771	1	0	1
223	St Clair Ave W	Dr J E Levene	771	1	0	1
223	St Clair Ave W	Dr M Hoffer	771	1	0	1
223	St Clair Ave W	Dr M Teplitsky	771	1	0	1
223	St Clair Ave W	Judith V Friedman	774	1	0	1
235	St Clair Ave W	Dr R Chelin	771	3	1	4
235	St Clair Ave W	Dr P Chapnick	772	4	1	5
235	St Clair Ave W	Dr B Chapnick	772	2	0	2
235	St Clair Ave W	Dr E Brown	771	1	0	1
235	St Clair Ave W	Dr J Wiener	771	1	1	2
243	St Clair Ave W	The School House	821	10	0	10
245	St Clair Ave W	Arrowsmith School	822	11	3	14
249	St Clair Ave W	Sharon Dembo	774	1	0	1
249	St Clair Ave W	Dr. Les Richmond	771	3	0	3
23				60	17	77
	Warren Rd To Tweedsmuir		Non BIA area 4			
	No Businesses					
	Tweedsmuir To Bathurst		Wychwood			
	No Businesses					
	Bathurst To Vaughan Rd.		Wychwood			
513	St Clair Ave W	Evergreen Natural Foods	633	2	2	4
515	St Clair Ave W	The Medicine Shoppe	611	2	0	2
517	St Clair Ave W	Legends Bar & Eatery	651	1	10	11
519	St Clair Ave W	Sketchley Cleaners	641	1	0	1
519	St Clair Ave W	Metro Discount Inc	624	1	2	3
523	St Clair Ave W	Shoppers Drug Mart	611	23	38	61

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
533	St Clair Ave W	Hakim Optical	773	4	0	4
7				34	52	86
	Vaughan Rd To Wychwood		Wychwood			
535	St Clair Ave W	Cibc	721	4	3	7
537	St Clair Ave W	The Retro Cafe	651	2	2	4
539	St Clair Ave W	Mally Fashions	612	1	0	1
541	St Clair Ave W	Levy's Discount Designer Ori	612	2	1	3
543	St Clair Ave W	El Fugan	651	1	0	1
545	St Clair Ave W	Canada Chi Kung Health Clini	774	2	0	2
547	St Clair Ave W	Eyeglass World	621	2	0	2
549	St Clair Ave W	Smart Choice	617	1	0	1
549	St Clair Ave W	Royal Fashions	612	1	0	1
553	St Clair Ave W	Medical Centre	771	8	1	9
555	St Clair Ave W	Super Bargain Warehouse	617	2	0	2
557	St Clair Ave W	Yong Food Market	632	2	1	3
569	St Clair Ave W	Cybermania	652	1	0	1
573	St Clair Ave W	French Hair Stylists	655	0	1	1
575	St Clair Ave W	Bi-Best	617	2	0	2
585	St Clair Ave W	Good Will	641	7	8	15
603	St Clair Ave W	Swiss Fashions	641	1	1	2
611	St Clair Ave W	St Michaels Day Care	821	15	5	20
611	St Clair Ave W	Native Child & Family Servic	796	2	0	2
19				56	23	79
	Wychwood To Christie		Wychwood			
621	St Clair Ave W	Loosenz	655	3	0	3
621	St Clair Ave W	Vaughan Coin Laundry	641	0	1	1
627	St Clair Ave W	Crystal Cleaners	641	4	0	4
629	St Clair Ave W	K P Scharfe Ins Brokers Ltd	726	3	0	3
631	St Clair Ave W	Wychwood Animal Hospital	658	3	1	4
633	St Clair Ave W	Flori Floral Designs Inc	624	6	0	6
635	St Clair Ave W	Maple Paint & Wallpaper Inc	615	2	3	5
637	St Clair Ave W	Dr. Copy Printing & Signs	471	6	0	6
639	St Clair Ave W	Dr K Lamptey	772	6	2	8
641	St Clair Ave W	Antiquedades	624	1	0	1
645	St Clair Ave W	Central Restaurant	651	2	0	2
647	St Clair Ave W	Feed Your Pet	624	1	0	1

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
649	St Clair Ave W	Folly	624	2	1	3
651	St Clair Ave W	The Clay Space	624	1	3	4
653	St Clair Ave W	El Palenque	651	2	0	2
655	St Clair Ave W	Venue Hair Design	655	1	1	2
657	St Clair Ave W	Folly Kids	612	1	0	1
659	St Clair Ave W	Art Store	624	1	0	1
661	St Clair Ave W	Gilligan's Island Travel Ltd	715	2	0	2
665	St Clair Ave W	Thrift Store	612	4	3	7
669	St Clair Ave W	Dr I Brown	771	1	1	2
671	St Clair Ave W	Negus Cultural Center	621	1	0	1
673	St Clair Ave W	Progressive Orthotic Design	774	1	0	1
675	St Clair Ave W	Sugar Sugar Candy Store	633	1	0	1
677	St Clair Ave W	KI Jewellery	621	1	2	3
679	St Clair Ave W	Churrasco Of St Clair	654	5	13	18
681	St Clair Ave W	Mezzetta Cafe Restaurant	651	1	6	7
683	St Clair Ave W	Twice As Nice	624	1	1	2
685	St Clair Ave W	St. Clair W. Convenience	632	2	0	2
29				65	38	103
	Christie To Rushton		Hillcrest			
689	St Clair Ave W	Silkcut Hairstylists	655	1	0	1
689	St Clair Ave W	Unique Carpets	614	1	1	2
689	St Clair Ave W	Sunshine Sound	624	1	0	1
695	St Clair Ave W	The Good News Church	841	1	1	2
697	St Clair Ave W	Lucky Dollar Food Centre	632	2	0	2
699	St Clair Ave W	Chico's Pizza Parlour	651	1	0	1
701	St Clair Ave W	Christie Pharmacy	611	1	3	4
7				8	5	13
	Rushton To Arlington		Hillcrest			
743	St Clair Ave W	Midclair Gas & Auto	644	1	0	1
747	St Clair Ave W	Rt Country Antiques	614	1	0	1
765	St Clair Ave W	T N T Tools Ltd	615	2	0	2
769	St Clair Ave W	Ferro	651	10	22	32
4				14	22	36
	Arlington To Greensides		Hillcrest			
775	St Clair Ave W	Planet Jewellery	621	1	0	1
777	St Clair Ave W	Robert Ashley Hair Design	655	7	1	8

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
779	St Clair Ave W	St Clair Veterinary	658	8	5	13
781	St Clair Ave W	Tax Stop	739	1	0	1
781	St Clair Ave W	Hanswork Restaurant	651	2	0	2
789	St Clair Ave W	Nemy Car Ltd	616	1	0	1
6				20	6	26
	Greensides To Hendrick		Hillcrest			
795	St Clair Ave W	2-4-1 Pizza	654	1	1	2
801	St Clair Ave W	The Art Collector	624	1	0	1
801	St Clair Ave W	Parisiana Cleaners & Tailors	641	1	0	1
803	St Clair Ave W	Michael Bryant	783	2	0	2
805	St Clair Ave W	Fire & Ice Pschic Gallery	659	1	0	1
807	St Clair Ave W	Dona Luz Restaurant	651	1	1	2
809	St Clair Ave W	Lily's Beauty And Fashion	655	1	0	1
811	St Clair Ave W	Menalon Bakery	633	1	1	2
813	St Clair Ave W	Pancho Villa	651	3	0	3
815	St Clair Ave W	Pizaan	654	2	2	4
823	St Clair Ave W	Manila Travel & Tours	715	1	2	3
825	St Clair Ave W	Dragon Delight Chinese Food	651	2	1	3
12				17	8	25
	Hendrick To Winona		Hillcrest			
829	St Clair Ave W	K F C	654	10	23	33
833	St Clair Ave W	Cornerstone Baptist Tabernac	841	6	9	15
837	St Clair Ave W	New Paramount Studios	736	2	2	4
843	St Clair Ave W	Spectacular Sounds	614	4	0	4
845	St Clair Ave W	Guardian Drugs	611	1	0	1
845	St Clair Ave W	Dr Reingold	771	1	0	1
6				24	34	58
	Winona To Alberta		Non BIA area 3			
861	St Clair Ave W	Thruway Muffler Centre	644	4	0	4
863	St Clair Ave W	Vanipha Lanna	651	3	2	5
875	St Clair Ave W	Dollar Club	624	2	0	2
877	St Clair Ave W	Burke's	624	1	0	1
879	St Clair Ave W	Dominican Restaurant	651	3	2	5
881	St Clair Ave W	Coconuts Travel & Tours Co L	715	1	1	2
883	St Clair Ave W	Cash Money	724	2	2	4
7				16	7	23

