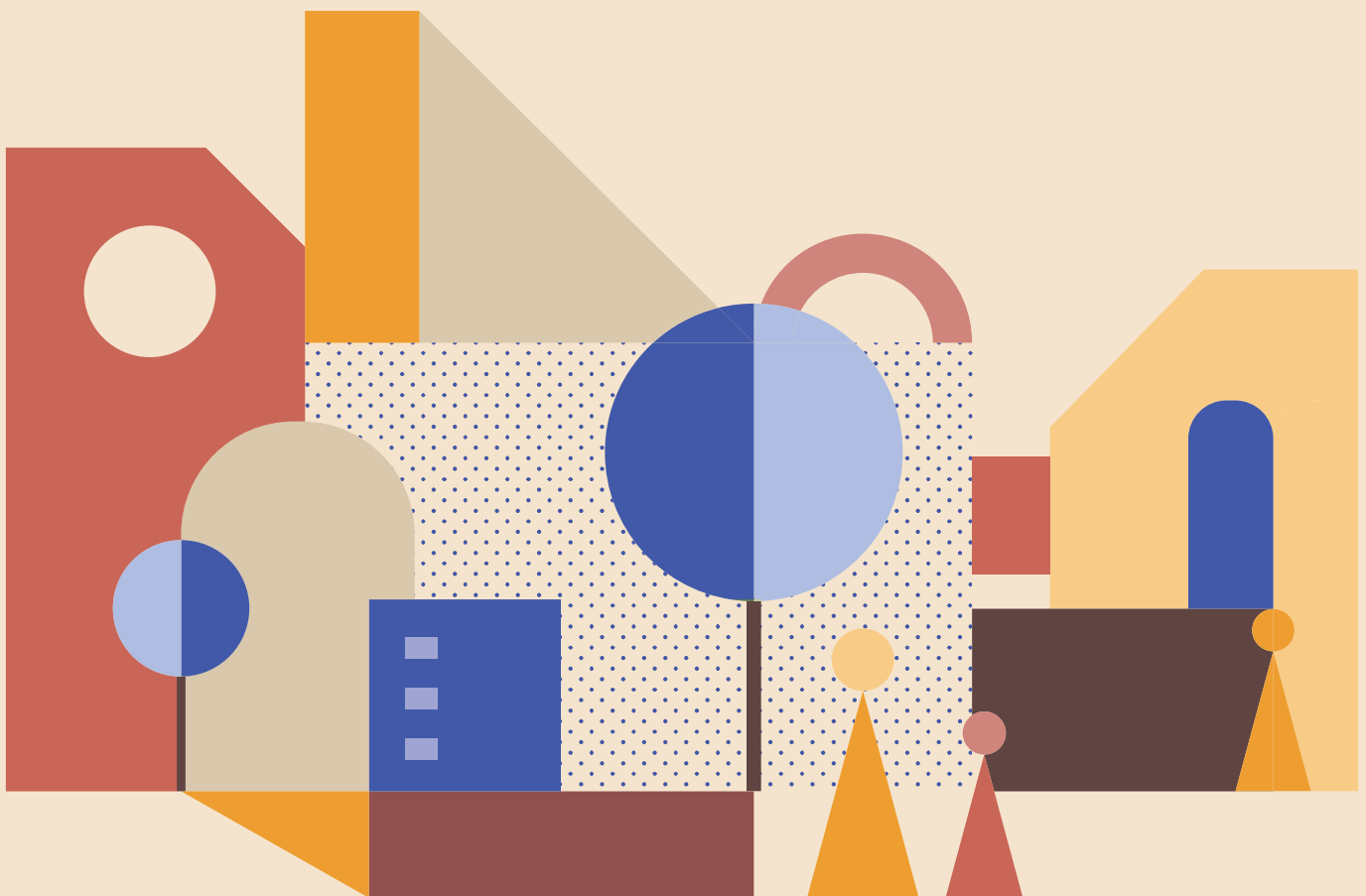
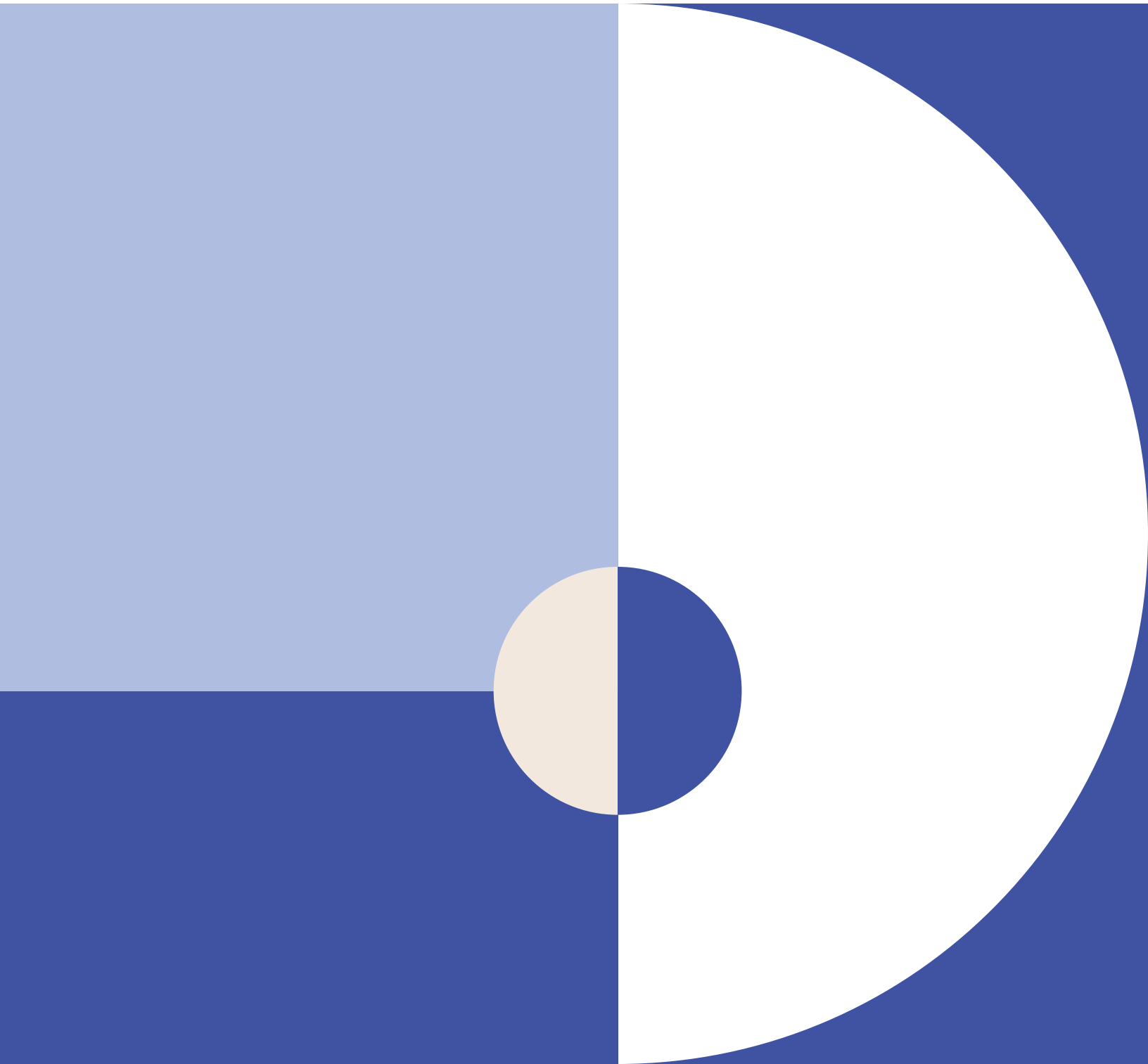


