



Hamilton

## City of Hamilton Ward Profiles

# ward eight

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## Introduction

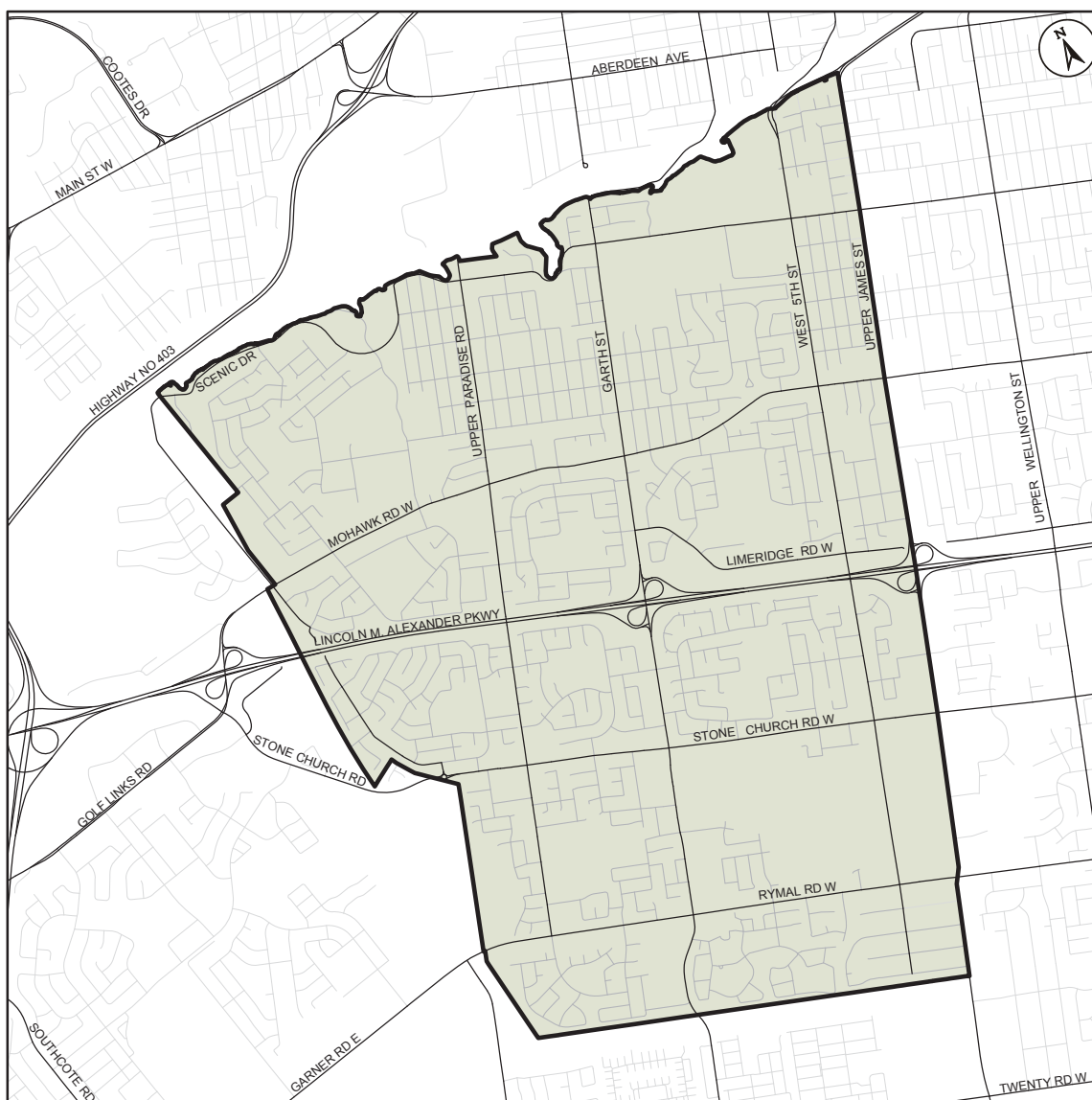
This document is one in a series of 15 Ward Profiles developed for the City of Hamilton. Each ward profile provides an overview of the ward’s features, assets and various indicators of socio-demographic characteristics.

The indicators in each of the Ward Profiles are a compilation of the most recent available data from Statistics Canada’s 2011 Census, Statistics Canada’s 2011 National Household Survey, the City of Hamilton’s Planning and Economic Development Department (PED) development applications, Planning and Economic Development Department (PED) building permits, Canadian Mortgage and Housing Corporation (CMHC) housing starts, orthophotos, Municipal Property Assessment Corporation (MPAC), Teranet, and the Official Plan and Parks Committee. Note that due to the various sources of data used in this document, there may be discrepancies between data that may result from differences in definitions of variables and/or geographic boundaries between data sources. Moreover, considerations should also be taken of the 2011 National Household Survey limitations provided at the end of this document when reviewing this data.

Where available, data for different points in time and/or for the overall City of Hamilton was also provided. Each indicator is presented in tables and graphs which help draw comparisons over time and between geographies.

# ward 8 eight

Ward 8, also known as the West Mountain area is an urban ward, situated in the west end of Hamilton on the Niagara Escarpment (often referred to as the Mountain). It is bordered by two hydro corridors on its south and west sides (south of Rymal Road West and parallel to Scenic Drive and Upper Horning Road), the Escarpment on the north, and Upper James Street, on the east. Ward 8 is divided by the Lincoln M. Alexander Parkway and is home to Mohawk College of Applied Arts and Technology, Chedoke Hospital, St. Joseph's Mental Health and Wellness Resource Centre and the Chedoke Rail Trail which connects Wards 1 and 8. Ward 8 is located within the Hamilton and Niagara Peninsula Conservation Authorities watershed.



# Population

## Population by Age

- Ward 8 has 49,640 residents which is 9.5% of the city's total population.
- Compared to Hamilton, there is a slightly lower proportion of population age 25 to 64 years in Ward 8.