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	Alberta To Oakwood		Non BIA area 3			
927	St Clair Ave W	Dr. B. Bristol	772	1	0	1
927	St Clair Ave W	Melage	612	2	0	2
929	St Clair Ave W	L & L Cafe	651	1	0	1
929	St Clair Ave W	Monteros	655	3	1	4
933	St Clair Ave W	Swan Club	652	2	1	3
935	St Clair Ave W	Royal Bank	721	10	2	12
943	St Clair Ave W	Total Bargain	617	2	0	2
949	St Clair Ave W	Bank Of Nova Scotia	721	11	4	15
8				32	8	40
	Oakwood To Glenholme		Non BIA area 3			
991	St Clair Ave W	Toronto Dist. School Board	814	97	3	100
1031	St Clair Ave W	Santo Cristiano Billiards	944	1	0	1
1033	St Clair Ave W	Canadian Bikini Fashion	612	1	0	1
3				99	3	102
	Glenhome To Lauder		St. Clair West			
1057	St Clair Ave W	Glenholme Variety	632	2	0	2
1059	St Clair Ave W	Crystal Clean Coin Laundry	641	1	0	1
1061	St Clair Ave W	Vetrolite Glass And Mirror	642	1	0	1
1061	St Clair Ave W	Empire Group Photo	736	1	0	1
1065	St Clair Ave W	Salon 1065	655	2	0	2
1067	St Clair Ave W	Cyber Café	738	0	2	2
1075	St Clair Ave W	Dennis Dollar It	617	1	0	1
1077	St Clair Ave W	Mr. Kohl's Sports Cafe	651	2	5	7
8				10	7	17
	Lauder To Northcliffe		St. Clair West			
1081	St Clair Ave W	Tulip's Hairstyle	655	3	0	3
1081	St Clair Ave W	Twin Dragon	827	1	0	1
1083	St Clair Ave W	Brewers Retail Inc	634	2	7	9
1087	St Clair Ave W	Rocky Restaurant	651	1	1	2
1089	St Clair Ave W	A Bica Cafe Snack Bar	652	2	0	2
1091	St Clair Ave W	Money Mart	724	6	0	6
1093	St Clair Ave W	C.S.Q Coin Laundry	641	0	1	1
7				15	9	24
	Northcliffe To Westmount		St. Clair West			

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
1123	St Clair Ave W	Tony's Variety	632	2	0	2
1123	St Clair Ave W	Subway Sandwiches	654	2	1	3
1127	St Clair Ave W	Royal Carribean Cafe	651	0	4	4
1129	St Clair Ave W	Siboney's Beauty Salon	655	1	0	1
1131	St Clair Ave W	Bove Aesthetics	655	2	1	3
1133	St Clair Ave W	Ontario Ballet Theatre Inc	931	3	20	23
1141	St Clair Ave W	Jerrett Funeral Chapels Ltd	657	8	5	13
7				18	31	49
	Westmount To Dufferin		Corso Italia			
1151	St Clair Ave W	San Remo Florists Inc	624	3	1	4
1155	St Clair Ave W	Good Looks Unisex	655	2	0	2
1155	St Clair Ave W	True Value West	654	2	0	2
1157	St Clair Ave W	Chateau Sports Bar & Grill	652	0	3	3
1161	St Clair Ave W	Blue Ribbon Cleaners	641	2	1	3
1163	St Clair Ave W	Marcello Pizzeria	651	5	5	10
1165	St Clair Ave W	Multi Video	676	2	2	4
1167	St Clair Ave W	Gemini Travel Service Inc.	715	3	0	3
8				19	12	31
	Dufferin To Via Italia		Corso Italia			
1171	St Clair Ave W	Dufferin/St.Clair Clinic	771	6	1	7
1171	St Clair Ave W	Discount Paradise	632	1	0	1
1171	St Clair Ave W	Parkway Medical	611	1	2	3
1175	St Clair Ave W	The Golden Apple Fine Foods	633	2	0	2
1175	St Clair Ave W	Sweater World	612	1	1	2
1177	St Clair Ave W	Bio Pharmacy	611	2	3	5
1179	St Clair Ave W	Celina Collection	612	2	0	2
1181	St Clair Ave W	Natasha Babies Boutique	612	2	0	2
1183	St Clair Ave W	S-Q Inc	624	1	0	1
1185	St Clair Ave W	Ultima Moda	612	1	2	3
1187	St Clair Ave W	Budget Shoe Warehouse	613	3	0	3
1189	St Clair Ave W	Dollar Depot Plus	632	2	0	2
1191	St Clair Ave W	Small Boy Supermarket	632	2	0	2
1193	St Clair Ave W	Very Good Food	633	2	1	3
1197	St Clair Ave W	Bella Boutique	612	1	2	3
1199	St Clair Ave W	Tuxedo Gallery Ltd	671	2	1	3
1201	St Clair Ave W	Cosmo Restaurant	651	2	3	5
1203	St Clair Ave W	Mario Hervas	774	1	2	3

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
1203	St Clair Ave W	Gino Meat Market	633	2	1	3
1205	St Clair Ave W	Dr Joseph Militello	773	2	0	2
1205	St Clair Ave W	Accessories Club	624	2	0	2
1205	St Clair Ave W	Elle Esthetics	655	1	1	2
1205	St Clair Ave W	Dr L Hangfu	772	2	2	4
1211	St Clair Ave W	Jasmine	612	1	2	3
1213	St Clair Ave W	Luisa's Boutique	612	1	0	1
1215	St Clair Ave W	U-Save Centre Inc	617	15	6	21
1221	St Clair Ave W	Oliva Bros	613	1	1	2
1223	St Clair Ave W	Hakim Optical	773	2	1	3
1223	St Clair Ave W	Ultra Sound & X-Ray	775	5	0	5
1223	St Clair Ave W	Dr. Phuong Nguyen	771	3	0	3
1223	St Clair Ave W	St Clair Pharmacy	611	4	7	11
31				75	39	114
	Via Italia To Greenlaw		Corso Italia			
1229	St Clair Ave W	Dr. M. Lazarciuc	772	6	0	6
1233	St Clair Ave W	OK'd Moda Giovane	612	1	0	1
1235	St Clair Ave W	Una Boutique	612	2	0	2
1237	St Clair Ave W	Oggi Jeans	612	2	0	2
1241	St Clair Ave W	Banca Commerciale Italiana	721	10	2	12
1243	St Clair Ave W	O Intervalo	652	2	2	4
1243	St Clair Ave W	Sol Convenience	632	1	0	1
1247	St Clair Ave W	St Clair Dry Goods	612	2	0	2
1249	St Clair Ave W	Metro Toronto Bar & Grill	652	2	1	3
1251	St Clair Ave W	Spicy Fashions	612	1	0	1
1253	St Clair Ave W	Dr. E. Eng Optometrist	773	2	0	2
1253	St Clair Ave W	A G Fair Fashions Ltd	612	1	1	2
1255	St Clair Ave W	Truong Textiles	612	1	0	1
1257	St Clair Ave W	Joe's Pub	651	2	1	3
1259	St Clair Ave W	Spic & Span Appliances	642	2	1	3
1259	St Clair Ave W	Brown Shoes	613	1	0	1
1261	St Clair Ave W	Fabia Fine Shoes Ltd	613	1	1	2
1261	St Clair Ave W	St. Clair Internet Café	654	2	0	2
1263	St Clair Ave W	Laboratory	775	2	1	3
1263	St Clair Ave W	Via Italia Pharmacy	611	3	4	7
1263	St Clair Ave W	Luisella Children's Wear	611	1	0	1
1263	St Clair Ave W	Eagle Tae Kwon Do	827	2	2	4

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
1263	St Clair Ave W	Dr. De Silva/Dr. Pinto	771	2	1	3
1263	St Clair Ave W	Dr. Toledano/ Dr. Sew	771	3	1	4
1263	St Clair Ave W	Dr. D. Wong	771	1	1	2
1263	St Clair Ave W	Physiotherapy	775	2	0	2
1263	St Clair Ave W	Daniel Boutique Ltd	612	2	1	3
1263	St Clair Ave W	Varese	613	3	0	3
1271	St Clair Ave W	Studio 5 Hair Design	655	2	2	4
1271	St Clair Ave W	Cavaliere Printing	471	2	0	2
1277	St Clair Ave W	Church Of Ste Nicola Di Bari	841	2	1	3
1279	St Clair Ave W	Grace Textile	618	8	5	13
1283	St Clair Ave W	Shampoo Hair Design	655	2	0	2
1285	St Clair Ave W	Dino Shoes	613	2	1	3
1285	St Clair Ave W	La Duchessa Boutique Inc	612	2	0	2
1287	St Clair Ave W	Toronto Italian Film Fest.	796	0	2	2
1287	St Clair Ave W	Dr. Massimo Papini	772	4	1	5
1287	St Clair Ave W	St Clair Bookkeeping	732	2	0	2
1287	St Clair Ave W	St Clair Travel Agency	715	10	1	11
1287	St Clair Ave W	Iamat Medical Assistance	775	1	2	3
1287	St Clair Ave W	Snuggles	612	2	0	2
1291	St Clair Ave W	Snuggles	624	2	1	3
42				103	36	139
	Greenlaw To St. Clarens		Corso Italia			
1295	St Clair Ave W	National Bank Of Canada	721	3	5	8
1299	St Clair Ave W	Diana Meat & Grocery	633	2	1	3
1303	St Clair Ave W	Tessuti Venezia Co Ltd	612	4	3	7
1307	St Clair Ave W	Tre Mari Bakery Ltd	633	20	12	32
1315	St Clair Ave W	Fiesta Travel	715	2	2	4
1317	St Clair Ave W	La Bruschetta	651	6	4	10
1319	St Clair Ave W	Lan-Uy	655	1	0	1
1321	St Clair Ave W	Studio 77	612	2	1	3
1323	St Clair Ave W	Big Convenience	632	2	0	2
1325	St Clair Ave W	Euro Sports Bar	652	2	0	2
1327	St Clair Ave W	Tanya's Gifts	624	2	0	2
1331	St Clair Ave W	Eden	651	10	5	15
1331	St Clair Ave W	Carlos Variety & Gifts	632	2	0	2
13				58	33	91

