

King|Parliament

SECONDARY PLAN REVIEW

TRENDS



 **Toronto**

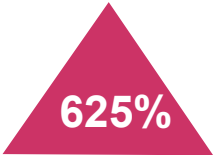
TOcore

POPULATION TRENDS



The 2016 Census identified 12,835 residents in the King-Parliament area. This number may be higher as a large number of residents moved into the newly constructed buildings in the West Don Lands after the completion of the 2016 Census, and are not included in the current population counts.

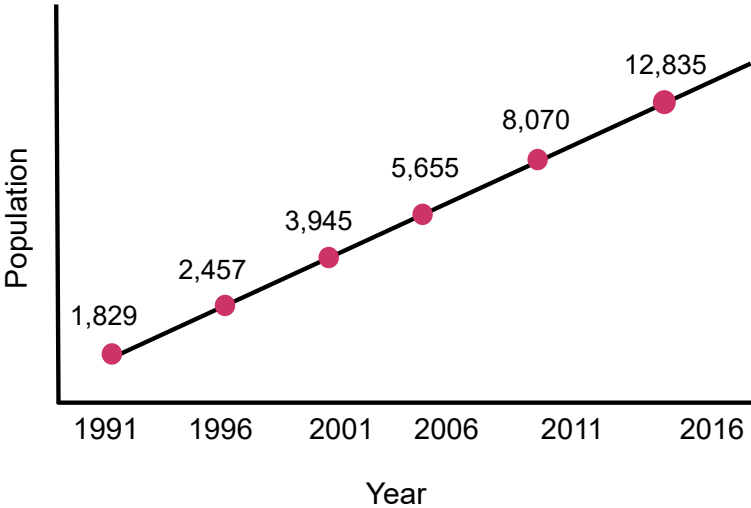
INCREASE IN POPULATION BETWEEN 1991-2016



The population of King-Parliament has increased by approximately 625% since 1991, when 1,829 residents were identified in the area. At the time, the King-Parliament area was largely an industrial and commercial centre with few residential uses.

The number of people living in the area is now almost the same as the number of people working in the area.

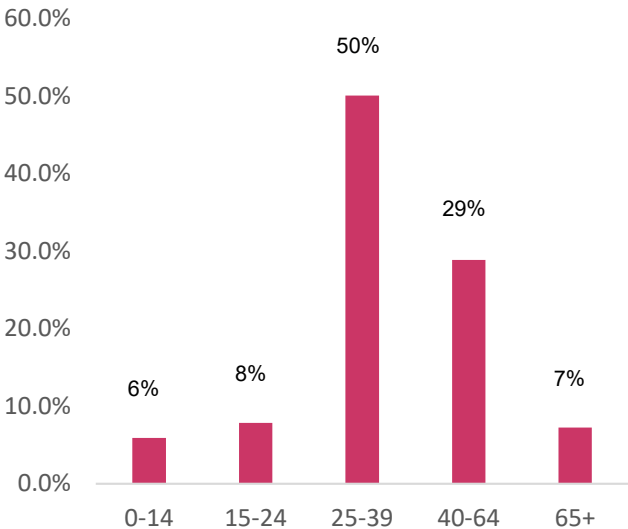
A GROWING COMMUNITY



Between 2011 and 2016 the number of people living in the area increased by 59%.

Although the population in the King-Parliament area has been increasing since 1996, when the Secondary Plan opened the area to residential uses, most of the growth has taken place in the last 5 years.

MORE YOUNG PEOPLE LIVING IN THE AREA



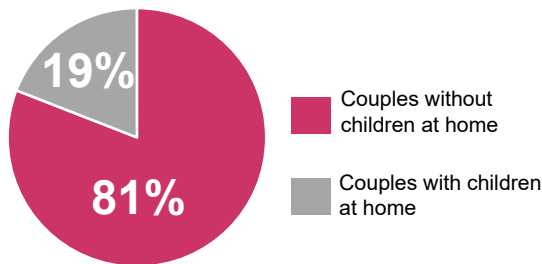
50%

of the area's population is
between 25-39 years old

The King-Parliament area is young - with approximately 50% of the population falling between the ages of 25-39 years old. By comparison, only 24% of residents fall within that range city-wide.