Phase 1 Background Report: The People Today

October 2024



03. The People Today



03. THE PEOPLE TODAY

This section outlines population characteristics related to growth, density, age distribution, income, people who have moved their home, immigration, race, education, labour force and mode of transportation for work trips. This demographic profile for North York Centre was prepared based on Census data from Statistics Canada for the years 2001, 2006, 2011, 2016 and 2021. Understanding changes to these characteristics helps to inform recommendations for the appropriate provision of housing, amenities, infrastructure, and services.

3.1 Population Growth

The Centre has experienced continuous population growth since 2001 (**Figure 3-1**). The most significant growth occurred between 2001 and 2006 when the population grew from 21,230 to 38,280, representing an 80% increase. Population growth has been more moderate in subsequent years, increasing by 16% between 2006 and 2011, 14% between 2011 and 2016, and the most modest growth from 2016 to 2021 at 2.5%.

As of the 2021 Census Demographic Profile (“2021” hereafter), the Centre’s total population was reported to be 52,280, representing an additional 31,050 additional people living in the Centre since 2001 – a 145% increase over the last 20 years, or just over 7% annually. By comparison, Toronto’s overall population increased by approximately 6.3% over the same 20-year period.

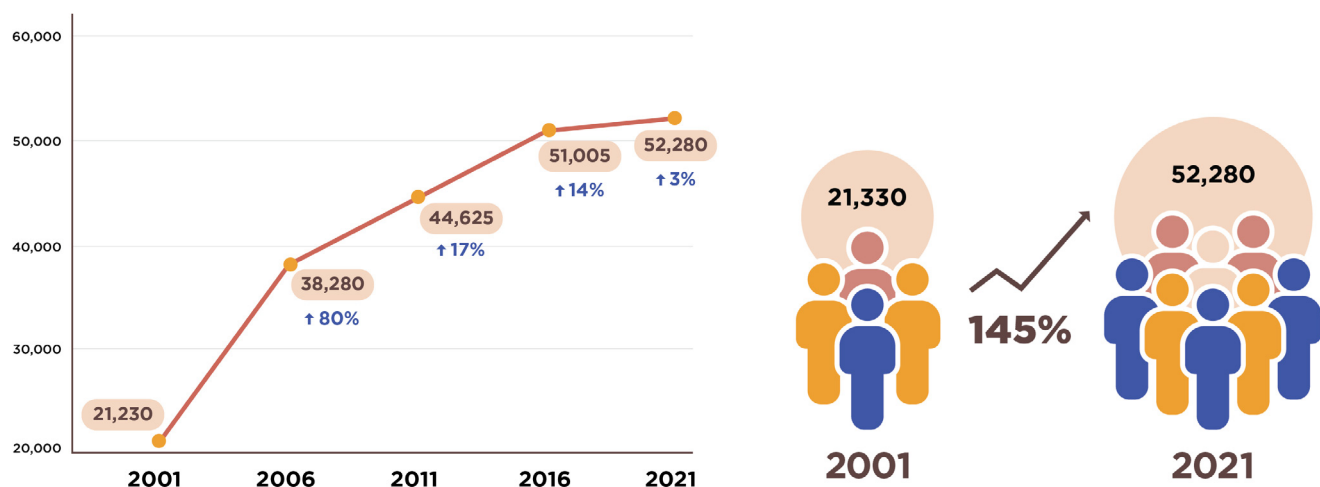


Figure 3-1: Population Growth in North York Centre Secondary Plan (NYCSP) Area (2001-2021)

3.2 Population Density

The Centre had a population density of 27,299 people per square kilometre or approximately 272 people per hectare in 2021. This is roughly six times higher than the city-wide average where the density was 4,297 people per square kilometre or 43 people per hectare (**Figure 3-2**).

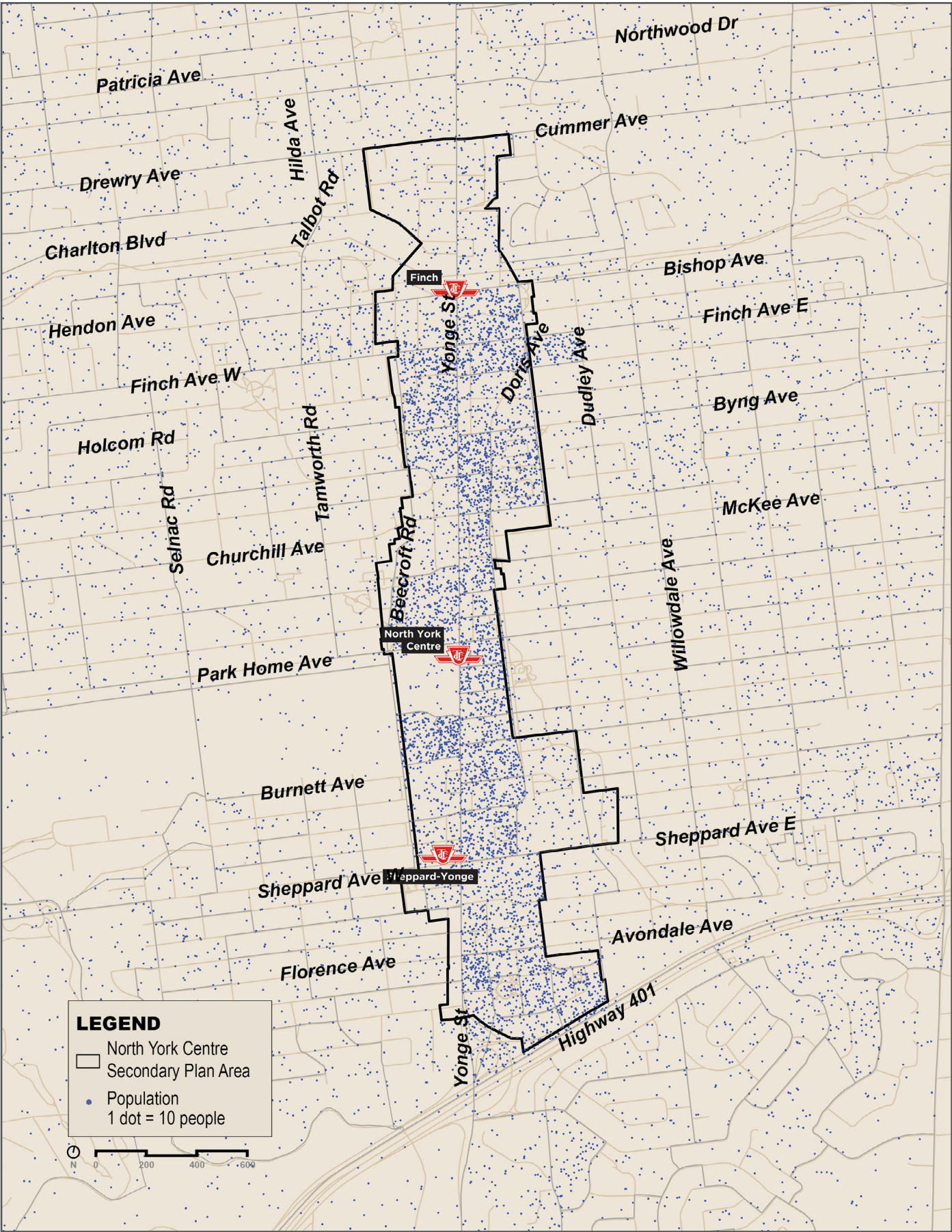


Figure 3-2: Population Density

3.3 Population by Age

When compared to Toronto overall, the Centre’s population in 2021 had a lower proportion of children (0-14 years) at 10%, a similar proportion of young adults (15-24 years) at 10%, and a lower proportion of seniors (65+ years) at 15%. However,

when comparing working-age adults (24-65 years), the Centre had a higher proportion than the City of Toronto, with 65% compared to 58% city-wide (**Figure 3-3**).