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	St. Clarens To Lansdowne		Corso Italia			
1333	St Clair Ave W	Michelle Le Nail	624	1	1	2
1333	St Clair Ave W	Psychic	659	1	0	1
1337	St Clair Ave W	Patronato Enasco	724	2	0	2
1339	St Clair Ave W	Ital Record & Video	621	1	1	2
1345	St Clair Ave W	Employment Resource Centre	797	7	0	7
1345	St Clair Ave W	Centre For Experienced Worke	797	10	0	10
1347	St Clair Ave W	Canada Trust	721	9	8	17
7				31	10	41
	Lansdowne To Calendonia Park Rd		Non BIA area 2			
1349	St Clair Ave W	2-4-1 Pizza	654	2	3	5
1353	St Clair Ave W	St. Clair Sports Club	796	2	0	2
1353	St Clair Ave W	Amigo Driving School	827	2	0	2
1355	St Clair Ave W	M & G Variety	632	3	0	3
1357	St Clair Ave W	La Paloma Cafe Bar Ltd	652	4	9	13
1365	St Clair Ave W	City Of Toronto	941	5	100	105
6				18	112	130
	Caledonia Pk Rd To Laughton		St. Clair Gardens			
1601	St Clair Ave W	Dairy Freeze	654	4	3	7
1613	St Clair Ave W	Meschino Banana Co	690	6	1	7
1613	St Clair Ave W	The Banana Shop: West Indian	624	3	0	3
1625	St Clair Ave W	Tavora	631	20	0	20
1641	St Clair Ave W	Capital Appliance	614	2	0	2
1643	St Clair Ave W	Destiny's Hair Salon	655	2	0	2
1645	St Clair Ave W	West York Appliance & Furnit	614	2	0	2
1647	St Clair Ave W	Tajak's Global Network	661	1	0	1
1649	St Clair Ave W	Turning Point Hair & Beauty	655	1	1	2
1649	St Clair Ave W	Versatile Hair Studio	655	1	1	2
1651	St Clair Ave W	City Nails	655	2	0	2
1653	St Clair Ave W	Manuzul Travel Tours	715	3	0	3
1655	St Clair Ave W	Prudent Merchandise	614	1	0	1
1655	St Clair Ave W	Millie's Hat And Clothing	641	1	0	1
1655	St Clair Ave W	Golden Star Variety	632	2	0	2
15				51	6	57

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
	Laughton To Spring Grove		St. Clair Gardens			
1659	St Clair Ave W	In Fashion Design	612	1	0	1
1661	St Clair Ave W	Metro Photo Studio	621	1	0	1
1663	St Clair Ave W	Napolis Tailor & Laundry	641	1	0	1
1665	St Clair Ave W	Renzo & Nick Shoes	613	2	0	2
1667	St Clair Ave W	No 1 Coin Laundry	641	0	1	1
1669	St Clair Ave W	Carlabanna Printing & Graphi	471	3	0	3
1673	St Clair Ave W	Churrasqueira Oespeto	654	1	3	4
1675	St Clair Ave W	Pinarbis Café	944	2	0	2
1677	St Clair Ave W	St. Clair Signs	624	2	0	2
1679	St Clair Ave W	Bulk Food & Variety	624	2	0	2
1681	St Clair Ave W	M Halpert Catering Co Ltd	656	4	0	4
1683	St Clair Ave W	St John The Beloved	823	2	1	3
1685	St Clair Ave W	Kabayan Grocery	632	1	0	1
13				22	5	27
	Spring Grove To Hounslow Heath		St. Clair Gardens			
1689	St Clair Ave W	Quality Paint & Wallpaper	615	2	0	2
1693	St Clair Ave W	A Roy Miller Funeral Chapel	657	1	3	4
1697	St Clair Ave W	Annette Franks Beauty Salon	655	1	0	1
1699	St Clair Ave W	Modesto Jewellers	621	1	0	1
1703	St Clair Ave W	Guys Sports Bar & Café	652	1	1	2
1705	St Clair Ave W	Fodero Travel Group	715	3	0	3
1707	St Clair Ave W	Silverthorn Medical Centre	771	3	0	3
1709	St Clair Ave W	Learn	829	4	0	4
1713	St Clair Ave W	Vogue Textiles & Home Décor	624	1	0	1
1715	St Clair Ave W	Soul Vibes Music Store	624	1	0	1
1715	St Clair Ave W	Canadian Issa Community Asso	791	1	0	1
1715	St Clair Ave W	St Lucia Variety	632	2	0	2
12				21	4	25
	Hounslow Heath To Old Weston		St. Clair Gardens			
1745	St Clair Ave W	Bank Of Montreal	729	0	1	1
1745	St Clair Ave W	Arter Maneiais Do Silvestre	827	1	0	1
1747	St Clair Ave W	West York Used Cars	616	6	0	6
1747	St Clair Ave W	Mitchies Eatery	651	1	0	1

<b>ODDS - South Side of Street</b>						
<b>ASTR</b>	<b>ASNAME</b>	<b>OCNAME</b>	<b>PRACODE</b>	<b>FT</b>	<b>PT</b>	<b>Total</b>
1747	St Clair Ave W	Don's Wholesale Meats Ltd	633	3	2	5
1747	St Clair Ave W	Dr. Tracy L Berman	772	3	2	5
1785	St Clair Ave W	West York Chevrolet	616	60	1	61
7				74	6	80
	Old Weston To Gunns		Non BIA area 1			
1795	St Clair Ave W	Pho Mi Chao	651	2	0	2
1795	St Clair Ave W	Coffee House	653	2	0	2
1799	St Clair Ave W	Delta Bingo	944	2	56	58
2121	St Clair Ave W	Harvey's / Second Cup	654	8	9	17
2121	St Clair Ave W	Home Depot	615	161	191	352
5				175	256	431

## APPENDIX N

### St. Clair West Business Types Identified by PriceWaterhouseCoopers

#### Independent Retail Businesses

Independent Retail Businesses				
Bias			Par Code	Total Employees
<b>St. Clair Gardens Bia</b>				
1799	St Clair Ave W	Delta Bingo	944	58
1795	St Clair Ave W	Pho Mi Chao	651	2
1795	St Clair Ave W	Coffee House	653	2
1776	St Clair Ave W	The Golden Turtle	654	2
1772	St Clair Ave W	St Clair Banh	633	4
1770	St Clair Ave W	Vipet Aquarium & Pet Supplie	624	1
1768	St Clair Ave W	Gia Phung Noodle Restaurant	651	4
1760	St Clair Ave W	Illusions	655	2
1754	St Clair Ave W	Thuy Hanh Video	676	2
1752	St Clair Ave W	Yes! Nails	655	1
1750	St Clair Ave W	Café Thang Long	654	3
1747	St Clair Ave W	West York Used Cars	616	6
1747	St Clair Ave W	Don's Wholesale Meats Ltd	633	5
1747	St Clair Ave W	Mitchies Eatery	651	1
1747	St Clair Ave W	Dr. Tracy L Berman	772	5
1744	St Clair Ave W	Di Bros Fine Furniture	614	3
1742	St Clair Ave W	Styles R Us Hair Salon	655	2
1740	St Clair Ave W	St. Clair Assessment	739	4
1738	St Clair Ave W	Beautiful Centro America	651	2
1736	St Clair Ave W	Calabria Wearing Co	612	2
1734	St Clair Ave W	Silverthorn Variety Store	632	2
1732	St Clair Ave W	Murray's Dress Shop	612	1
1732	St Clair Ave W	Mount Zion Religious Store	624	1
1732	St Clair Ave W	Whiteside Pharmacy	611	6
1730	St Clair Ave W	Victoria Dry Cleaners	641	3
1728	St Clair Ave W	Leather World	612	1
1726	St Clair Ave W	V. Rosa Building Design Ltd.	443	3
1724	St Clair Ave W	Dollar Plus	617	2
1715	St Clair Ave W	Soul Vibes Music Store	624	1
1715	St Clair Ave W	St Lucia Variety	632	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1713	St Clair Ave W	Vogue Textiles & Home Décor	624	1
1710	St Clair Ave W	Hi Five Computer Plus	624	1
1708	St Clair Ave W	Vomero Bar & Cafe Inc	652	3
1707	St Clair Ave W	Silverthorn Medical Centre	771	3
1706	St Clair Ave W	T.L. Coin Laundry	641	1
1705	St Clair Ave W	Fodero Travel Group	715	3
1704	St Clair Ave W	New York Paint & Wallpaper	615	5
1703	St Clair Ave W	Guys Sports Bar & Café	652	2
1702	St Clair Ave W	Obsan Restaurant & Bar	651	2
1700	St Clair Ave W	Food Village	631	4
1699	St Clair Ave W	Modesto Jewellers	621	1
1698	St Clair Ave W	Tai Phat Variety	632	2
1697	St Clair Ave W	Annette Franks Beauty Salon	655	1
1696	St Clair Ave W	Three Star Safety Cleaning &	617	2
1689	St Clair Ave W	Quality Paint & Wallpaper	615	2
1685	St Clair Ave W	Kabayan Grocery	632	1
1684	St Clair Ave W	Lucy's Beauty Centre	655	1
1682	St Clair Ave W	Ncc	624	15
1681	St Clair Ave W	M Halpert Catering Co Ltd	656	4
1680	St Clair Ave W	Huong Karaoke Bar	652	2
1679	St Clair Ave W	Bulk Food & Variety	624	2
1678	St Clair Ave W	Value-Plus Hardware	615	1
1677	St Clair Ave W	St. Clair Signs	624	2
1676	St Clair Ave W	Figaro Hairstylist	655	1
1675	St Clair Ave W	Pinarbis Café	944	2
1673	St Clair Ave W	Churrasqueira Oespeto	654	4
1672	St Clair Ave W	Carm's Unisex Palace	655	1
1670	St Clair Ave W	Gianni Childrens Wear	612	1
1669	St Clair Ave W	Carlabanna Printing & Graphi	471	3
1667	St Clair Ave W	No 1 Coin Laundry	641	1
1666	St Clair Ave W	Video VibeZ	676	2
1665	St Clair Ave W	Renzo & Nick Shoes	613	2
1664	St Clair Ave W	Antonia Dressmaker	612	3
1663	St Clair Ave W	Napolis Tailor & Laundry	641	1
1662	St Clair Ave W	Oaviao Bar & Grill	652	3