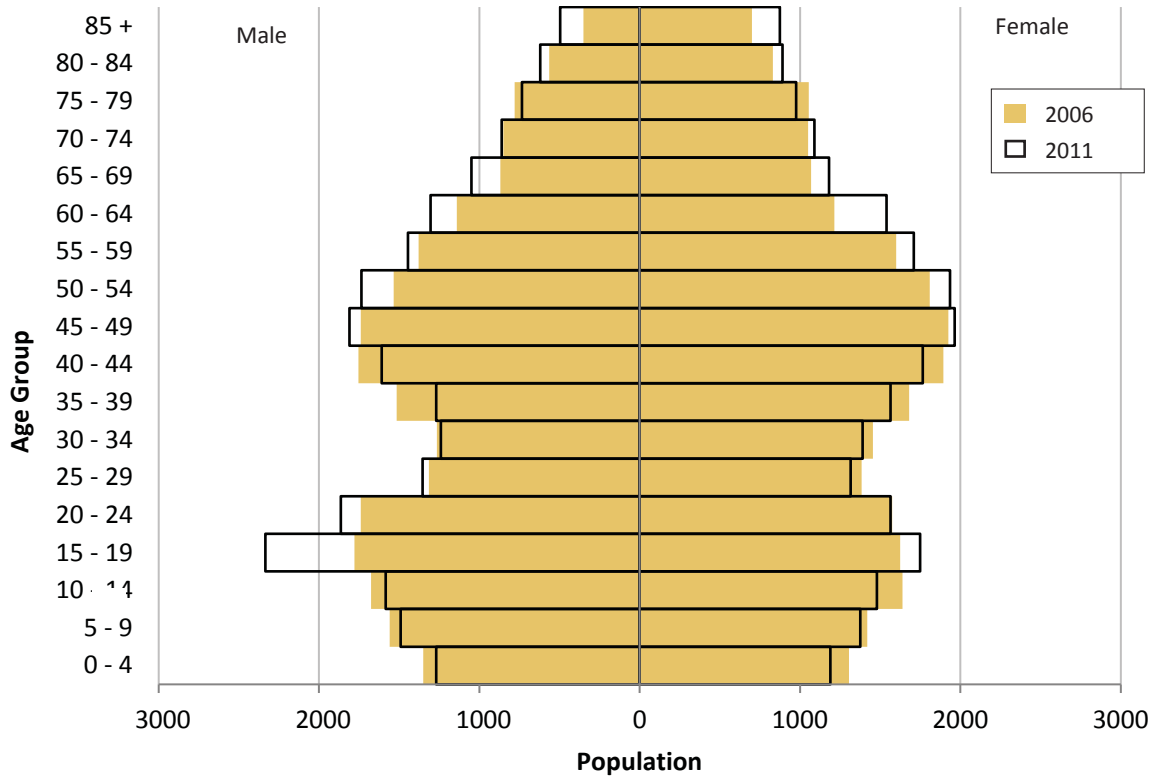
### Population by Age Group

	Ward 8				Hamilton			
	2006	2006%	2011	2011%	2006	2006%	2011	2011%
<b>Total population</b>	<b>48,400</b>	<b>100.0%</b>	<b>49,640</b>	<b>100.0%</b>	<b>504,560</b>	<b>100.0%</b>	<b>519,950</b>	<b>100.0%</b>
0 to 4 years	2,655	5.5%	2,460	5.0%	26,940	5.3%	27,430	5.3%
5 to 9 years	2,980	6.2%	2,865	5.8%	29,410	5.8%	27,995	5.4%
10 to 14 years	3,315	6.8%	3,075	6.2%	33,530	6.6%	30,295	5.8%
15 to 19 years	3,405	7.0%	4,085	8.2%	34,910	6.9%	36,200	7.0%
20 to 24 years	3,310	6.8%	3,425	6.9%	34,395	6.8%	36,370	7.0%
25 to 29 years	2,700	5.6%	2,670	5.4%	30,330	6.0%	33,195	6.4%
30 to 34 years	2,720	5.6%	2,630	5.3%	30,620	6.1%	30,905	5.9%
35 to 39 years	3,195	6.6%	2,835	5.7%	34,775	6.9%	31,365	6.0%
40 to 44 years	3,655	7.6%	3,370	6.8%	41,225	8.2%	35,610	6.8%
45 to 49 years	3,670	7.6%	3,780	7.6%	40,845	8.1%	41,890	8.1%
50 to 54 years	3,345	6.9%	3,670	7.4%	36,125	7.2%	40,875	7.9%
55 to 59 years	2,985	6.2%	3,160	6.4%	31,860	6.3%	35,425	6.8%
60 to 64 years	2,355	4.9%	2,845	5.7%	24,220	4.8%	30,810	5.9%
65 to 69 years	1,940	4.0%	2,230	4.5%	19,735	3.9%	22,930	4.4%
70 to 74 years	1,905	3.9%	1,950	3.9%	17,870	3.5%	18,450	3.5%
75 to 79 years	1,830	3.8%	1,710	3.4%	16,200	3.2%	15,675	3.0%
80 to 84 years	1,395	2.9%	1,510	3.0%	12,620	2.5%	12,630	2.4%
85 years and over	1,055	2.2%	1,370	2.8%	8,975	1.8%	11,880	2.3%

## Population by Sex and Age Group

- There are slightly more females than males residing in Ward 8.
- Between 2006 and 2011, Ward 8 has seen an increase in the population age 45 years and over.

Population by Sex and Age Group, Ward 8, 2006 and 2011 Census



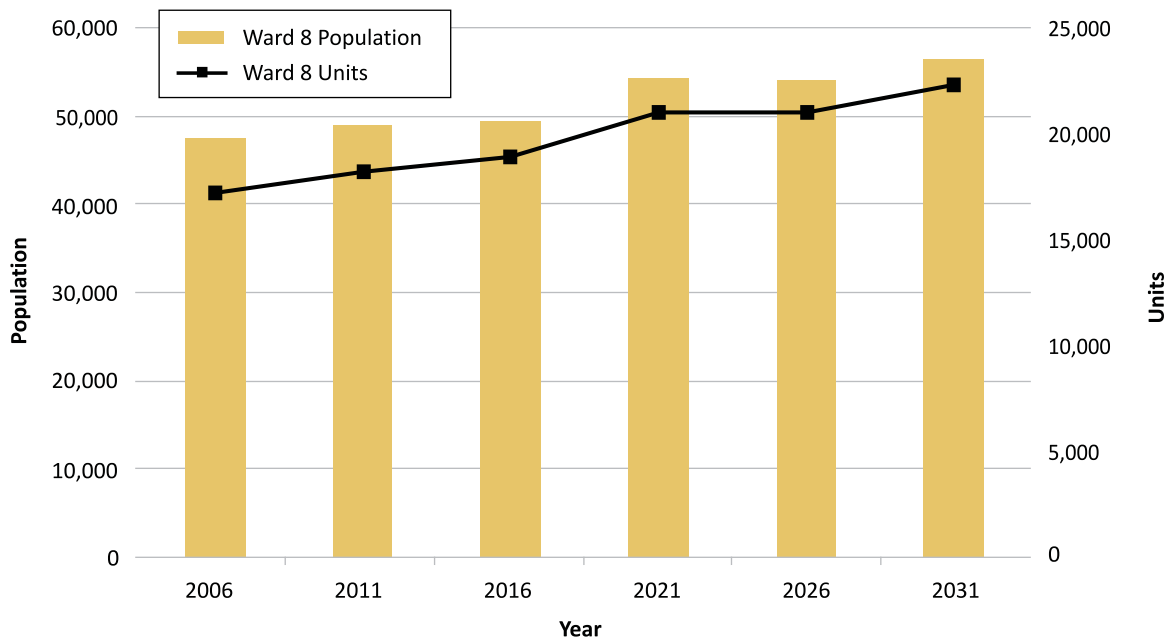
## Population Projections

- The 2011 year end population for Ward 8 is expected to increase approximately 16% by 2031 according to the land use population model based on the GRIDS growth projections.
- Dwelling units increase by 23% or 5,094 from 17,195 units in 2006 to 22,289 units in 2031.

### 25 Year GRIDS Population Projections

	Ward 8 Population	Ward 8 Units
2006	47,423	17,195
2011	48,891	18,214
2016	49,517	18,868
2021	54,166	21,032
2026	54,026	21,032
2031	56,499	22,289

### 25 Year GRIDS Population Projections - Ward 8



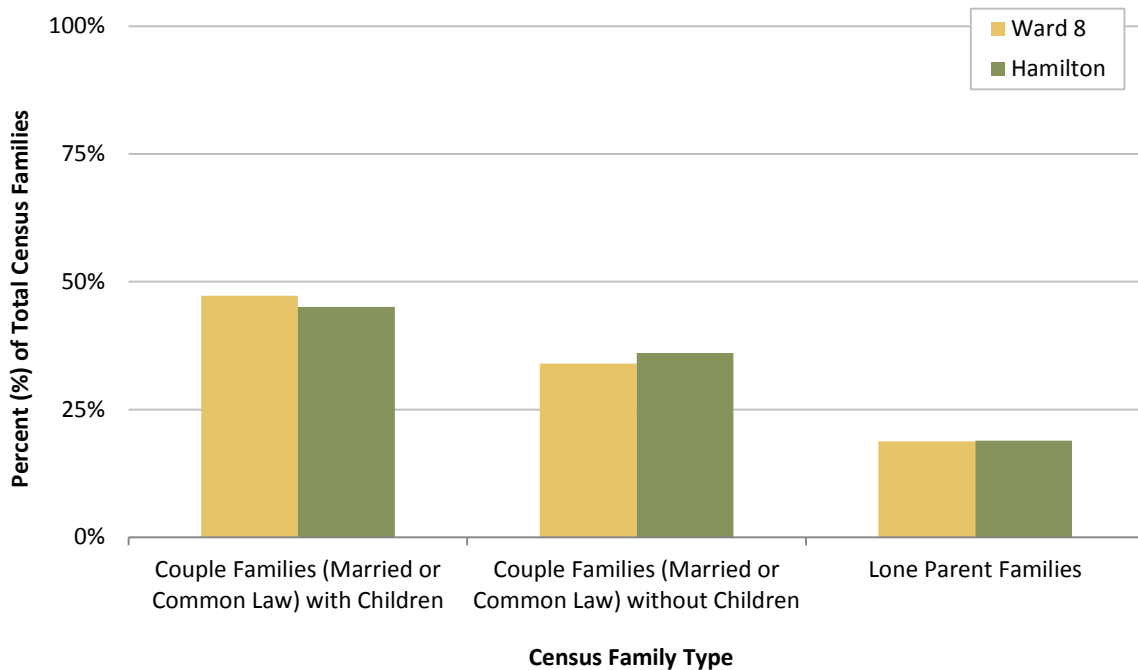
# Family Structure

- In Ward 8, there is a higher proportion of couple families with children than couples without children.
- The proportion of lone parent families in Ward 8 is similar to Hamilton.

Family Structure of Census Families

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total Census Families in Private Households</b>	<b>14,070</b>	<b>100.0%</b>	<b>144,120</b>	<b>100.0%</b>
Couple Families (Married or Common Law) with Children	6,650	47.3%	64,935	45.1%
Couple Families (Married or Common Law) without Children	4,780	34.0%	51,975	36.1%
Lone Parent Families	2,640	18.8%	27,220	18.9%

Family Structure of Census Families



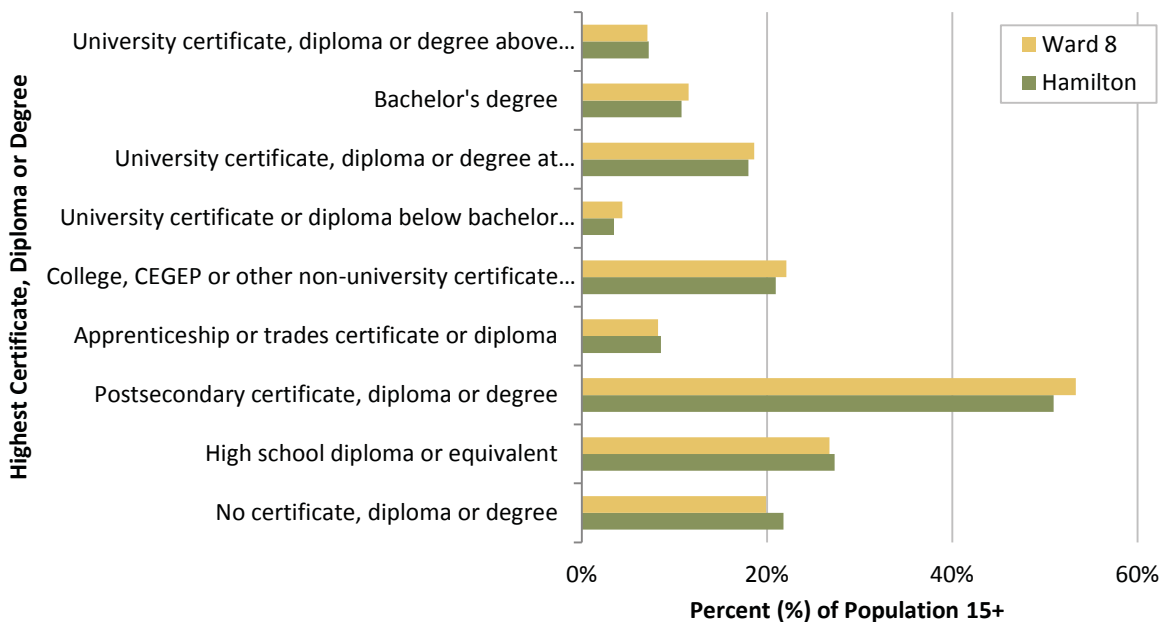
# Education

- The proportion of residents who have a postsecondary certificate, diploma or degree is slightly higher in Ward 8 than in Hamilton.
- Compared to Hamilton, Ward 8 has a lower proportion of residents that do not have a certificate, diploma or degree.