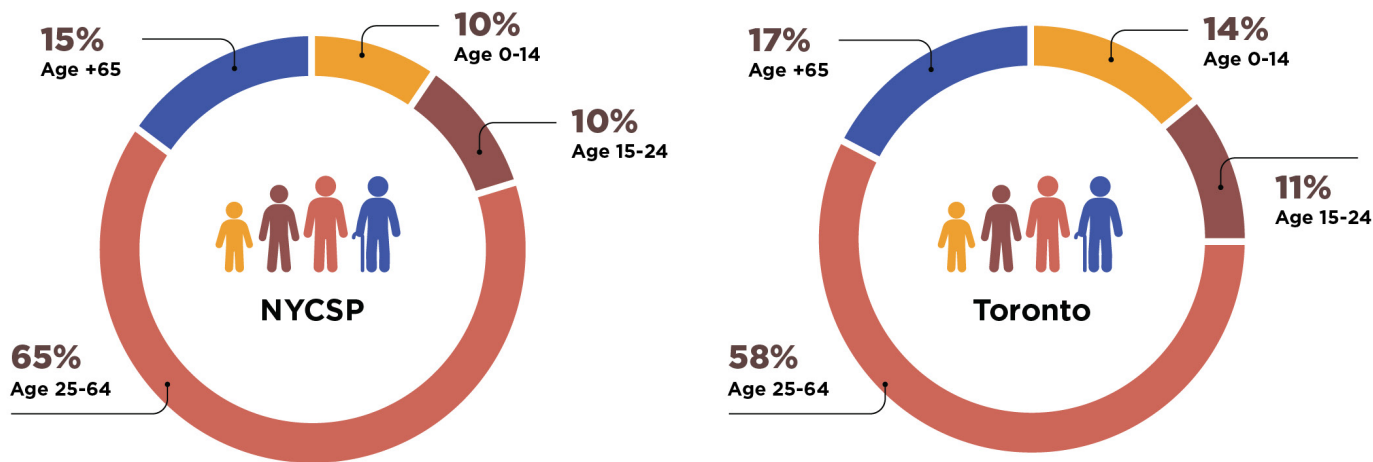


Figure 3-3: Breakdown of Population by Age in NYCSP Area (2021)

3.4 Families with Children

Families with children at home accounted for 64% of all families in private households in Toronto, while families with children at home accounted for 52% of all private households in North York Centre.

In the Centre, 27% of children living with parents were 25 years or older, which is higher than the Toronto average of 22% (**Figure 3-4**).

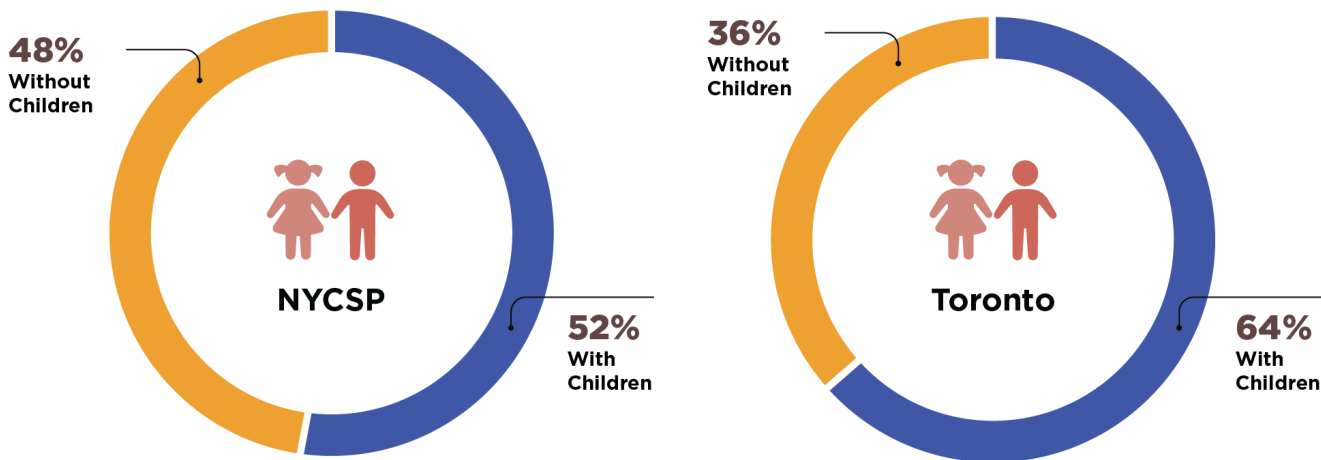


Figure 3-4: Households with Children in NYCSP Area (2021)

3.5 Income

In 2021, the average household income in North York Centre was \$88,200. Across Toronto, the average household income was \$121,200, revealing a 37% difference. Both average family income and average household income have increased significantly since 2016, as seen in **Table 3-1**. It is acknowledged that the 2021 Census occurred during the COVID-19 Pandemic, which was a time when many peoples' financial situation changed. Notably, many individuals were receiving financial assistance from various levels of government.