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1661	St Clair Ave W	Metro Photo Studio	621	1
1660	St Clair Ave W	Remmington Glass & Mirror	624	2
1659	St Clair Ave W	In Fashion Design	612	1
1656	St Clair Ave W	St Clair Bakery	633	4
1655	St Clair Ave W	Prudent Merchandise	614	1
1655	St Clair Ave W	Golden Star Variety	632	2
1655	St Clair Ave W	Millie's Hat And Clothing	641	1
1654	St Clair Ave W	Macelleria Del Baby Beef	633	3
1653	St Clair Ave W	Manuzul Travel Tours	715	3
1652	St Clair Ave W	Boston Supermarket	631	1
1651	St Clair Ave W	City Nails	655	2
1650	St Clair Ave W	Lucky Star Gift & Flower Sho	624	2
1649	St Clair Ave W	Turning Point Hair & Beauty	655	2
1649	St Clair Ave W	Versatile Hair Studio	655	2
1647	St Clair Ave W	Tajak's Global Network	661	1
1646	St Clair Ave W	Las Guanaquitas	654	2
1645	St Clair Ave W	West York Appliance & Furnit	614	2
1643	St Clair Ave W	Destiny's Hair Salon	655	2
1641	St Clair Ave W	Capital Appliance Ltd	614	2
1625	St Clair Ave W	Tavora	631	20
1613	St Clair Ave W	The Banana Shop: West Indian	624	3
1613	St Clair Ave W	Meschino Banana Co	690	7
1601	St Clair Ave W	Dairy Freeze	654	7
<b>Corso Italia Bia</b>				
1384	St Clair Ave W	Villa Sports Bar	652	4
1384	St Clair Ave W	Baby's Hair Salon	655	3
1380	St Clair Ave W	Verdi Florists	624	3
1378	St Clair Ave W	Medica Pharmacy	611	3
1376	St Clair Ave W	Toze Sports Agency	737	2
1374	St Clair Ave W	Atomic	651	3
1374	St Clair Ave W	L'espresso Bar	652	3
1370	St Clair Ave W	Connection's Bar & Grill	654	5
1366	St Clair Ave W	D & S Jewellery	621	1
1366	St Clair Ave W	Spic + Span	641	1
1362	St Clair Ave W	Natalies Hair Design	655	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1362	St Clair Ave W	Tropical Travel Agency	715	3
1362	St Clair Ave W	Vinh Khang Herbs & Accupunct	611	1
1357	St Clair Ave W	La Paloma Cafe Bar Ltd	652	13
1356	St Clair Ave W	Ontario Fashion Textiles Ltd	612	2
1355	St Clair Ave W	M & G Variety	632	3
1353	St Clair Ave W	St. Clair Sports Club	796	2
1352	St Clair Ave W	Franks Pizza House	651	4
1350	St Clair Ave W	Special Moment	624	1
1350	St Clair Ave W	Tricell.Ca	661	4
1349	St Clair Ave W	2-4-1 Pizza	654	5
1346	St Clair Ave W	Nova Bakery	633	3
1340	St Clair Ave W	Corner Cafe	654	5
1339	St Clair Ave W	Ital Record & Video	621	2
1333	St Clair Ave W	Michelle Le Nail	624	2
1333	St Clair Ave W	Psychic	659	1
1331	St Clair Ave W	Carlos Variety & Gifts	632	2
1331	St Clair Ave W	Eden	651	15
1327	St Clair Ave W	Tanya's Gifts	624	2
1325	St Clair Ave W	Euro Sports Bar	652	2
1323	St Clair Ave W	Big Convenience	632	2
1321	St Clair Ave W	Studio 77	612	3
1319	St Clair Ave W	Lan-Uy	655	1
1317	St Clair Ave W	La Bruschetta	651	10
1315	St Clair Ave W	Fiesta Travel	715	4
1312	St Clair Ave W	Y & Y Smoke & Variety	617	2
1312	St Clair Ave W	Cozi Hairstyling	655	2
1310	St Clair Ave W	Donato Sports Bar	652	2
1308	St Clair Ave W	Pepe Jewellery	621	3
1307	St Clair Ave W	Tre Mari Bakery Ltd	633	32
1304	St Clair Ave W	B Textiles Bargain	612	2
1303	St Clair Ave W	Tessuti Venezia Co Ltd	612	7
1300	St Clair Ave W	Rvi Gomes	631	2
1299	St Clair Ave W	Diana Meat & Grocery	633	3
1298	St Clair Ave W	Pauls Jewellery Co Ltd	621	3
1296	St Clair Ave W	Adele's Boutique	612	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1294	St Clair Ave W	Ginos Mens & Boys Fashion	612	3
1291	St Clair Ave W	Snuggles	624	3
1288	St Clair Ave W	Gino Ladies Fashion	612	3
1287	St Clair Ave W	Snuggles	612	2
1287	St Clair Ave W	St Clair Travel Agency	715	11
1287	St Clair Ave W	St Clair Bookkeeping	732	2
1287	St Clair Ave W	Dr. Massimo Papini	772	5
1287	St Clair Ave W	Iamat Medical Assistance	775	3
1285	St Clair Ave W	La Duchessa Boutique Inc	612	2
1285	St Clair Ave W	Dino Shoes	613	3
1284	St Clair Ave W	La Romana Sport Club	651	3
1283	St Clair Ave W	Shampoo Hair Design	655	2
1282	St Clair Ave W	New Bridal	612	4
1279	St Clair Ave W	Grace Textile	618	13
1278	St Clair Ave W	Alex Photo	621	2
1278	St Clair Ave W	Dc Headlines	624	2
1278	St Clair Ave W	Jm Paul	731	3
1278	St Clair Ave W	Ballpark Frank's	733	3
1278	St Clair Ave W	Dr. J Rios	771	3
1278	St Clair Ave W	Health Retreat Ltd.	771	3
1274	St Clair Ave W	Carmen's Designs	612	2
1271	St Clair Ave W	Cavaliere Printing	471	2
1271	St Clair Ave W	Studio 5 Hair Design	655	4
1268	St Clair Ave W	Union Travel	715	2
1268	St Clair Ave W	Abc Business Machines	661	2
1268	St Clair Ave W	Dr Garry Klein	772	6
1266	St Clair Ave W	Milano Jewellers Ltd	621	1
1263	St Clair Ave W	Daniel Boutique Ltd	612	3
1263	St Clair Ave W	Varese	613	3
1263	St Clair Ave W	Luisella Children's Wear	611	1
1263	St Clair Ave W	Via Italia Pharmacy	611	7
1263	St Clair Ave W	Dr. De Silva/Dr. Pinto	771	3
1263	St Clair Ave W	Dr. Toledano/ Dr. Sew	771	4
1263	St Clair Ave W	Dr. D. Wong	771	2
1263	St Clair Ave W	Laboratory	775	3

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1263	St Clair Ave W	Physiotherapy	775	2
1263	St Clair Ave W	Eagle Tae Kwon Do	827	4
1262	St Clair Ave W	Donna Classica	612	1
1261	St Clair Ave W	Fabia Fine Shoes Ltd	613	2
1261	St Clair Ave W	St. Clair Internet Café	654	2
1259	St Clair Ave W	Brown Shoes	613	1
1259	St Clair Ave W	Spic & Span Appliances	642	3
1258	St Clair Ave W	La Parigina Shoes Ltd	613	2
1257	St Clair Ave W	Joe's Pub	651	3
1255	St Clair Ave W	Truong Textiles	612	1
1254	St Clair Ave W	The Red Apple Boutique	612	2
1253	St Clair Ave W	A G Fair Fashions Ltd	612	2
1253	St Clair Ave W	Dr. E. Eng Optometrist	773	2
1252	St Clair Ave W	Exquisite Designs	612	2
1251	St Clair Ave W	Spicy Fashions	612	1
1250	St Clair Ave W	Zenith Shoes	613	2
1249	St Clair Ave W	Metro Toronto Bar & Grill	652	3
1248	St Clair Ave W	International Sports Bar	651	2
1247	St Clair Ave W	St Clair Dry Goods	612	2
1246	St Clair Ave W	Fabiani Shoes	613	2
1243	St Clair Ave W	Sol Convenience	632	1
1243	St Clair Ave W	O Intervalo	652	4
1242	St Clair Ave W	Amore	612	2
1240	St Clair Ave W	Tucolore Bar Café	652	3
1238	St Clair Ave W	Sakura Japanese Restaurant	651	3
1237	St Clair Ave W	Oggi Jeans	612	2
1236	St Clair Ave W	Christian Boutique Ltd	612	4
1235	St Clair Ave W	Una Boutique	612	2
1233	St Clair Ave W	Ok'd Moda Giovane	612	1
1232	St Clair Ave W	Gente Boutique Ltd	612	2
1230	St Clair Ave W	Solo Mio	612	2
1229	St Clair Ave W	Dr M Lazarcus	772	6
1228	St Clair Ave W	Sasso Uomo Ltd	612	2
1224	St Clair Ave W	Centro Trattoria	633	8
1223	St Clair Ave W	St Clair Pharmacy	611	11