## Highest Educational Certificate, Diploma or Degree

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total population aged 15 years and over by highest certificate, diploma or degree</b>	<b>39,845</b>	<b>100.0%</b>	<b>424,055</b>	<b>100.0%</b>
No certificate, diploma or degree	7,930	19.9%	92,385	21.8%
High school diploma or equivalent	10,660	26.8%	115,720	27.3%
Postsecondary certificate, diploma or degree	21,255	53.3%	215,945	50.9%
Apprenticeship or trades certificate or diploma	3,280	8.2%	36,255	8.5%
College, CEGEP or other non-university certificate or diploma	8,805	22.1%	88,785	20.9%
University certificate or diploma below bachelor level	1,750	4.4%	14,685	3.5%
University certificate, diploma or degree at bachelor level or above	7,415	18.6%	76,220	18.0%
Bachelor's degree	4,590	11.5%	45,600	10.8%
University certificate, diploma or degree above bachelor level	2,830	7.1%	30,625	7.2%

## Highest Education Certificate, Diploma or Degree - 2011





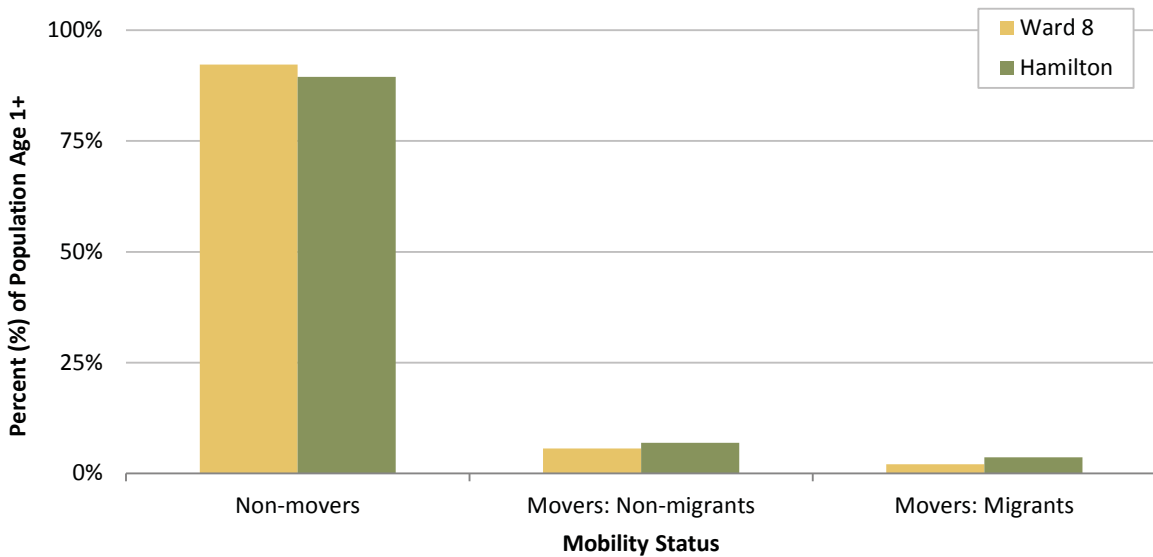
# Mobility Status

- The one-year and five-year mobility rates for Ward 8 is lower than Hamilton overall.

Mobility Status 1 Year Ago

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total - Mobility status 1 year ago</b>	<b>47,830</b>	<b>100.0%</b>	<b>504,025</b>	<b>100.0%</b>
Non-movers	44,115	92.2%	450,890	89.5%
Movers	3,715	7.8%	53,140	10.5%
Non-migrants	2,710	5.7%	34,895	6.9%
Migrants	1,005	2.1%	18,245	3.6%
Internal migrants	720	1.5%	15,140	3.0%
Interprovincial migrants	620	1.3%	13,620	2.7%
Interprovincial migrants	100	0.2%	1,520	0.3%
External migrants	285	0.6%	3,105	0.6%

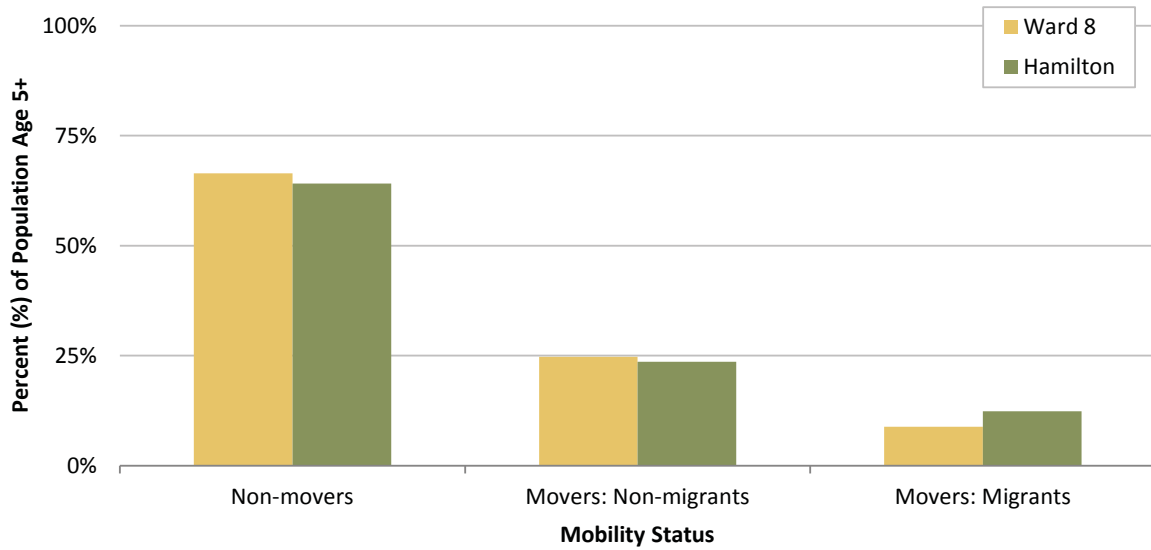
Mobility Status 1 Year Ago - 2011



### Mobility Status 5 Years Ago

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total - Mobility status 5 years ago</b>	<b>45,745</b>	<b>100.0%</b>	<b>482,275</b>	<b>100.0%</b>
Non-movers	30,400	66.5%	309,025	64.1%
Movers	15,345	33.5%	173,255	35.9%
Non-migrants	11,305	24.7%	113,755	23.6%
Migrants	4,035	8.8%	59,500	12.3%
Internal migrants	2,905	6.4%	44,995	9.3%
Intraprovincial migrants	2,585	5.7%	40,515	8.4%
Interprovincial migrants	320	0.7%	4,475	0.9%
External migrants	1,135	2.5%	14,505	3.0%

### Mobility Status 5 Years Ago - 2011



# Ethnicity, Language, Immigrants and Visible Minority

## Ethnicity

- The top three ethnicities residents in Ward 8 identify with are English, Canadian and Scottish.

### Ethnicity

Ward 8			Hamilton		
	2011	2011%		2011	2011%
<b>Total population in private households by ethnic origins</b>	<b>48,220</b>	<b>100.0%</b>	<b>Total population in private households by ethnic origins</b>	<b>509,640</b>	<b>100.0%</b>
English	11,570	24.0%	English	134,925	26.5%
Canadian	9,525	19.8%	Canadian	122,145	24.0%
Scottish	8,575	17.8%	Scottish	98,955	19.4%
Irish	7,735	16.0%	Irish	85,650	16.8%
Italian	7,600	15.8%	Italian	60,535	11.9%
German	4,360	9.0%	German	46,910	9.2%
French	3,225	6.7%	French	42,735	8.4%
Dutch	2,585	5.4%	Polish	27,460	5.4%
Polish	2,370	4.9%	Dutch	26,375	5.2%
Ukrainian	1,710	3.5%	Ukrainian	17,765	3.5%
Portuguese	1,690	3.5%	Portuguese	14,615	2.9%
Chinese	1,420	2.9%	First Nations (North American Indian)	13,720	2.7%
British Isles origins, n.i.e.	1,155	2.4%	British Isles origins, n.i.e.	13,240	2.6%
East Indian	1,090	2.3%	East Indian	12,525	2.5%
First Nations (North American Indian)	1,070	2.2%	Chinese	10,875	2.1%