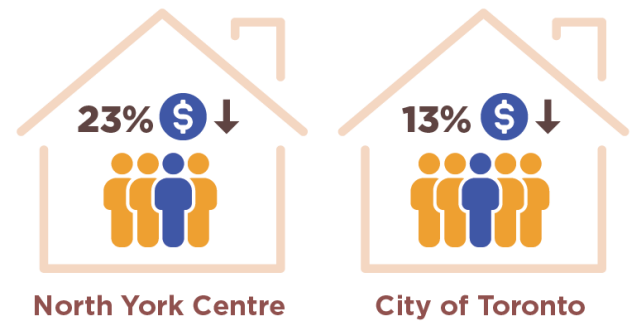


Figure 3-5: Low Income Households in the NYCSP Area (2021)

Table 3-1: Average Incomes in the NYCSP Area (2001 to 2021)

Year	Average Family Income ¹	Average Household Income
2001	\$67,722	\$58,130
2006	\$67,728	\$59,679
2011	\$77,376	\$68,323
2016	\$78,913	\$67,551
2021	\$105,800	\$88,200

Approximately 23% of residents in the Centre, or approximately one in four, were considered low-income in 2021. This is much higher than the City of Toronto average of 13%. A person is low income if their household income is below 50% of median

household incomes in Canada, accounting for household size. As this measure moves according to the changing incomes of the total population, it is a relative measure of low income.

3.6 Moving to a New Place of Residence

In total, 56% of residents were identified as “movers”, meaning they moved to a new place of residence in the last five years. The share of

“movers” in the Centre is higher than the city-wide average of 41%, but has been declining over the recent Census periods (**Figure 3-6**).

1 The total income for all individuals living at the same address is called the household income. Persons in households who are related by blood, marriage or adoption constitute a family and the sum of their incomes is referred to as family income.

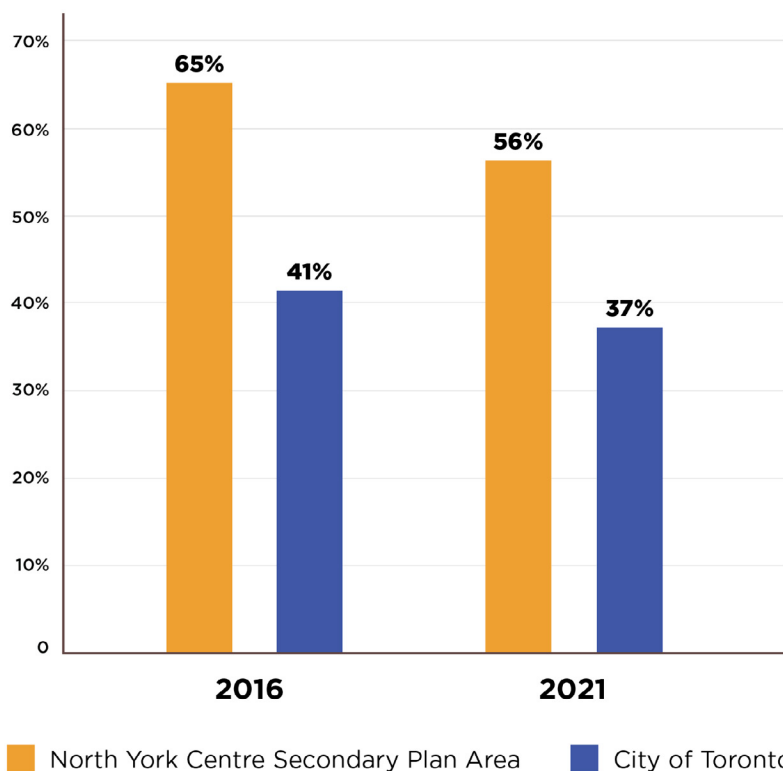


Figure 3-6: Percentage of Residents Who Have Moved in the Last 5 Years (2021)

3.7 Immigration

The Centre is home to a high proportion of newcomers who identify as landed immigrants and non-permanent residents, comprising 76% of its population, which is significantly higher than Toronto overall at 52% (Figure 3-7).

