

King|Parliament

SECONDARY PLAN REVIEW

TRENDS

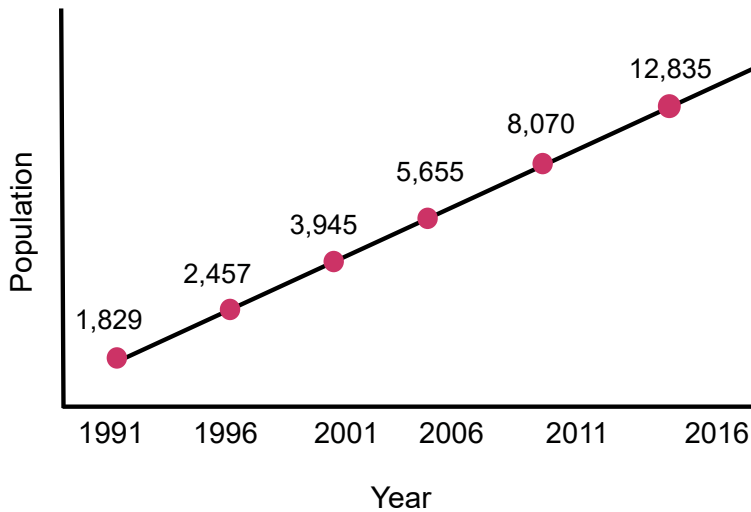


POPULATION TRENDS



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.

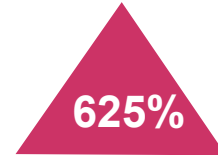
A GROWING COMMUNITY



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.

INCREASE IN POPULATION BETWEEN 1991-2016

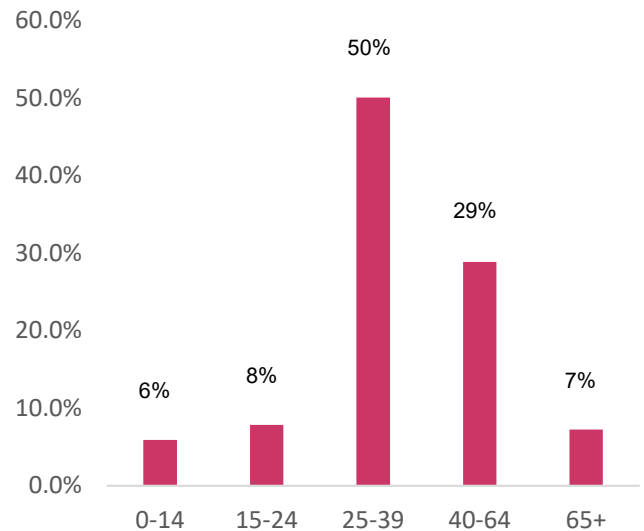


The population of King-Parliament has increased by approximately 625% since 1991, when 1,829 residents were identified in the area. At the time, the King-Parliament area was largely an industrial and commercial centre with few residential uses.

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



MORE YOUNG PEOPLE LIVING IN THE AREA



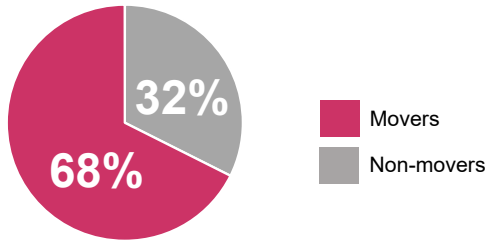
50% of the area's population is between 25-39 years old

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.

MOBILITY AND INCOME

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

Chart Title



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

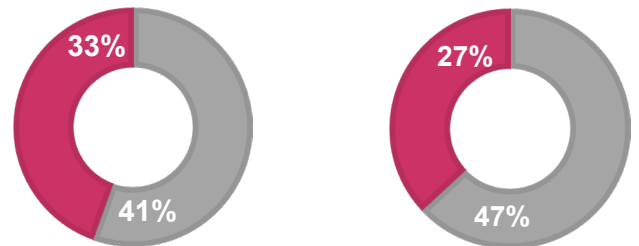


The incidence of low income status after tax in 2000, 2005, and 2010 was lower in the King-Parliament area than city-wide. This may be associated with the higher average household incomes in the area.

RELATIVELY MORE AFFORDABLE RENTAL COSTS, BUT HIGHER OWNERSHIP COSTS

30%+ OF INCOME ON SHELTER BY TENURE, 2016

KING-PARLIAMENT CITY OF TORONTO



HIGHER AVERAGE HOUSEHOLD INCOMES WHEN COMPARED TO THE CITY



KING-PARLIAMENT
\$113,017

CITY OF TORONTO
\$102,721

Legend: ■ 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.

EMPLOYMENT

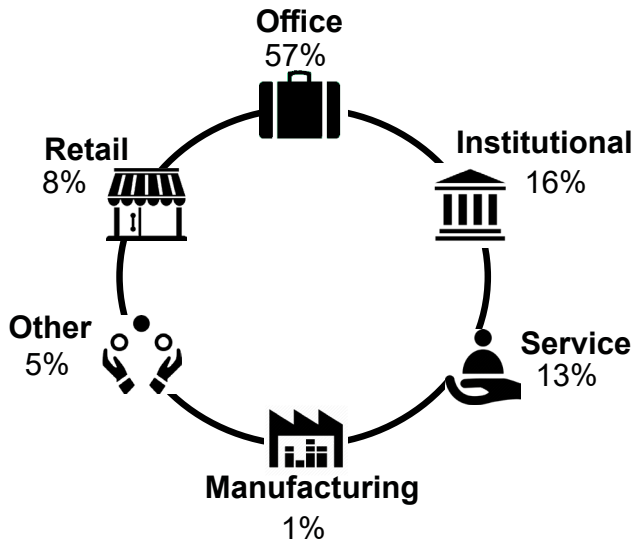


14,383

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.

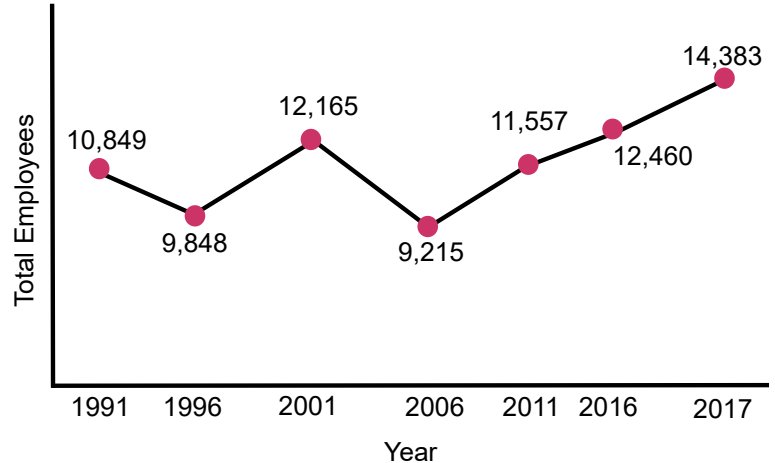
LOWER UNEMPLOYMENT RATE THAN THE CITY



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.