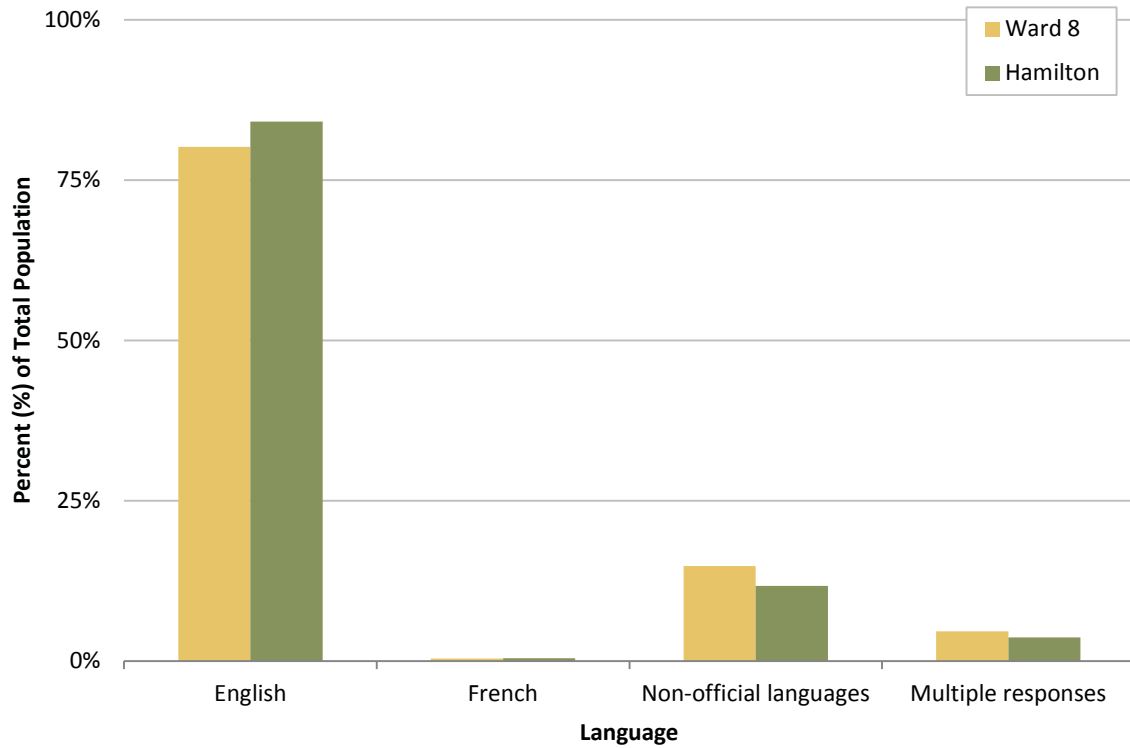
## Language Most Often Spoken at Home

- Almost fifteen percent (14.8%) of residents in Ward 8 speak a non-official language most often at home.

Language Most Often Spoken at Home

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total population by language spoken most often at home</b>	<b>48,790</b>	<b>100.0%</b>	<b>513,170</b>	<b>100.0%</b>
English	39,115	80.2%	431,675	84.1%
French	190	0.4%	2,245	0.4%
Non-official languages	7,230	14.8%	60,180	11.7%
Multiple responses	2,255	4.6%	19,070	3.7%

Language Most Often Spoken at Home - 2011



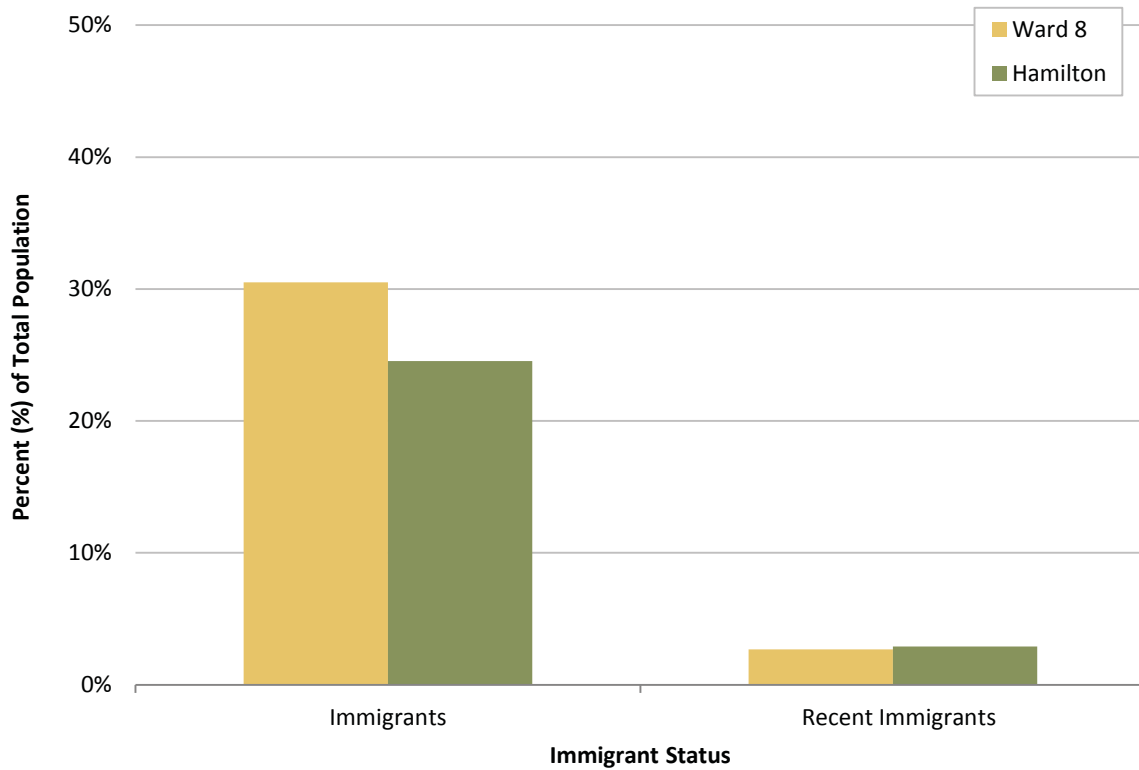
## Immigrants

- Compared to Hamilton, there is a higher proportion of immigrants in Ward 8.

### Immigrants

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total Population by immigrant status</b>	<b>48,215</b>	<b>100.0%</b>	<b>509,640</b>	<b>100.0%</b>
Immigrants	14,705	30.5%	125,015	24.5%
Recent Immigrants	1,290	2.7%	14,825	2.9%

### Immigrants - 2011



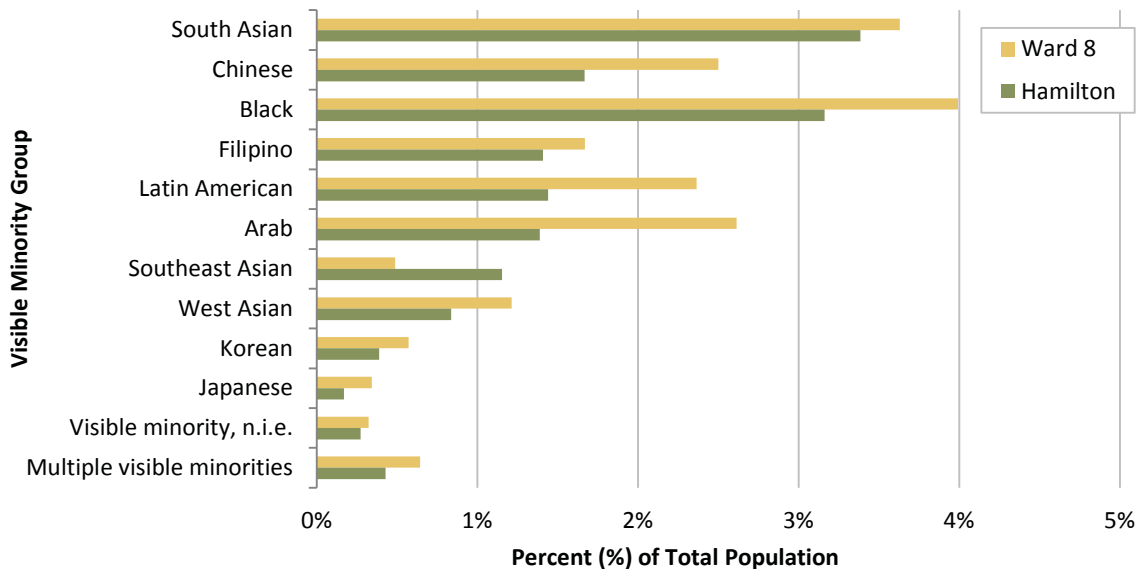
## Visible Minority Population

- The proportion of residents who self-identify as being a visible minority is higher in Ward 8 compared to Hamilton.