HOUSING AND HOUSEHOLDS

LOW PROPORTION OF COUPLES WITH CHILDREN

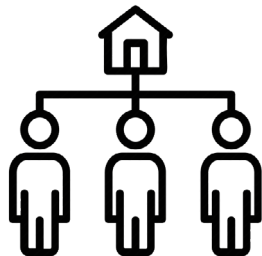


About 19% of couples in the area have children. By comparison, 55% of couples city-wide have children. However, more families have moved into the area since 1991.

SMALLER HOUSEHOLD SIZES THAN CITY

Household Size	King-Parliament	City of Toronto
1 person	56%	32%
2 persons	35%	30%

MORE PEOPLE LIVING ALONE OR WITH ROOMMATES



63% Proportion of non-family households in the King-Parliament area.

Non-family households are defined as persons living alone or a group of two or more persons who live together but who are not related or common-law.

MORE CHILDREN UNDER SIX YEARS OF AGE LIVING AT HOME

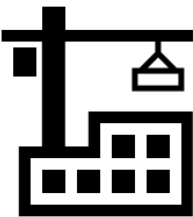


37%

Thirty-seven percent of families that do have children in the King-Parliament area have children under 6 living at home.

This is higher than the city-wide average of 20%.

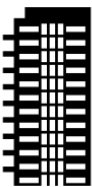
MORE NEW CONSTRUCTION IN THE AREA THAN CITY-WIDE



39%

About 39% or 3,210 dwellings in the King-Parliament area were constructed between 2011-2016. This is higher than the city overall, where only 7% of dwellings were constructed in the same period.

HIGHER PROPORTION OF APARTMENT BUILDINGS OVER 5 STOREYS



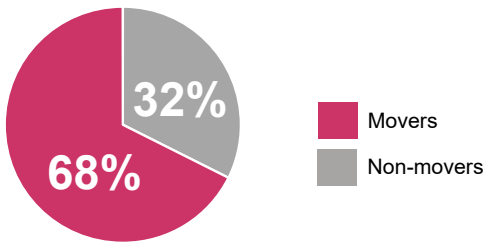
86%

Eighty-six percent or 6,990 dwellings in the King-Parliament area are in apartment buildings over 5 storeys.

There are no single detached dwellings in the area.

MOBILITY AND INCOME

HIGH PROPORTION OF RESIDENTS WHO HAVE MOVED INTO THE AREA IN THE PAST 5 YEARS



8,405 or 68% of residents in the King-Parliament area are persons who did not live in the same residence on the Census reference day (May 10, 2016) as on the same date one year or five years earlier. This number is likely higher as residents moved into the West Don Lands after the Census day in 2016.

Sixty percent of these movers are non-migrants, meaning that they moved to the area from somewhere else within the City of Toronto.

LOWER POVERTY RATE THAN THE CITY



The incidence of low income status after tax in 2000, 2005, and 2010 was lower in the King-Parliament area than city-wide. This may be associated with the higher average household incomes in the area.

RELATIVELY MORE AFFORDABLE RENTAL COSTS, BUT HIGHER OWNERSHIP COSTS

30%+ OF INCOME ON SHELTER BY TENURE, 2016

KING-PARLIAMENT CITY OF TORONTO



Renters 30% or more Owners 30% or more

Forty-one percent of renters in the King-Parliament area spend more than 30% of their household income on shelter costs, compared to 47% city-wide.

Conversely, 33% of owners in the King-Parliament area spend more than 30% of their household income on shelter costs, compared to 27% city-wide.