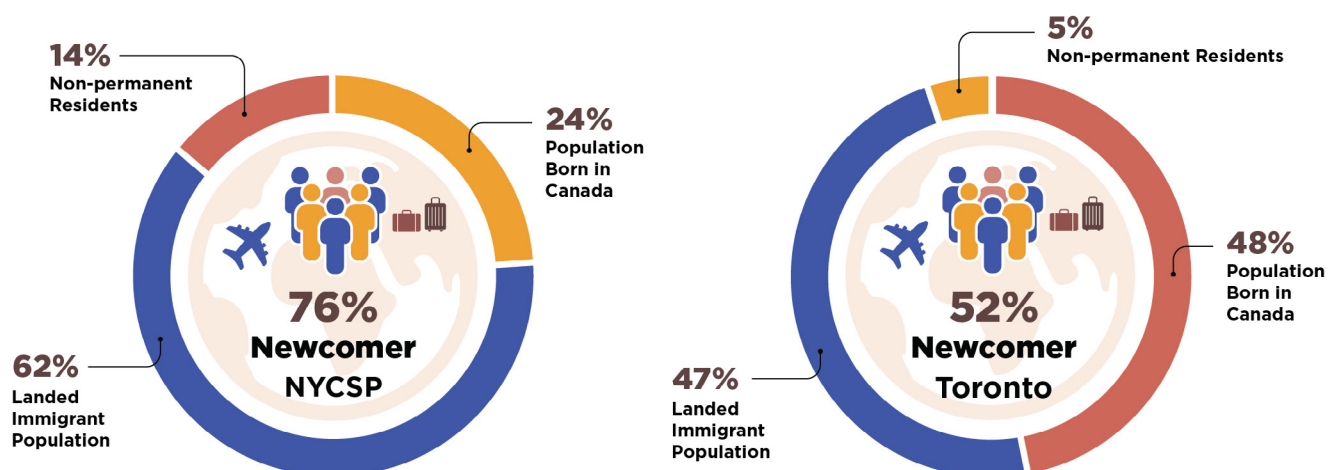


Figure 3-7: Immigration Status in the NYCSP Area (2021)

The period that saw the greatest immigration rates among Centre residents was between 2001 and 2010 at 26%, but closely followed by the most recent period between 2016 and 2021 at 24%

(Figure 3-8). Since 2001, the rate of immigration in the Centre has surpassed the City of Toronto average.

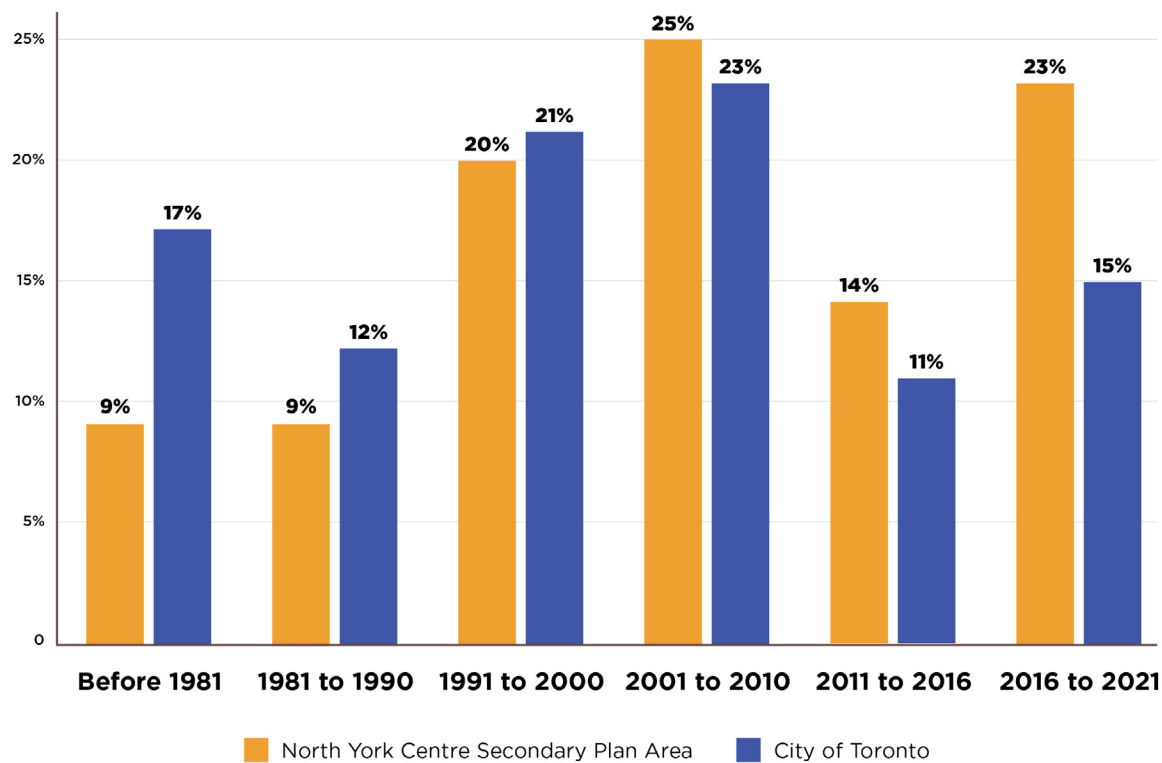
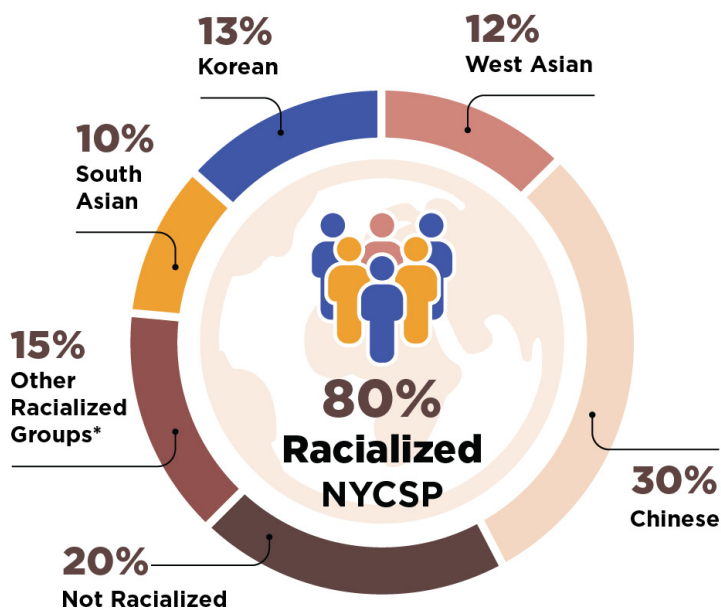