### Visible Minority Groups

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total population by visible minority groups</b>	<b>48,215</b>	<b>100.0%</b>	<b>509,635</b>	<b>100.0%</b>
Total visible minority population	9,815	20.4%	79,970	15.7%
South Asian	1,750	3.6%	17,245	3.4%
Chinese	1,205	2.5%	8,500	1.7%
Black	1,925	4.0%	16,110	3.2%
Filipino	805	1.7%	7,175	1.4%
Latin American	1,140	2.4%	7,335	1.4%
Arab	1,260	2.6%	7,075	1.4%
Southeast Asian	235	0.5%	5,875	1.2%
West Asian	585	1.2%	4,260	0.8%
Korean	275	0.6%	1,975	0.4%
Japanese	165	0.3%	855	0.2%
Visible minority, n.i.e.	155	0.3%	1,390	0.3%
Multiple visible minorities	310	0.6%	2,180	0.4%
Not a visible minority	38,400	79.6%	429,665	84.3%

### Visible Minority Groups - 2011



# Labour Force Characteristics

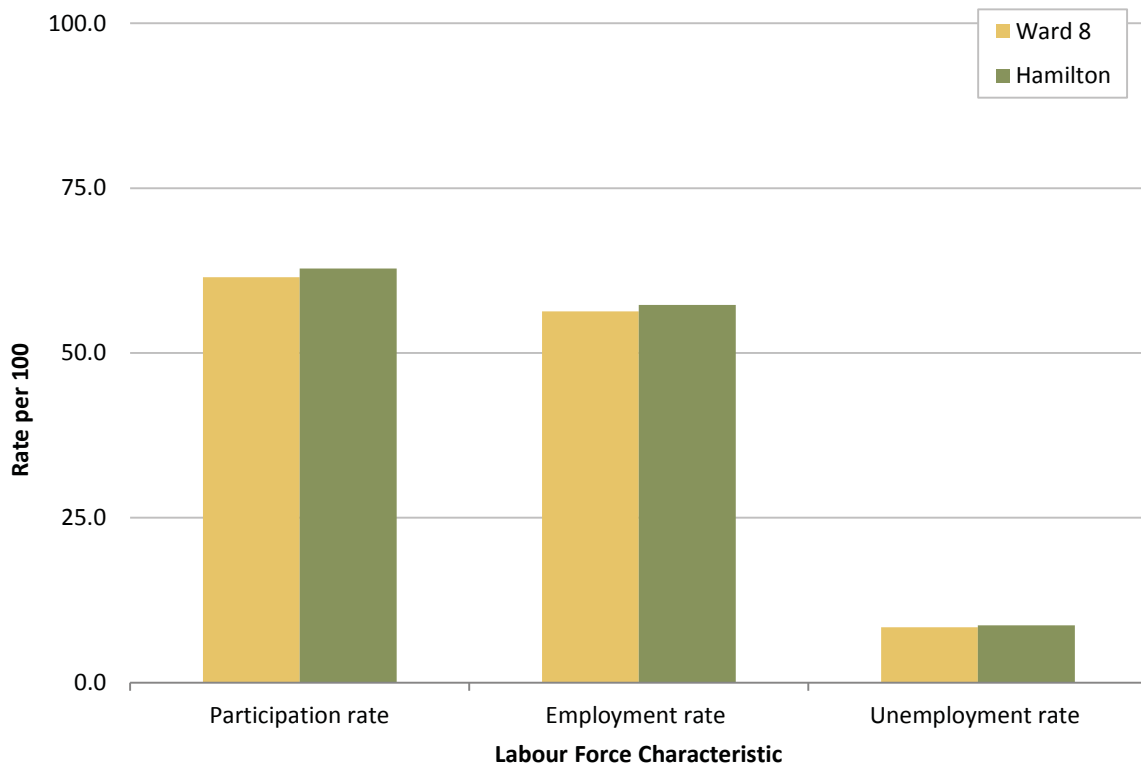
## Labour Force Activity

- The participation rate, employment rate and unemployment rate are all slightly lower in Ward 8 compared to Hamilton.

Labour Force Activity

	Ward 8	Hamilton
	2011	2011
Participation rate	61.5	62.8
Employment rate	56.3	57.3
Unemployment rate	8.4	8.7

Labour Force Activity - 2011



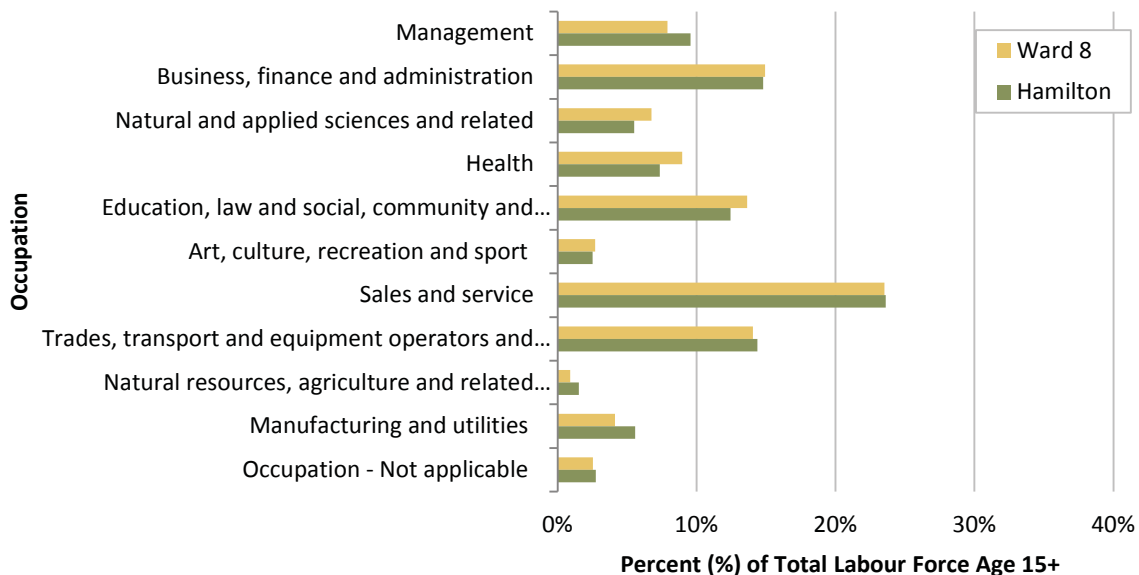
## Labour force by occupation

- Similar to Hamilton, the most common occupation of residents in Ward 8 is sales and service.

### Labour Force by Occupation

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total labour force population aged 15 years and over by occupation - National Occupational Classification (NOC) 2011</b>	<b>24,495</b>	<b>100.0%</b>	<b>266,200</b>	<b>100.0%</b>
All occupations	23,880	97.5%	258,885	97.3%
Management	1,935	7.9%	25,455	9.6%
Business, finance and administration	3,655	14.9%	39,355	14.8%
Natural and applied sciences and related	1,655	6.8%	14,675	5.5%
Health	2,195	9.0%	19,565	7.3%
Education, law and social, community and government services	3,340	13.6%	33,110	12.4%
Art, culture, recreation and sport	660	2.7%	6,695	2.5%
Sales and service	5,760	23.5%	62,855	23.6%
Trades, transport and equipment operators and related	3,445	14.1%	38,255	14.4%
Natural resources, agriculture and related production	220	0.9%	4,090	1.5%
Manufacturing and utilities	1,010	4.1%	14,835	5.6%
Occupation - Not applicable	620	2.5%	7,315	2.7%

### Labour Force by Occupation - 2011





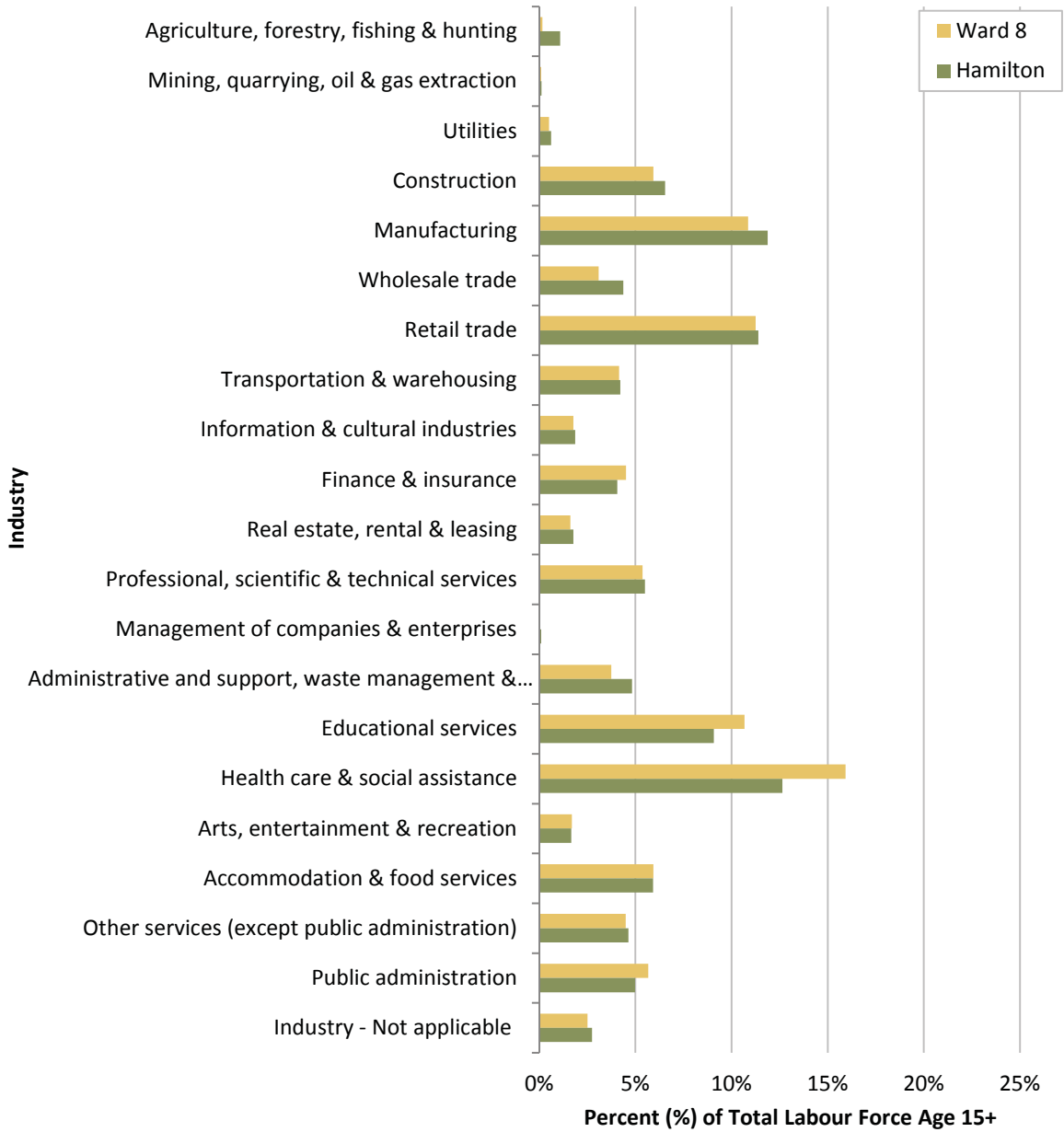
## Labour Force by Industry

- The proportion of residents employed in educational services and health care and social assistance are higher in Ward 8 compared to Hamilton.