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1223	St Clair Ave W	Dr. Phuong Nguyen	771	3
1223	St Clair Ave W	Ultra Sound & X-Ray	775	5
1222	St Clair Ave W	Jasmine Outlet	612	1
1221	St Clair Ave W	Oliva Bros	613	2
1220	St Clair Ave W	Ac Ranch Cafe & Bar	651	4
1218	St Clair Ave W	Ristorante Nido	651	6
1216	St Clair Ave W	Pizza Memo	651	4
1215	St Clair Ave W	U-Save Centre Inc	617	21
1213	St Clair Ave W	Luisa's Boutique	612	1
1211	St Clair Ave W	Jasmine	612	3
1205	St Clair Ave W	Accessories Club	624	2
1205	St Clair Ave W	Elle Esthetics	655	2
1205	St Clair Ave W	Dr L Hangfu	772	4
1205	St Clair Ave W	Dr Joseph Militello	773	2
1203	St Clair Ave W	Gino Meat Market	633	3
1203	St Clair Ave W	Mario Hervas	774	3
1201	St Clair Ave W	Cosmo Restaurant	651	5
1200	St Clair Ave W	Payless Shoe Source	613	5
1200	St Clair Ave W	Belle Rykiss	624	3
1200	St Clair Ave W	Dr A Lieberman	772	3
1199	St Clair Ave W	Tuxedo Gallery Ltd	671	3
1197	St Clair Ave W	Bella Boutique	612	3
1194	St Clair Ave W	Hana	612	2
1194	St Clair Ave W	Diva	612	2
1194	St Clair Ave W	Elifaz Bakery	633	4
1193	St Clair Ave W	Very Good Food	633	3
1192	St Clair Ave W	What A Bargain	624	2
1191	St Clair Ave W	Small Boy Supermarket	632	2
1190	St Clair Ave W	La Scala Inc	612	2
1189	St Clair Ave W	Dollar Depot Plus	632	2
1188	St Clair Ave W	Genesis	612	3
1187	St Clair Ave W	Budget Shoe Warehouse	613	3
1185	St Clair Ave W	Ultima Moda	612	3
1183	St Clair Ave W	S-Q Inc	624	1
1182	St Clair Ave W	St Clair Village Cafe	652	3

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1181	St Clair Ave W	Natasha Babies Boutique	612	2
1180	St Clair Ave W	Lo Cozy Gifts & Discount	624	2
1179	St Clair Ave W	Celina Collection	612	2
1177	St Clair Ave W	Bio Pharmacy	611	5
1176	St Clair Ave W	Sposabella Canada Inc	612	6
1175	St Clair Ave W	Sweater World	612	2
1175	St Clair Ave W	The Golden Apple Fine Foods	633	2
1174	St Clair Ave W	One Hour Photo	621	3
1171	St Clair Ave W	Discount Paradise	632	1
1171	St Clair Ave W	Parkway Medical	611	3
1171	St Clair Ave W	Dufferin/St.Clair Clinic	771	7
1170	St Clair Ave W	Bun King Bakery	633	6
1167	St Clair Ave W	Gemini Travel Service Inc.	715	3
1166	St Clair Ave W	Dufferin Smoke	632	1
1166	St Clair Ave W	Marvelo Cleaners	641	1
1166	St Clair Ave W	The Forum	654	6
1166	St Clair Ave W	La Terrazza	655	2
1165	St Clair Ave W	Multi Video	676	4
1163	St Clair Ave W	Marcello Pizzeria	651	10
1162	St Clair Ave W	Sunlight Fruit Market	617	2
1161	St Clair Ave W	Blue Ribbon 1hr Cleaner	641	3
1160	St Clair Ave W	New Tivoli Restaurant	651	5
1158	St Clair Ave W	Tiffany's	612	7
1157	St Clair Ave W	Chateau Sports Bar & Grill	652	3
1155	St Clair Ave W	True Value West	654	2
1155	St Clair Ave W	Good Look Unisex	655	2
1154	St Clair Ave W	The Big Slice	654	6
1154	St Clair Ave W	Pro-Active Fitness	947	4
<b>St. Clair West Bia</b>				
1151	St Clair Ave W	San Remo Florists Inc	624	4
1133	St Clair Ave W	Ontario Ballet Theatre Inc	931	23
1131	St Clair Ave W	Bove Aesthetics	655	3
1129	St Clair Ave W	Siboney's Beauty Salon	655	1
1127	St Clair Ave W	Royal Carribean Cafe	651	4
1123	St Clair Ave W	Tony's Variety	632	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1123	St Clair Ave W	Subway Sandwiches	654	3
1110	St Clair Ave W	Sun Sun Fruit Market	631	2
1108	St Clair Ave W	111 Sports Bar	654	2
1106	St Clair Ave W	Central Paint & Tile Store	642	3
1094	St Clair Ave W	Buck Or Two	624	5
1093	St Clair Ave W	C.S.Q Coin Laundry	641	1
1092	St Clair Ave W	Dental Clinic	772	6
1090	St Clair Ave W	Italian Gift & Houseware	614	3
1089	St Clair Ave W	La Bica	652	2
1088	St Clair Ave W	Super Latin Music	676	2
1087	St Clair Ave W	Rocky Restaurant	651	2
1086	St Clair Ave W	Delia Travel Agency	715	4
1084	St Clair Ave W	Palermo Bakery	633	2
1083	St Clair Ave W	Brewers Retail Stores	634	9
1081	St Clair Ave W	Tulip's Hairstyle	655	3
1081	St Clair Ave W	Twin Dragon	827	1
1080	St Clair Ave W	Amazing Sewing Machines	624	2
1080	St Clair Ave W	Liberty Tax Service	764	3
1077	St Clair Ave W	Mr. Kohl's Sports Cafe	651	7
1076	St Clair Ave W	Roma Meat + Deli	633	2
1076	St Clair Ave W	Lindsay Cleaners And Tailors	641	2
1075	St Clair Ave W	Dennis Dollar It	617	1
1074	St Clair Ave W	Traffic Ticket Place	764	1
1070	St Clair Ave W	Net Hound.Net	624	2
1070	St Clair Ave W	A Capoeira	654	2
1068	St Clair Ave W	Sina's Flowers & Gift	624	1
1067	St Clair Ave W	Cyber Café	738	2
1066	St Clair Ave W	St. Clair Textiles	612	3
1065	St Clair Ave W	Salon 1065	655	2
1061	St Clair Ave W	Vetrolite Glass And Mirror	642	1
1061	St Clair Ave W	Empire Group Photo	736	1
1059	St Clair Ave W	Crystal Clean Coin Laundry	641	1
1057	St Clair Ave W	Glenholme Variety	632	2
1046	St Clair Ave W	Sam's	642	2
1042	St Clair Ave W	Motivas Restaurant & Bar	651	9

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1040	St Clair Ave W	El Amigo	654	2
1038	St Clair Ave W	Dany's Dry Cleaning	617	1
1038	St Clair Ave W	M & F Nick Nacks	655	3
1038	St Clair Ave W	Video Games & Variety	676	2
<b>Hillcrest Village Bia</b>				
863	St Clair Ave W	Vanipha Lanna	651	5
861	St Clair Ave W	Thruway Muffler Centre	644	4
845	St Clair Ave W	Guardian Drugs	611	1
845	St Clair Ave W	Dr Reingold	771	1
843	St Clair Ave W	Spectacular Sounds	614	4
837	St Clair Ave W	New Paramount Studios	736	4
832	St Clair Ave W	Centro Naturista	633	1
828	St Clair Ave W	Mi Tierra	651	3
825	St Clair Ave W	Dragon Delight Chinese Food	651	3
823	St Clair Ave W	Manila Travel & Tours	715	3
818	St Clair Ave W	Javed's Buy & Sell	617	1
816	St Clair Ave W	El Palenque	651	3
815	St Clair Ave W	Pizaan	654	4
814	St Clair Ave W	Huaraz	621	1
813	St Clair Ave W	Pancho Villa	651	3
812	St Clair Ave W	The Medical Spot	624	1
811	St Clair Ave W	Menalon Bakery	633	2
810	St Clair Ave W	New Niagara Restaurant	651	2
809	St Clair Ave W	Lily's Beauty And Fashion	655	1
808	St Clair Ave W	Csi Computers	738	3
807	St Clair Ave W	Dona Luz Restaurant	651	2
806	St Clair Ave W	Amalia Jewellers	621	2
805	St Clair Ave W	Fire & Ice Pschic Gallery	659	1
804	St Clair Ave W	Santo's Hair Stylist	655	2
801	St Clair Ave W	The Art Collector	624	1
801	St Clair Ave W	Parisiana Cleaners & Tailors	641	1
800	St Clair Ave W	Macelleria Atlas	633	3
798	St Clair Ave W	Bruttium	612	1
795	St Clair Ave W	2-4-1 Pizza	654	2
792	St Clair Ave W	Rome Travel Agencies	715	9