Figure 3-8: Period of Immigration (2021)

3.8 Racialized Population

The Centre is home to a high proportion of racialized people, who represent 80% of the area’s population in 2021 (Figure 3-9). This is much higher than the racialized population city wide (56%).

Residents who identify as Chinese comprise of the largest racialized group in North York Centre at 30%, followed by Korean (13%), West Asian (12%), and South Asian (10%) (Figure 3-9).



*Other Racialized Groups includes South Asian (7%), Filipino (>2%), Arab (2%), Black (2%), Latin American (>1%), Japanese (1%), and Southeast Asian residents (1%), as well as residents who identified with multiple racialized groups (>1%)

Figure 3-9: Racialized Population in the NYCSP Area (2021)

3.9 Education and Labour Force

Residents of the Centre are more likely to have earned a post-secondary education than residents across Toronto, at 88% versus 73% of the population, respectively. **Figure 3-10** shows a breakdown of post-secondary education rates by type for the Centre and the City of Toronto.

For the population 15 years and over (totalling over 30,000 people), 88% are employed and 12% are unemployed. Over 16,000 people are not in the labour force. When compared to the total population in the Centre, this translates to a 57% employment to population ratio.

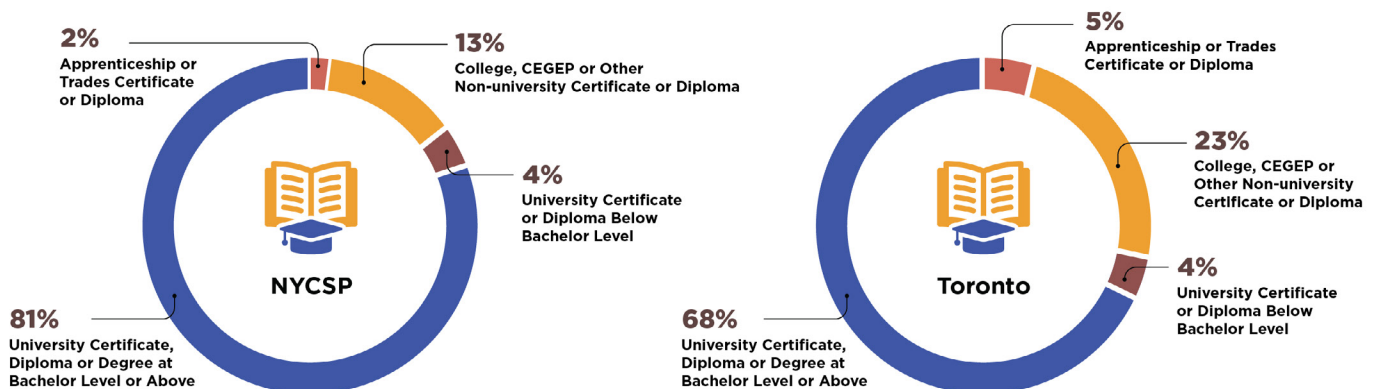
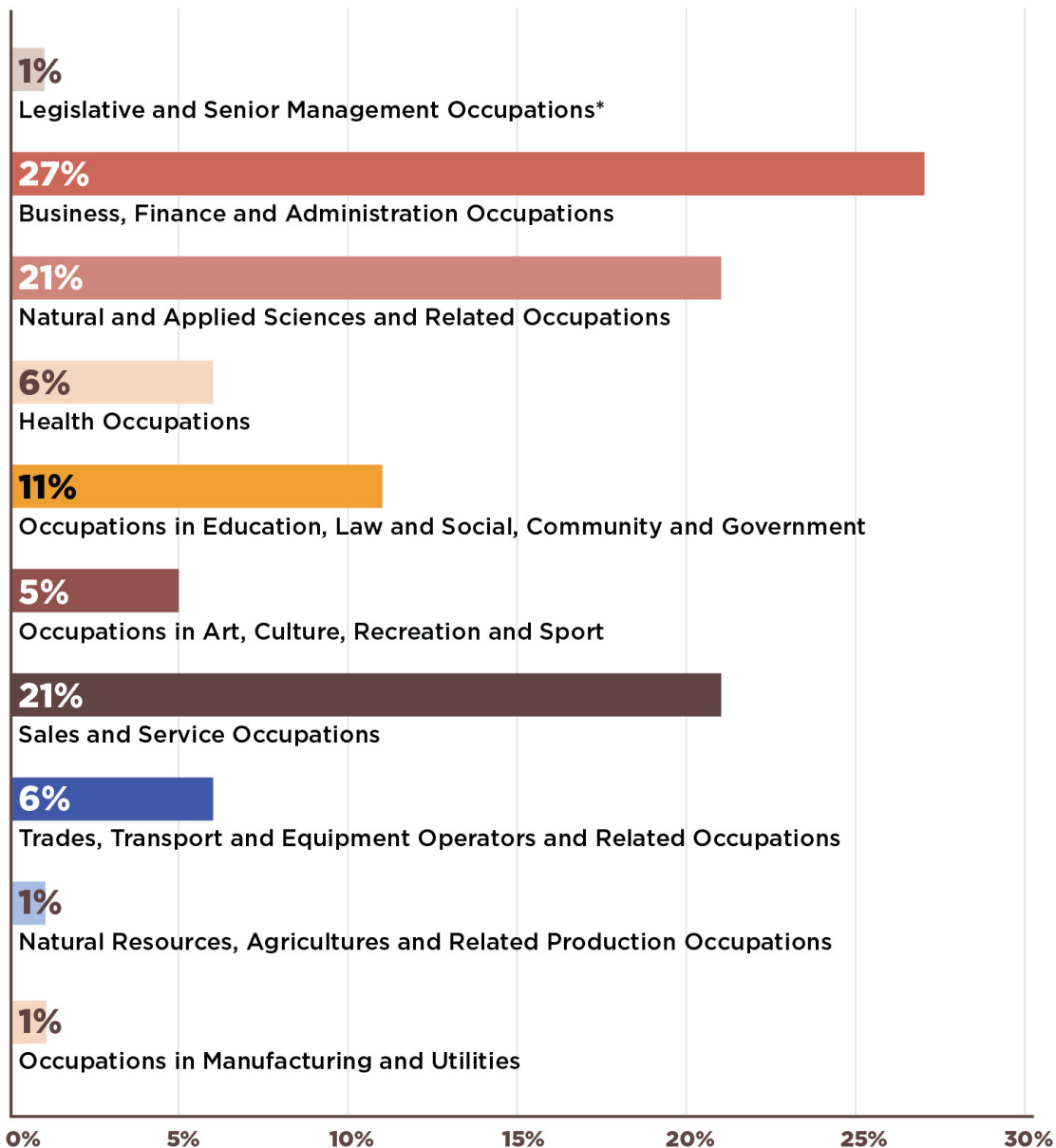