### Labour Force by Industry

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total labour force population aged 15 years and over by industry - North American Industry Classification System (NAICS) 2007</b>	<b>24,495</b>	<b>100.0%</b>	<b>266,200</b>	<b>100.0%</b>
All industries	23,880	97.5%	258,880	97.3%
Agriculture, forestry, fishing and hunting	40	0.2%	2,900	1.1%
Mining, quarrying, and oil and gas extraction	25	0.1%	315	0.1%
Utilities	125	0.5%	1,630	0.6%
Construction	1,455	5.9%	17,405	6.5%
Manufacturing	2,660	10.9%	31,605	11.9%
Wholesale trade	755	3.1%	11,615	4.4%
Retail trade	2,755	11.2%	30,315	11.4%
Transportation and warehousing	1,015	4.1%	11,225	4.2%
Information and cultural industries	435	1.8%	4,985	1.9%
Finance and insurance	1,105	4.5%	10,815	4.1%
Real estate and rental and leasing	395	1.6%	4,730	1.8%
Professional, scientific and technical services	1,315	5.4%	14,635	5.5%
Management of companies and enterprises	-	0.0%	255	0.1%
Administrative and support, waste management and remediation services	915	3.7%	12,820	4.8%
Educational services	2,615	10.7%	24,165	9.1%
Health care and social assistance	3,900	15.9%	33,640	12.6%
Arts, entertainment and recreation	415	1.7%	4,440	1.7%
Accommodation and food services	1,455	5.9%	15,765	5.9%
Other services (except public administration)	1,100	4.5%	12,355	4.6%
Public administration	1,390	5.7%	13,265	5.0%
Industry - Not applicable	615	2.5%	7,315	2.7%

Labour Force by Industry - 2011



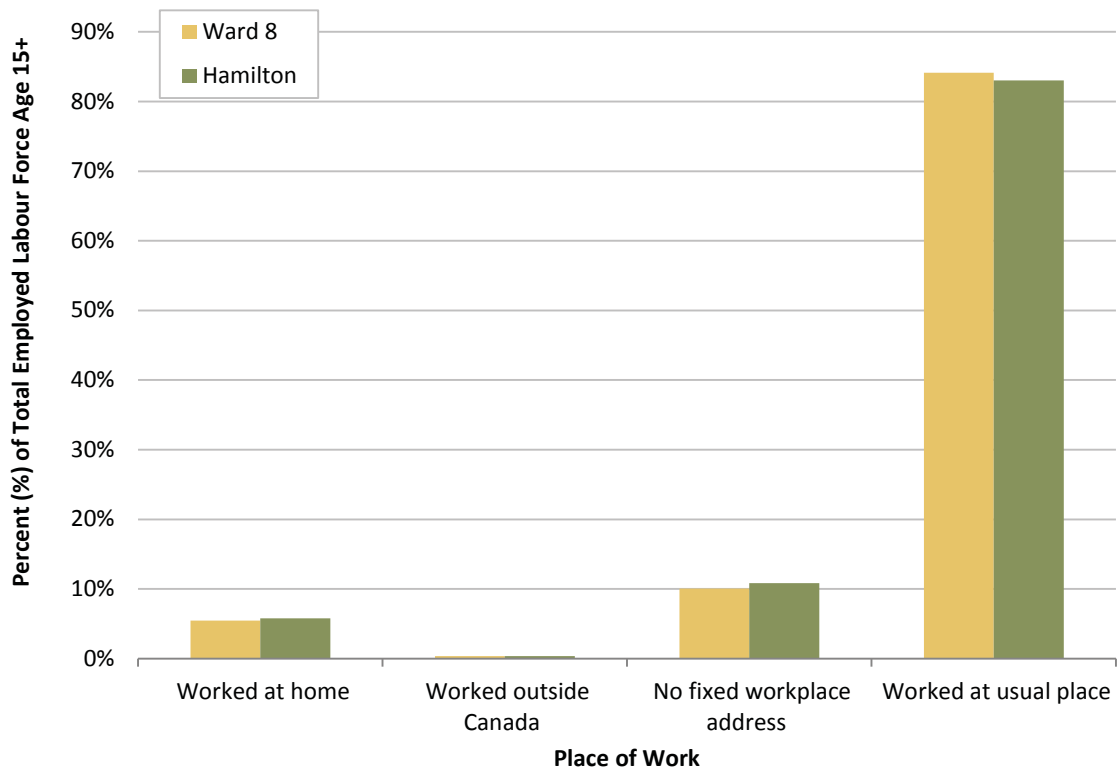
## Place of Work

- The distribution of the employed labour force by place of work is similar for Ward 8 and Hamilton.

Employed Labour Force by Place of Work

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total employed population aged 15 years and over by place of work status</b>	<b>22,435</b>	<b>100.0%</b>	<b>243,080</b>	<b>100.0%</b>
Worked at home	1,225	5.5%	14,045	5.8%
Worked outside Canada	80	0.4%	840	0.3%
No fixed workplace address	2,255	10.1%	26,345	10.8%
Worked at usual place	18,875	84.1%	201,850	83.0%

Employed Labour Force by Place of Work 2011



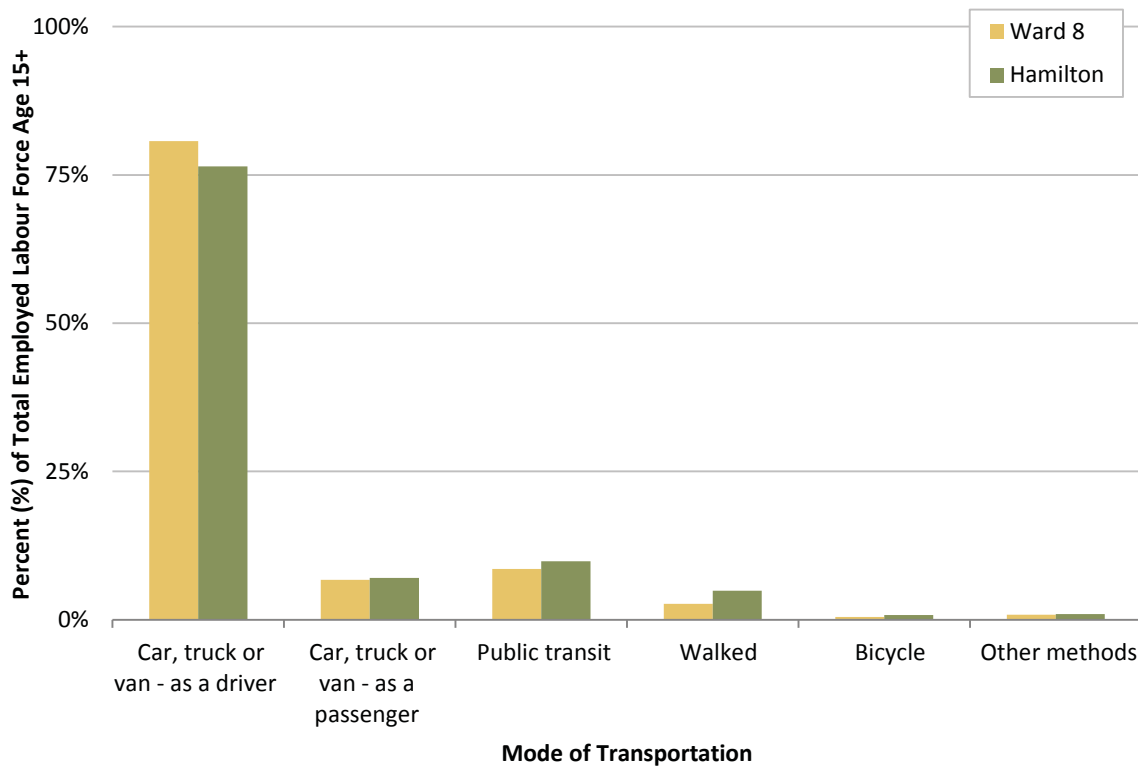
## Mode of Transportation

- Similar to Hamilton, the most common mode of transportation to and from work by employed residents in Ward 8 is by a car, truck or van as a driver.