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
790	St Clair Ave W	Toronto Fish Market	633	1
789	St Clair Ave W	Nemy Car Ltd	616	1
788	St Clair Ave W	Pyro's Coffee Shop	654	3
788	St Clair Ave W	Ivy's Of Jamaica	655	1
786	St Clair Ave W	Mattresses & Furniture	614	2
784	St Clair Ave W	Alberta Flower's And Gifts	624	2
781	St Clair Ave W	Hanswork Restaurant	651	2
781	St Clair Ave W	Tax Stop	739	1
780	St Clair Ave W	Discount Junction	617	1
779	St Clair Ave W	St Clair Veterinary	658	13
777	St Clair Ave W	Ashley Hair Design	655	8
776	St Clair Ave W	Arlington Super Variety	617	3
775	St Clair Ave W	Planet Jewellery	621	1
774	St Clair Ave W	St Clair Variety	617	2
770	St Clair Ave W	St Clair Flowers	624	1
770	St Clair Ave W	United Tax Accounting	732	1
769	St Clair Ave W	Ferro	651	32
766	St Clair Ave W	Discount Plus	617	2
765	St Clair Ave W	T N T Tools Ltd	615	2
764	St Clair Ave W	Jameson Dry Cleaners	641	1
762	St Clair Ave W	Mio Caffè E Panini	651	4
760	St Clair Ave W	Orizzonte Restaurant	651	3
756	St Clair Ave W	Northern Karate & Fitness Ce	827	7
752	St Clair Ave W	Acappella	612	2
750	St Clair Ave W	Nama & Sushi Japanese Restau	651	3
748	St Clair Ave W	St Clair Delicatessen	633	2
747	St Clair Ave W	Rt Country Antiques	614	1
746	St Clair Ave W	Eglinton Florist	624	3
744	St Clair Ave W	Filippo's Gourmet Pizza	651	7
743	St Clair Ave W	Midclair Gas & Auto	644	1
740	St Clair Ave W	R & W Variety Store	633	2
738	St Clair Ave W	Coin Laundry	641	1
736	St Clair Ave W	Pain Perou	633	5
732	St Clair Ave W	Ali Baba Antique Repairs	642	1
730	St Clair Ave W	Dave's Gourmet Pizza	651	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
728	St Clair Ave W	Nails Salon	655	4
726	St Clair Ave W	Rhythm & Spice Restaurant	651	1
724	St Clair Ave W	Gerry's Fast Food Inc	654	4
701	St Clair Ave W	Christie Pharmacy	611	4
700	St Clair Ave W	Queen's Dairy Family Restaur	651	4
699	St Clair Ave W	Chico's Pizza Parlour	651	1
697	St Clair Ave W	Lucky Dollar Food Centre	632	2
694	St Clair Ave W	Violet's Coffee House And Re	633	2
694	St Clair Ave W	Lucy Nails Salon	655	3
690	St Clair Ave W	World Class Bakers	651	12
689	St Clair Ave W	Unique Carpets	614	2
689	St Clair Ave W	Sunshine Sound	624	1
689	St Clair Ave W	Silkcut Hairstylists	655	1
685	St Clair Ave W	St. Clair W. Convenience	632	2
<b>Wychwood Heights Bia</b>				
684	St Clair Ave W	Jug Town	632	2
683	St Clair Ave W	Twice As Nice	624	2
682	St Clair Ave W	Wise Guys Bar & Grill	651	1
681	St Clair Ave W	Mezzetta Cafe Restaurant	651	7
679	St Clair Ave W	Churrasco Of St Clair	654	18
677	St Clair Ave W	KI Jewellery	621	3
675	St Clair Ave W	Sugar Sugar Candy Store	633	1
673	St Clair Ave W	Progressive Orthotic Design	774	1
669	St Clair Ave W	Dr I Brown	771	2
666	St Clair Ave W	Super Video 99	676	5
665	St Clair Ave W	Thrift Store	612	7
661	St Clair Ave W	Gilligan's Island Travel Ltd	715	2
659	St Clair Ave W	Art Store	624	1
657	St Clair Ave W	Folly Kids	612	1
655	St Clair Ave W	Venue Hair Design	655	2
653	St Clair Ave W	El Palenque	651	2
651	St Clair Ave W	The Clay Space	624	4
649	St Clair Ave W	Folly	624	3
647	St Clair Ave W	Feed Your Pet	624	1
645	St Clair Ave W	Central Restaurant	651	2

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
641	St Clair Ave W	Antiquedades	624	1
639	St Clair Ave W	Dr K Lamptey	772	8
638	St Clair Ave W	Dj's Caribbean Variety	624	1
637	St Clair Ave W	Dr. Copy Printing & Signs	471	6
636	St Clair Ave W	Vip Variety	617	2
635	St Clair Ave W	Maple Paint & Wallpaper Inc	615	5
634	St Clair Ave W	Barrio Fiesta	654	3
633	St Clair Ave W	Flori Floral Designs Inc	624	6
631	St Clair Ave W	Wychwood Animal Hospital	658	4
630	St Clair Ave W	Thai	651	3
627	St Clair Ave W	Crystal Cleaners	641	4
621	St Clair Ave W	Vaughan Coin Laundry	641	1
621	St Clair Ave W	Loosenz	655	3
603	St Clair Ave W	Swiss Fashions	641	2
585	St Clair Ave W	Good Will	641	15
582	St Clair Ave W	St Clair Camera - Kodak	621	2
582	St Clair Ave W	Three & One Tv Vcr Repairs	642	2
578	St Clair Ave W	Solutions Health Care Ass.	771	4
575	St Clair Ave W	Bi-Best	617	2
574	St Clair Ave W	Russell Cleaners	641	2
573	St Clair Ave W	French Hair Stylists	655	1
572	St Clair Ave W	Da-Maria Pizzeria	651	2
570	St Clair Ave W	Mr Submarine	654	5
569	St Clair Ave W	Cybermania	652	1
568	St Clair Ave W	The Frame Gallery	624	2
566	St Clair Ave W	S & W Soul King Record Store	632	2
557	St Clair Ave W	Yong Food Market	632	2
555	St Clair Ave W	Super Bargain Warehouse	617	2
553	St Clair Ave W	Medical Centre	771	9
550	St Clair Ave W	Web Fusion	654	1
549	St Clair Ave W	Smart Choice	617	1
549	St Clair Ave W	Royal Fashions	621	1
547	St Clair Ave W	Eyeglass World	774	2
545	St Clair Ave W	Canada Chi Kung Health Clini	774	2
544	St Clair Ave W	Pc Farm Inc	651	1

<b>Independent Retail Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
544	St Clair Ave W	Gemini Express	655	2
544	St Clair Ave W	Lydia Valerio M. Hair Salon	676	2
544	St Clair Ave W	Xxx-Tra Vision	774	6
544	St Clair Ave W	Aroma Holistic Clinic	774	1
543	St Clair Ave W	El Fugan	654	1
542	St Clair Ave W	Alberts Real Jamaican Foods	654	5
542	St Clair Ave W	Coffee Time	654	2
539	St Clair Ave W	Mally Fashions	651	1
538	St Clair Ave W	Immigration Consultants	642	4
538	St Clair Ave W	Persian & Oriental Rug Servi	651	4
538	St Clair Ave W	Rose Garden Restaurant	731	3
537	St Clair Ave W	The Retro Cafe	644	4
536	St Clair Ave W	Auto Rovers	644	3
534	St Clair Ave W	Open Window Bakery	633	7
533	St Clair Ave W	Hakim Optical	633	4
530	St Clair Ave W	Jlb Pilipino Food Store	632	3
528	St Clair Ave W	Pinoy Mini Mart	633	2
524	St Clair Ave W	Eden Fine Foods	611	3
522	St Clair Ave W	Premier Cleaners	641	1
519	St Clair Ave W	Sketchley Cleaners	624	1
519	St Clair Ave W	Metro Discount Inc	651	3
517	St Clair Ave W	Legends Bar & Eatery	611	11
515	St Clair Ave W	The Medicine Shoppe	633	2
513	St Clair Ave W	Evergreen Natural Foods	633	4
396	St Clair Ave W	Moneysworth & Best	624	1
396	St Clair Ave W	Caban	624	10
396	St Clair Ave W	The Dry Cleaner	641	4
396	St Clair Ave W	Holy Smokes	631	7

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
<b>West of St. Clair Gardens</b>				
1,952	St Clair Ave W	Tipica Familiar Restaurant	651	3
1,900	St Clair Ave W	Sun Auto Service	644	4

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1,880	St Clair Ave W	Mediterranean Fish Import In	632	24
1,862	St Clair Ave W	Royal Auto Centre	643	2
1,834	St Clair Ave W	Peter Pan K Convenience	632	4
1,834	St Clair Ave W	Tara's Italien Sandwiches	654	2
1,834	St Clair Ave W	Casa Del Baby Beef	692	8
1,828	St Clair Ave W	Orlando's 2 For 1 Jerk Chick	654	3
1,826	St Clair Ave W	Damesh Grocery	632	3
1,824	St Clair Ave W	Double O Fashion	612	1
1,822	St Clair Ave W	Pizza Pan	654	2
1,820	St Clair Ave W	Raja Super Market	631	1
1,818	St Clair Ave W	Ontario Car Store	616	4
<b>Between St. Clair Gardens and Corso Italia</b>				
1,520	St Clair Ave W	Mag Auto Centre	616	1
1,520	St Clair Ave W	La Paisa Café	653	3
1,492	St Clair Ave W	St Clair Car Wash	643	7
1,480	St Clair Ave W	Sunshine Market	632	2
1,480	St Clair Ave W	Café Kiosk	653	2
1,480	St Clair Ave W	Sunset Beach Tanning Resort	659	4
1,474	St Clair Ave W	O Farol Grill House	651	5
1,472	St Clair Ave W	Classic Cuts	655	1
1,470	St Clair Ave W	Astro Meats	633	3
<b>Between St. Clair West and Hillcrest</b>				
1,034	St Clair Ave W	St Clair Produce	633	2
1,033	St Clair Ave W	Canadian Bikini Fashion	612	1
1,032	St Clair Ave W	North America Fish Depot Ltd	624	3
1,031	St Clair Ave W	Santo Cristiano Billiards	944	1
1,030	St Clair Ave W	Kwa Used Appliances	624	1
1,028	St Clair Ave W	St Clair Fish Market	633	2
1,028	St Clair Ave W	Jerk Centre	659	2
1,026	St Clair Ave W	Appleton Fine Home Furnishin	614	2
1,024	St Clair Ave W	St Clair Express	621	2
1,020	St Clair Ave W	Variety Flowers	624	1
1,018	St Clair Ave W	Crea Tailors	612	2
1,002	St Clair Ave W	Mattress	651	1
1,002	St Clair Ave W	St Clair For Her Wear	654	1