HIGHER AVERAGE HOUSEHOLD INCOMES WHEN COMPARED TO THE CITY



KING-PARLIAMENT
\$113,017
CITY OF TORONTO
\$102,721

EMPLOYMENT

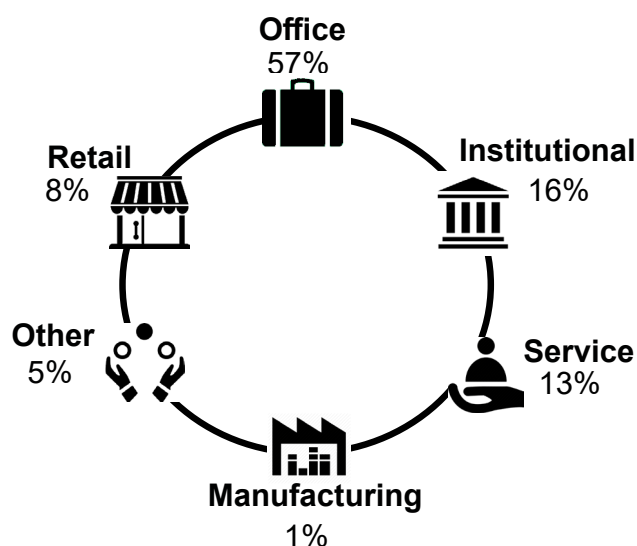


14,383

people working in the
Study Area

The 2017 Toronto Employment Survey identified 14,383 workers in the King-Parliament area. This includes both full-time and part-time workers.

EMPLOYMENT BY SECTOR, 2017



The majority of workers in the King-Parliament area work in the Office sector. An additional 1,804 office workers were added to the area between 2016-2017.

HIGHER POST-SECONDARY EDUCATION RATE THAN CITY



87%

Eighty-seven percent of residents in the King-Parliament area have a post-secondary certificate, diploma or degree compared to 69% city-wide.

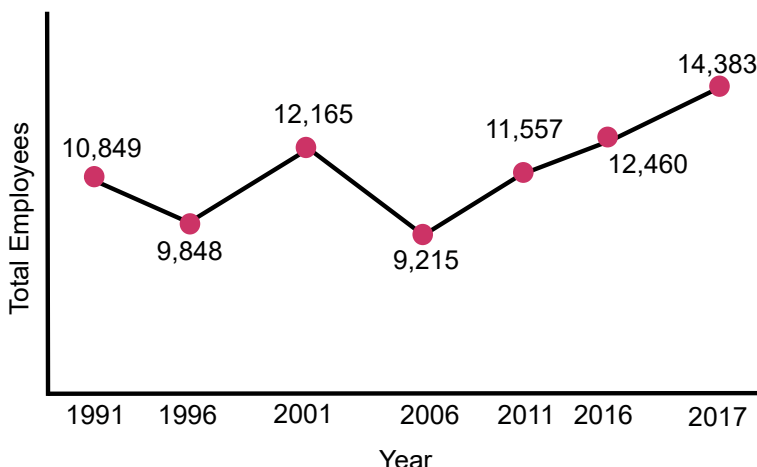
LOWER UNEMPLOYMENT RATE THAN THE CITY



4%

The unemployment rate in the King-Parliament area is approximately half the city-wide rate of 8%.

EMPLOYMENT 1991-2017



HIGHER LABOUR PARTICIPATION RATE THAN CITY



84%

Participation rate refers to the share of the working-age population that is working or looking for work. Eighty-four percent of the working-age population in the King-Parliament area are actively engaged in the labour market, compared to 64% city-wide.

A ROBUST BUT EVOLVING CULTURE SECTOR



The 2017 Toronto Employment Survey identified 5,715 culture workers in the King-Parliament area. The Survey also identified a shift in culture sector employment in the area since 1991. Between 1991-2017, the area has seen a decline in employment related to printing, video, and photography and graphic arts. However, there has been an increase in employment related to advertising services, interior decorators/designers, and theatre.