### Employed Labour Force by Mode of Transportation

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total employed population aged 15 years and over with a usual place of work or no fixed workplace address by mode of transportation</b>	<b>21,130</b>	<b>100.0%</b>	<b>228,195</b>	<b>100.0%</b>
Car, truck or van - as a driver	17,050	80.7%	174,410	76.4%
Car, truck or van - as a passenger	1,420	6.7%	16,080	7.0%
Public transit	1,810	8.6%	22,475	9.8%
Walked	565	2.7%	11,235	4.9%
Bicycle	95	0.4%	1,805	0.8%
Other methods	185	0.9%	2,190	1.0%

### Employed Labour Force by Mode of Transportation - 2011



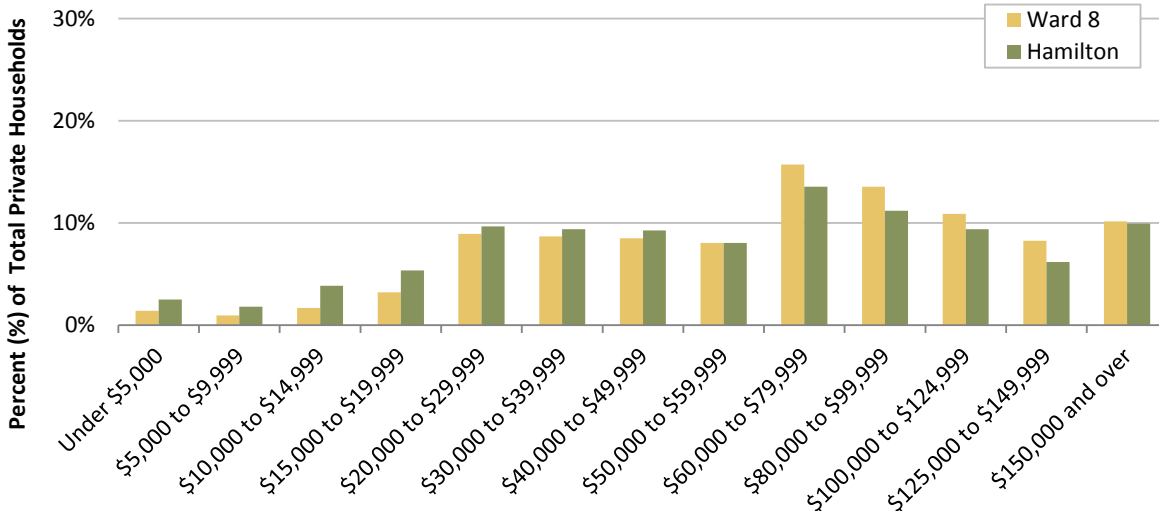
## Household Income

- Ward 8 has higher proportions of households that fall in the higher income brackets compared to Hamilton.
- The average household income for households in Ward 8 is slightly higher compared to Hamilton.

### Household Income

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Household total income in 2010 of private households</b>	<b>17,625</b>	<b>100.0%</b>	<b>203,805</b>	<b>100.0%</b>
Under \$5,000	245	1.4%	5,100	2.5%
\$5,000 to \$9,999	165	0.9%	3,645	1.8%
\$10,000 to \$14,999	295	1.7%	7,810	3.8%
\$15,000 to \$19,999	565	3.2%	10,875	5.3%
\$20,000 to \$29,999	1,575	8.9%	19,685	9.7%
\$30,000 to \$39,999	1,530	8.7%	19,115	9.4%
\$40,000 to \$49,999	1,500	8.5%	18,850	9.2%
\$50,000 to \$59,999	1,415	8.0%	16,380	8.0%
\$60,000 to \$79,999	2,770	15.7%	27,605	13.5%
\$80,000 to \$99,999	2,390	13.6%	22,785	11.2%
\$100,000 to \$124,999	1,920	10.9%	19,125	9.4%
\$125,000 to \$149,999	1,455	8.3%	12,565	6.2%
\$150,000 and over	1,790	10.2%	20,280	10.0%
Average household total income \$	\$81,870		\$76,742	

### Household Income - 2010



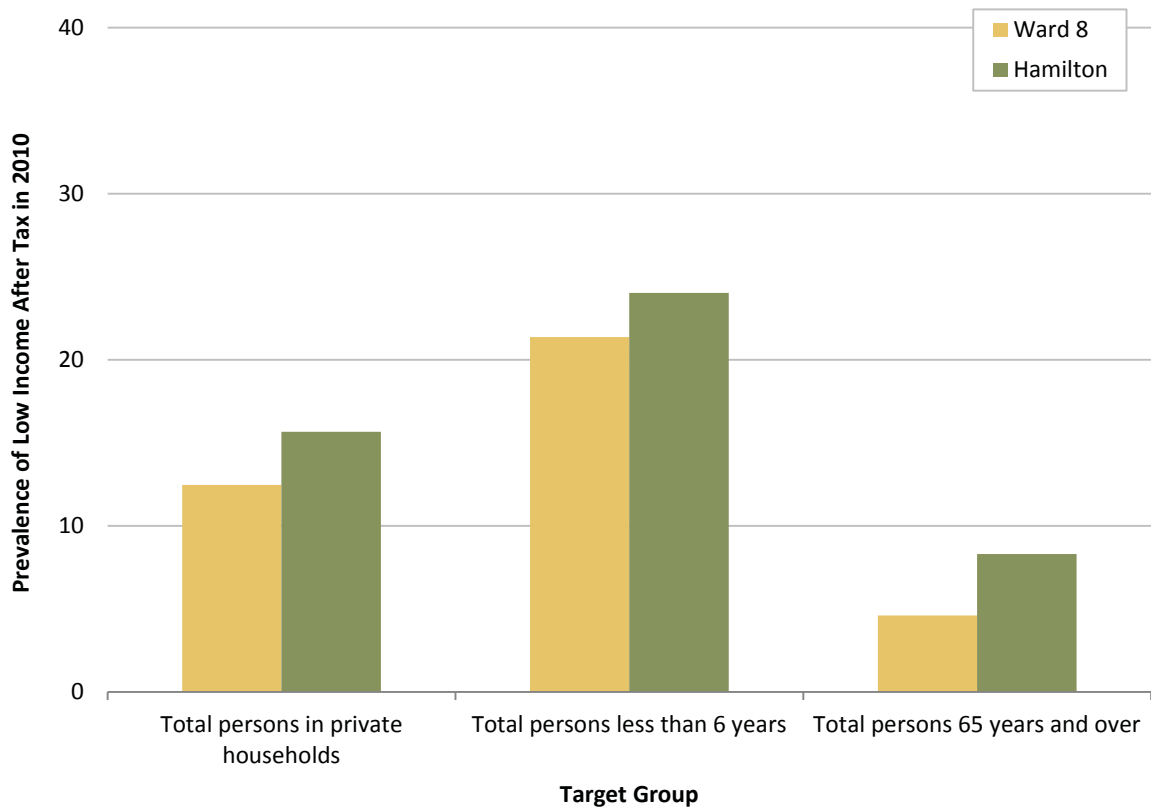
# Low Income Status

- The prevalence of after-tax low income is lower in Ward 8 than Hamilton.

Low Income Status, 2010

	Ward 8	Hamilton
<b>Total persons in private households</b>	<b>48,215</b>	<b>509,640</b>
Prevalence of low income after tax in 2010	12.5	15.7
<b>Total persons less than 6 years</b>	<b>3,090</b>	<b>33,200</b>
Prevalence of low income after tax in 2010	21.4	24.0
<b>Total persons 65 years and over</b>	<b>8,020</b>	<b>75,870</b>
Prevalence of low income after tax in 2010	4.6	8.3

Low Income Status - 2010



# Dwellings

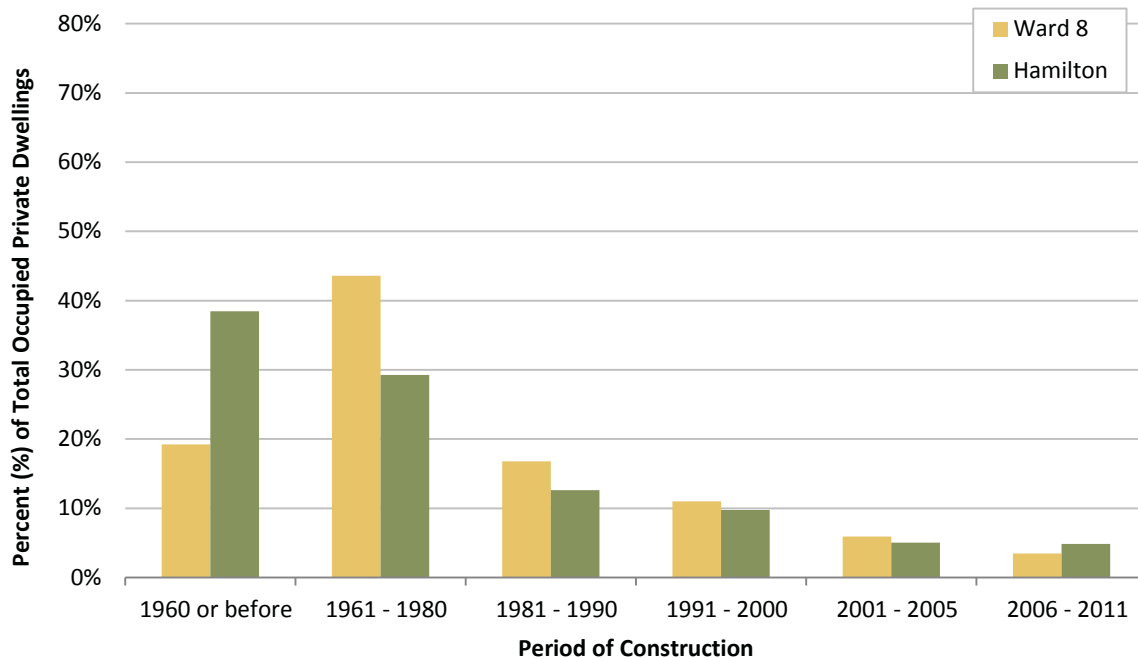
## Dwellings by Period of Construction

- There is a much lower proportion of dwellings in Ward 8 that were constructed before 1960 compared to Hamilton..
- The proportion of dwellings constructed between 1961 and 2005 is higher in Ward 8 than in Hamilton.