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
1,002	St Clair Ave W	Triple Triple Pizza	654	4
1,000	St Clair Ave W	New Village Fruit Market	632	2
998	St Clair Ave W	Macelleria San Gabrielle	633	3
996	St Clair Ave W	Olde Sports Centre	612	2
996	St Clair Ave W	Bohemia Havana	651	5
992	St Clair Ave W	Lamarra Restaurant	655	3
988	St Clair Ave W	Dannys	642	2
986	St Clair Ave W	Dr M Daalderop	773	2
984	St Clair Ave W	St. Clair Variety Plus	617	3
966	St Clair Ave W	H H Tropical Foods	633	2
966	St Clair Ave W	Forum	612	1
960	St Clair Ave W	Lambada Bar	654	2
958	St Clair Ave W	Boblio Café	654	1
956	St Clair Ave W	Hair To Toe	655	2
954	St Clair Ave W	Yummy Yummy	654	2
950	St Clair Ave W	Twins Variety	617	2
948	St Clair Ave W	Curves	947	4
944	St Clair Ave W	Dr M Winkler	773	1
943	St Clair Ave W	Total Bargain	617	2
942	St Clair Ave W	Clairwood Drugmart	611	6
940	St Clair Ave W	Dr J Reyhaian Dental Clinic	772	6
938	St Clair Ave W	Time Discount	617	2
936	St Clair Ave W	Canadiana Dry Cleaners	641	2
933	St Clair Ave W	Swan Club	652	3
932	St Clair Ave W	Consumers Discount	624	2
930	St Clair Ave W	Furniture	642	2
930	St Clair Ave W	Bina Variety	617	2
929	St Clair Ave W	L & L Cafe	651	1
929	St Clair Ave W	Monteros	655	4
927	St Clair Ave W	Dr. B. Bristol	772	1
927	St Clair Ave W	Melage	612	2
918	St Clair Ave W	Rosedale Furniture	624	3
918	St Clair Ave W	Wonder Video	676	2
918	St Clair Ave W	Cortones	651	2
912	St Clair Ave W	Tan Can	624	5

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
910	St Clair Ave W	Johnvince Foods	632	7
898	St Clair Ave W	La Perla	612	2
896	St Clair Ave W	Glenholme Pharmacy	611	4
894	St Clair Ave W	Traffic Ticket People	731	5
892	St Clair Ave W	Veros Cafe	651	3
890	St Clair Ave W	Euro Shoes	613	1
890	St Clair Ave W	Internet Access/Pc Games	738	1
888	St Clair Ave W	S & Y Variety	617	2
881	St Clair Ave W	Coconuts Travel & Tours Co L	715	2
879	St Clair Ave W	Dominican Restaurant	651	5
877	St Clair Ave W	Burke's	624	1
875	St Clair Ave W	Dollar Club	624	2
<b>East of Wychwood</b>				
300	St Clair Ave W	Dr Lupvich & M Iriarte	774	4
300	St Clair Ave W	Chiropractic Clinic On The.	774	2
290	St Clair Ave W	Dr R Sales	739	2
290	St Clair Ave W	Dr S Blumenberger	771	1
290	St Clair Ave W	Dr Goldhamer	774	1
288	St Clair Ave W	Dr Wood & Dr. Crusen	771	2
288	St Clair Ave W	Lloyd Gilbert & Assoc	771	2
288	St Clair Ave W	Irene Butt	771	1
288	St Clair Ave W	Dr Fernando	774	1
288	St Clair Ave W	Dr. T. Garling	715	1
288	St Clair Ave W	Superintendent	774	1
249	St Clair Ave W	Sharon Dembo	771	1
249	St Clair Ave W	Dr. Les Richmond	822	3
235	St Clair Ave W	Dr B Chapnick	771	2
235	St Clair Ave W	Dr E Brown	771	1
235	St Clair Ave W	Dr R Chelin	772	4
235	St Clair Ave W	Dr P Chapnick	772	5
235	St Clair Ave W	Dr J Wiener	841	2
223	St Clair Ave W	Dr J E Levene	771	1
223	St Clair Ave W	Dr Lr Kay	771	1
223	St Clair Ave W	Judith V Friedman	771	1
223	St Clair Ave W	Dr M Hoffer	771	1

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
223	St Clair Ave W	Dr M Teplitsky	774	1
219	St Clair Ave W	Carol Cowan-Leune	771	1
219	St Clair Ave W	Dr E Brenken	772	1
219	St Clair Ave W	Dr BI Venditelli	774	8
216	St Clair Ave W	Dr Martin Fischer	771	2
216	St Clair Ave W	Beamart Inc	771	1
216	St Clair Ave W	Dr J M Bingham	771	1
216	St Clair Ave W	Dr D G Scroggie	771	1
215	St Clair Ave W	F Boyce	771	3
215	St Clair Ave W	Maritime Labs Ltd	772	1
215	St Clair Ave W	Dr N Epstein & Assoc	774	7
215	St Clair Ave W	Dr E.S. Lilker	774	7
215	St Clair Ave W	Sharon E Toole	774	1
215	St Clair Ave W	Rosemary Munro	775	1
212	St Clair Ave W	Therapeutic Massage Registry	771	4
208	St Clair Ave W	Dr R P Carr	771	1
208	St Clair Ave W	Dr P L Herschman	771	1
208	St Clair Ave W	Dr Pilgrim	771	1
206	St Clair Ave W	Dr Shelia Rodger Paucher	771	1
206	St Clair Ave W	Dr Ian Graham	771	1
206	St Clair Ave W	Dr Shatford & Dr T Garling	774	1
206	St Clair Ave W	Clair Plains Admin Services	774	1
206	St Clair Ave W	Caryn Miller	739	1
202	St Clair Ave W	Dr L Martin Dr M Skolnick	775	2
200	St Clair Ave W	Summit Pharmacy	611	3
200	St Clair Ave W	Avenue-St Clair Chiropody &	772	3
200	St Clair Ave W	Mctu Diagnostics Ltd	775	2
200	St Clair Ave W	Pro Fitness Training Studio	774	30
185	St Clair Ave W	Dr W J Jenkins	771	5
183	St Clair Ave W	Dr D. Iseman	841	3
165	St Clair Ave W	St. Clair Dental Group	491	6
112	St Clair Ave W	Dr Westkirk	774	2
112	St Clair Ave W	Dr H Pollack	721	1
110	St Clair Ave W	Derksen Light Technologies	739	1
80	St Clair Ave W	Pradise Cleaners	655	1

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
77	St Clair Ave E	Save Smoke Plus	617	1
77	St Clair Ave E	May Pharmacy	611	6
77	St Clair Ave E	Dr David Burman	772	7
77	St Clair Ave E	Cupps	632	2
77	St Clair Ave E	Metro Dry Cleaners	641	2
77	St Clair Ave E	Dollar Club	739	3
77	St Clair Ave E	Simple That Restaurant	653	4
77	St Clair Ave E	Europe Aesthetics	653	2
77	St Clair Ave E	Connections	655	5
74	St Clair Ave W	Alleen's	774	6
74	St Clair Ave W	Deer Park Video	614	4
74	St Clair Ave W	The Little Food Shop	676	3
72	St Clair Ave W	The Kulhay Wellness Centre	796	5
65	St Clair Ave E	The Language Exchange	739	16
63	St Clair Ave W	Granite Place-Superintendent	739	21
55	St Clair Ave W	Visual Appeal Eyewear	773	1
55	St Clair Ave W	Prime Tobacco & Gifts	728	1
55	St Clair Ave W	Dr Lederman & Dr Svirsky	731	4
55	St Clair Ave W	Gourmet Cafe	624	4
55	St Clair Ave W	Jaspers Delicatessen	624	2
55	St Clair Ave W	Lynn Florist	641	3
55	St Clair Ave W	Victor L. Drevnig	733	2
55	St Clair Ave W	Canada Forum Execumail	739	1
55	St Clair Ave W	Mmi Industries	739	3
55	St Clair Ave W	Reprodux	651	8
55	St Clair Ave W	Sketchley Cleaners	471	2
49	St Clair Ave W	Locksley Project	739	3
45	St Clair Ave W	Law Office	731	8
45	St Clair Ave W	Edge Interactive Marketing	733	10
40	St Clair Ave W	Paramount Travel	715	8
30	St Clair Ave W	Gary L. Segal	739	1
30	St Clair Ave W	Composium Dental Centre	772	2
30	St Clair Ave W	Daniel D. Horwitz	731	1
30	St Clair Ave W	The Sandwich Board	654	4
25	St Clair Ave W	Badminton And Racquet Club	941	87

<b>Independent Retail Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
24	St Clair Ave W	Fioro Hair Design	739	22
22	St Clair Ave E	City Optical	611	2
22	St Clair Ave E	Ziggys Fantastic Foods	621	77
22	St Clair Ave E	Marquess Jewellers	621	3
22	St Clair Ave E	Whitecastle And Fallbrook Lt	773	30
21	St Clair Ave E	Dr. Rothstein & Dr. Robinson	715	3
21	St Clair Ave E	Chad Management Group	774	12
21	St Clair Ave W	Fionn Maccools	734	45
21	St Clair Ave E	Teachers Travel Service Ltd	739	8
21	St Clair Ave E	John C Lueger	471	2
15	St Clair Ave W	Quizno's Subs	651	8
15	St Clair Ave W	Bento Box	654	3
11	St Clair Ave W	Scallywags	651	50
2	St Clair Ave W	O & Y Enterprises	728	12
2	St Clair Ave E	St Clair Greetings	633	4
2	St Clair Ave E	Menen Center For Optimum Hea	774	1
2	St Clair Ave E	Town Shoe Stores Co Ltd	613	6
2	St Clair Ave E	Whole Health	621	2
2	St Clair Ave E	Wellington Jewellers	624	1
2	St Clair Ave E	International News	623	1
2	St Clair Ave W	Mills & Mills	731	55
2	St Clair Ave W	180 Systems	738	5
2	St Clair Ave W	Corporate Assets Inc	739	10
2	St Clair Ave W	Elizabeth Ridgely	744	1
2	St Clair Ave E	Best Z	654	4
2	St Clair Ave W	Michael's Baguette	654	4
1	St Clair Ave E	Joe's Discount	624	1