Figure 3-10: Post-secondary Education Rates for the NYCSP Area (Left) and Toronto (Right) (2021)

The majority of the occupations held by Centre residents in 2021 were Business, Finance and Administration Occupations (27%), followed by

Sales and Service Occupations (21%) and Natural and Applied Sciences and Related Occupations (21%), as shown in **Figure 3-11** below.



*Occupations are categorized by National Occupational Classification (NOC) Broad Category. In 2021 the NOC was updated. A major change was the relocation of management occupations into their respective broad occupational category.

Note: Job Occupation breakdowns are rounded to the nearest whole number

Figure 3-11: Job Occupations in the NYCSP Area (2021)

Key Findings

WHAT TRENDS ARE BEING OBSERVED?

- Overall, the Centre continues to grow, although more modestly in recent years in terms of overall population.
- The population of the Centre has increased by 145% over the last 20 years, whereas the population of the City as a whole has increased by 6.3%.
- The Centre has a population density roughly six times higher than the city-wide average.
- The Centre's population has a lower proportion of children (0-14 years) than the City overall, a similar proportion of young adults (15-24 years), a higher proportion of working-age adults (24-65 years), and a lower proportion of seniors (65+ years).
- 88% of residents of the Centre have earned a post-secondary education, higher than the city-wide average of 73%. However, the average household income in North York Centre was \$88,200 in 2021, lower than the city-wide average of \$121,200. A higher percentage of the Centre is considered low income, at 23%, compared to the city-wide average of 13%.

WHAT IS WORKING WELL IN THE CENTRE?

- The Centre continues to be a hub for newcomers, with approximately three-quarters of the population being landed

immigrants or non-permanent residents, surpassing the city average by almost 25 percentage points in 2021.

- The Centre is home to a high proportion of racialized people, who represent over three-quarters of the area's population (76%) in 2021. This is almost 25 percentage points higher than the city average.

WHAT ARE THE OPPORTUNITIES FOR THE CENTRE?

- The planning frameworks and strategies for the Centre should support and promote equity wherever possible, so that the benefits of growth and investment are shared by all members of the community. This includes but is not limited to facilitating inclusive economic development, diversifying housing options, promoting affordability, and protecting the dynamic and vibrant cultures through updated land uses and retail strategies. This also means ensuring the vision of the Centre, as it evolves, is co-created through a transparent and collaborative engagement process.
- Creating a complete community should be a focus of this project to support current and future generations of residents and workers in the Centre.
- The relatively lower percentage of children in the Centre, despite higher percentage of working-age people, suggests a need for more family-sized residential units.