## Major Businesses

<b>Major Businesses</b>				
<b>Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
<b>St. Clair Gardens Bia</b>				
1785	St Clair Ave W	West York Chevrolet	616	61
<b>Corso Italia Bia</b>				
1223	St Clair Ave W	Hakim Optical	773	3
1168	St Clair Ave W	Mcdonald's Restaurants	654	35
<b>Hillcrest Village Bia</b>				
829	St Clair Ave W	Kentucky Fried Chicken	654	33
710	St Clair Ave W	Mcdonald's Restaurants	654	50
<b>Wychwood Heights Bia</b>				
660	St Clair Ave W	Speedy Muffler King	644	5
624	St Clair Ave W	Midas Muffler	644	5
556	St Clair Ave W	Budget Car Rentals	673	2
550	St Clair Ave W	Pizza Pizza	617	8
550	St Clair Ave W	Harveys	654	13
523	St Clair Ave W	Shoppers Drug Mart	641	61
396	St Clair Ave W	Lcbo	634	11
396	St Clair Ave W	Bell World	624	4

<b>Major Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
<b>West Of St. Clair Gardens</b>				
2,121	St Clair Ave W	Harvey's / Second Cup	654	17
<b>Between St. Clair Gardens And Corso Italia</b>				
1,500	St Clair Ave W	Coffee Time	654	7
1,480	St Clair Ave W	Remax Estates Ltd.	728	30
<b>Between St. Clair West And Hillcrest</b>				
960	St Clair Ave W	Harvey's Department Store	612	2
950	St Clair Ave W	Pizza Pizza	654	8
900	St Clair Ave W	Blockbuster Video		11
<b>East Of Wychwood</b>				
200	St Clair Ave W	Med-Chem Labs		3
55	St Clair Ave W	Royal Le Page	773	90

<b>Major Businesses</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
48	St Clair Ave W	Kinko's	739	10
22	St Clair Ave E	Pharma Plus Drugmarts Ltd		18
21	St Clair Ave W	Eastside Marios	651	16
21	St Clair Ave E	Kinkos	654	12
13	St Clair Ave W	Blacks Cameras		7
11	St Clair Ave E	Mcdonald's Restaurants	654	53
2	St Clair Ave E	Blacks Cameras		3
2	St Clair Ave E	Second Cup	654	10
2	St Clair Ave E	E Bay	738	15
2,121	St Clair Ave W	Home Depot	615	352
396	St Clair Ave W	Loblaws	631	445

Excluded

Excluded

**Office, Public Services, Financial and Other Services.**

<b>Office, Public Services, Financial And Other Services</b>				
<b>Bias</b>				
<b>Total Employees</b>			<b>Par Code</b>	<b>Total Employees</b>
<b>St. Clair Gardens Bia</b>				
1780	St Clair Ave W	Church Of God Prophecy	841	7
1774	St Clair Ave W	Hellenic Benefit Association	796	2
1764	St Clair Ave W	International Pentecostal	841	2
1758	St Clair Ave W	CIBC	721	6
1748	St Clair Ave W	Toronto Public Library	863	3
1745	St Clair Ave W	Bank Of Montreal	729	1
1745	St Clair Ave W	Arter Maneiais Do Silvestre	827	1
1715	St Clair Ave W	Canadian Issa Community Asso	791	1
1709	St Clair Ave W	Learn	829	4
1708	St Clair Ave W	Zion Sacred Heart Christian	841	1
1694	St Clair Ave W	School Of Music	826	1
1693	St Clair Ave W	A Roy Miller Funeral Chapel	657	4
1683	St Clair Ave W	St John The Beloved	823	3
1674	St Clair Ave W	Charles Caccia; Mp	781	3
1648	St Clair Ave W	San Vito Ionio Social Club	946	1
<b>Corso Italia Bia</b>				
1384	St Clair Ave W	St. Michael Church	841	1

<b>Office, Public Services, Financial And Other Services</b>				
<b>Bias</b>				
<b>Total Employees</b>			<b>Par Code</b>	<b>Total Employees</b>
1365	St Clair Ave W	City Of Toronto	941	105
1353	St Clair Ave W	Amigo Driving School	827	2
1347	St Clair Ave W	Canada Trust	721	17
1345	St Clair Ave W	Employment Resource Centre	797	7
1345	St Clair Ave W	Centre For Experienced Worke	797	10
1337	St Clair Ave W	Patronato Enasco	724	2
1295	St Clair Ave W	National Bank Of Canada	721	8
1287	St Clair Ave W	Toronto Italian Film Fest.	796	2
1278	St Clair Ave W	Career Exploration Centre	781	3
1277	St Clair Ave W	Church Of Ste Nicola Di Bari	841	3
1241	St Clair Ave W	Banca Commerciale Italiana	721	12
1226	St Clair Ave W	Bank Of Montreal	721	17
1164	St Clair Ave W	Cdn Imperial Bank Of Commerc	721	20
1154	St Clair Ave W	Bank Of Nova Scotia	721	22
<b>St. Clair West Bia</b>				
1141	St Clair Ave W	Jerrett Funeral Chapels Ltd	657	13
1118	St Clair Ave W	St Clare's R C Church	841	3
1114	St Clair Ave W	Toronto Catholic Dist. S.B.	822	33
1091	St Clair Ave W	Money Mart	724	6
<b>Hillcrest Village Bia</b>				
870	St Clair Ave W	Canada Trust	721	28
836	St Clair Ave W	Hungarian Canadian Cultural	946	1
833	St Clair Ave W	Cornerstone Baptist Tacernac	841	15
803	St Clair Ave W	Michael Bryant	783	2
802	St Clair Ave W	Nimbus Total Water Treatment	749	1
695	St Clair Ave W	The Good News Church	841	2
686	St Clair Ave W	Councillor Joe Mihevc	785	2
<b>Wychwood Heights Bia</b>				
671	St Clair Ave W	Negus Cultural Center	621	1
646	St Clair Ave W	Ogden	657	3
632	St Clair Ave W	Phillipine Tropical Express	724	2
629	St Clair Ave W	K P Scharfe Ins Brokers Ltd	726	3
611	St Clair Ave W	Native Child & Family Servic	796	2
611	St Clair Ave W	St Michaels Day Care	821	20

<b>Office, Public Services, Financial And Other Services</b>				
<b>Bias</b>				
<b>Total Employees</b>			<b>Par Code</b>	<b>Total Employees</b>
541	St Clair Ave W	Levy's Discount Designer Ori	841	3
540	St Clair Ave W	St Alphonsus Catholic Church	841	1
535	St Clair Ave W	Cdn Imperial Bank Of Commerc	633	7
510	St Clair Ave W	Td Canada Trust	641	12
396	St Clair Ave W	Pc Financial	641	3
354	St Clair Ave W	Holy Rosary Church	841	3

<b>Office, Public Services, Financial And Other Services</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
<b>West Of St. Clair Gardens</b>				
1,870	St Clair Ave W	New Canadian Draining		12
1,870	St Clair Ave W	Celestial Church Of Christ		2
<b>Between St. Clair Gardens And Corso Italia</b>				
1,450	St Clair Ave W	Prospect Cemetary And Cremat		48
<b>Between St. Clair West And Hillcrest</b>				
991	St Clair Ave W	Toronto Dist. School Board		100
949	St Clair Ave W	Bank Of Nova Scotia		15
935	St Clair Ave W	Royal Bank Of Canada		12
908	St Clair Ave W	Liquor Control Board		11
884	St Clair Ave W	Misir & Company	731	25
883	St Clair Ave W	Cash Money		4
880	St Clair Ave W	Misir And Patterson	731	25
282	St Clair Ave W	Village Park Retirement Resi	739	30
276	St Clair Ave W	Cloverhill Apartments		2
<b>East Of Wychwood</b>				
245	St Clair Ave W	Arrowsmith School		14
243	St Clair Ave W	The School House		10
230	St Clair Ave W	Timothy Eaton Memorial Churc		29
175	St Clair Ave W	First Unitarian Congregation		10
153	St Clair Ave W	The Avenue		5
135	St Clair Ave W	Gvt Of Ont-Min Of Environmen		246
129	St Clair Ave W	United Church Of Canada		9
112	St Clair Ave W	Desjardins Credit Union		7

<b>Office, Public Services, Financial And Other Services</b>				
<b>Non-Bias</b>			<b>Par Code</b>	<b>Total Employees</b>
111	St Clair Ave W	Royal Bank		4
111	St Clair Ave W	Imperial Oil Ltd.		800
95	St Clair Ave W	Opti-Fund		28
95	St Clair Ave W	Plan International Canada	641	65
64	St Clair Ave W	Joropa Investments Ltd		1
55	St Clair Ave W	Edward Jones Investments		3
55	St Clair Ave W	Building Management.	739	4
49	St Clair Ave W	Gentech Insurance Ltd		9
25	St Clair Ave E	Hrdc		89
25	St Clair Ave E	Immigration Settlement Servi		77
25	St Clair Ave E	Canada Post Corp		6
25	St Clair Ave E	Canadian Citizenship & Immig		25
22	St Clair Ave E	Royal Bank		24
21	St Clair Ave E	Canadian Outdoor Mesurement	733	6
2	St Clair Ave E	Toronto-Dominion Bank		40
2	St Clair Ave W	Mantex Realty Inc		3
2	St Clair Ave W	Ryegate Capital Corp		2
2	St Clair Ave W	Ministry Of The Environment		150
2	St Clair Ave W	The Mclean Foundation		2
1	St Clair Ave E	Bank Of Nova Scotia		25
1	St Clair Ave W	Cdn Imperial Bank Of Commerc		23