### Occupied Private Dwellings by Period of Construction

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total number of occupied private dwellings by period of construction</b>	<b>17,620</b>	<b>100.0%</b>	<b>203,805</b>	<b>100.0%</b>
1960 or before	3,385	19.2%	78,360	38.4%
1961 to 1980	7,680	43.6%	59,655	29.3%
1981 to 1990	2,960	16.8%	25,680	12.6%
1991 to 2000	1,935	11.0%	19,895	9.8%
2001 to 2005	1,045	5.9%	10,280	5.0%
2006 to 2011	615	3.5%	9,935	4.9%

### Occupied Private Dwellings by Period of Construction - 2011



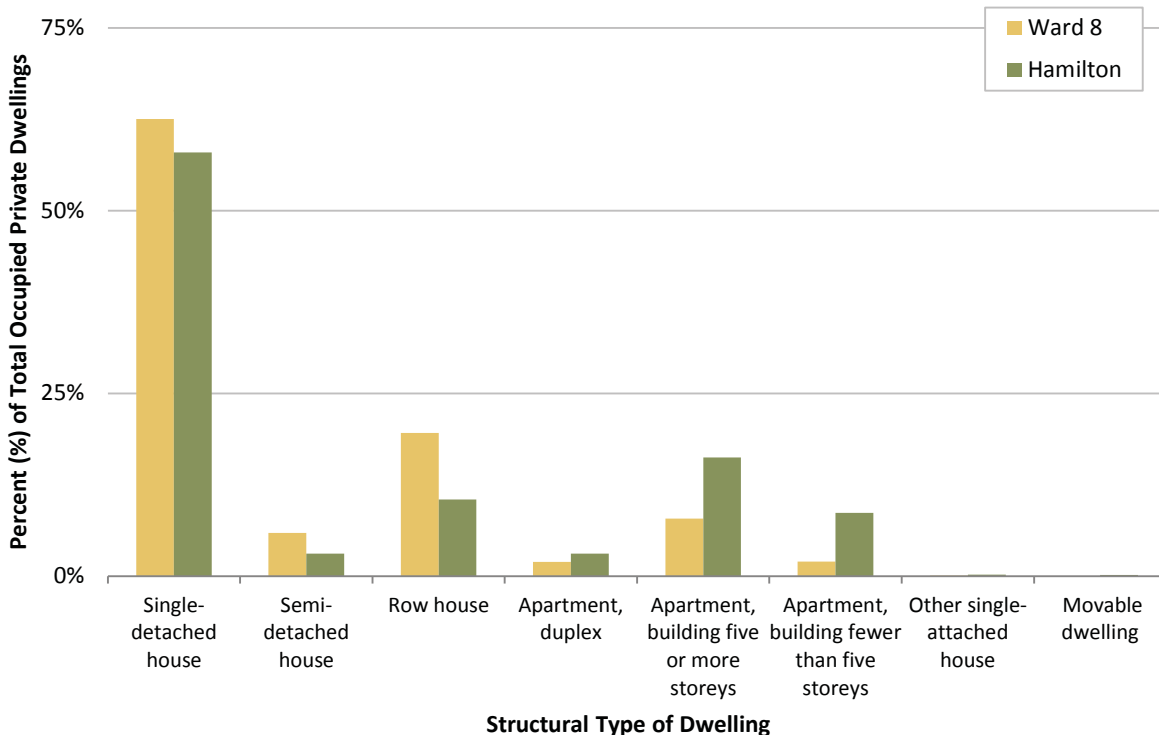
## Dwellings by Structural Type

- Similar to Hamilton, the most common type of dwelling in Ward 8 is a single-detached house.
- Compared to Hamilton, there is a much lower proportion of apartment type dwellings and a much higher proportion of row house type dwellings in Ward 8.

### Occupied Private Dwellings by Structural Type of Dwelling

	Ward 8		Hamilton	
	2011	2011%	2011	2011%
<b>Total number of occupied private dwellings by structural type of dwelling</b>	<b>17,615</b>	<b>100.0%</b>	<b>203,805</b>	<b>100.0%</b>
Single-detached house	11,015	62.5%	118,105	58.0%
Apartment, building that has five or more storeys	1,390	7.9%	33,140	16.3%
Movable dwelling	-	0.0%	370	0.2%
Semi-detached house	1,045	5.9%	6,325	3.1%
Row house	3,455	19.6%	21,440	10.5%
Apartment, duplex	345	2.0%	6,320	3.1%
Apartment, building that has fewer than five storeys	355	2.0%	17,660	8.7%
Other single-attached house	15	0.1%	440	0.2%

### Occupied Private Dwellings by Structural Type of Dwelling - 2011





## Vacant Residential Land Inventory

- The 45.8 acres of vacant residential land inventory identifies some 1,871 proposed units for Ward 8, of which 45% or 832 are draft approved units making this ward still quite active in residential development.
- There is a relatively even distribution of dwelling types for proposed residential development in Ward 8, with 28% single family, 36% townhouses, and 33% apartment units.

### Vacant Residential Land Inventory - Ward 8, 2013

	Single-Detached		Semi-detached		Row		Apartment		Total	
	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)	Units	Area (ha)
Total by Development Status	526	24.0	54	1.6	682	15.5	609	4.7	1,871	45.8
Registered	84	3.4	50	1.4	111	2.6	80	1.1	325	8.5
Draft Approved	127	4.6	2	0.1	174	3.4	529	3.6	832	11.7
Pending	151	6.0	0	0.0	324	7.7	0	0.0	475	13.7
Potential Development	164	10.0	2	0.1	73	1.8	0	0.0	239	11.9

## Urban Residential Condominiums

- The majority of the condominium applications in Ward 8 were townhouses, which numbered 200, or 94%, with the remaining 6% being single family condo units. Most of these, 79% are registered status.
- Many of the active application plans occur south of the Lincoln M. Alexander Parkway.

### Urban Residential Condominiums - Ward 8, 2013

	Single-detached	Semi-detached	Row	Apartment	Total
	Units	Units	Units	Units	Units
Total by Development Status	12	0	200	0	212
Registered	12	0	155	0	167
Draft Approved	0	0	0	0	0
Pending	0	0	45	0	45
Potential Development	0	0	0	0	0

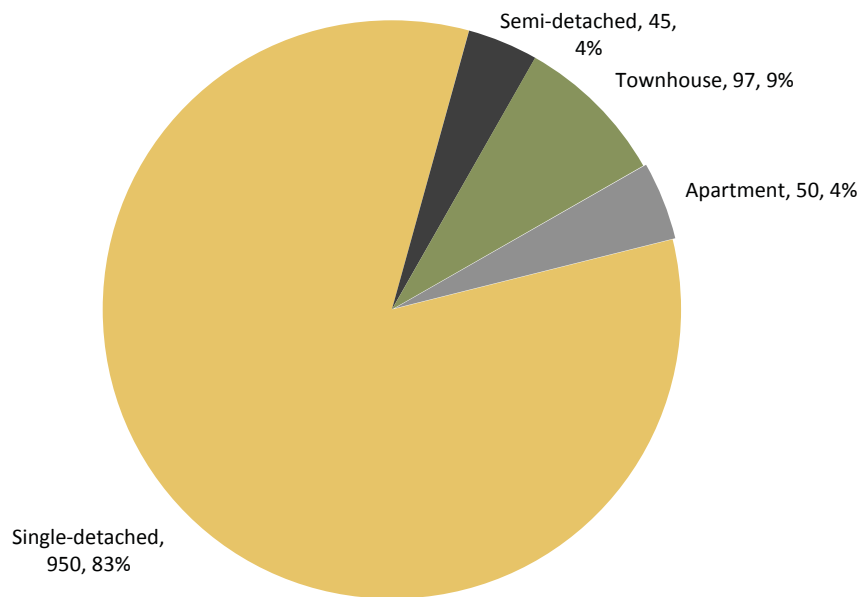
## Housing Starts

- There have been a total of 2,295 housing starts reported by Canada Mortgage and Housing Corporation (CMHC) since 2000 for Ward 8, which ranks as the fourth highest of all wards. Many of the starts occurred in the early part of the decade, with a recent resurgence of housing starts occurring during the last 2 years with 478 starts.
- Single detached homes remain popular in this ward with 78% or 1,785 starts since 2000.
- Townhouse development made up the remaining bulk of recent development, with 17% or 405 new starts since 2000.

**Housing Starts - Ward 8, 2006-2013**

	2006	2007	2008	2009	2010	2011	2012	2013	Total 2006-2013
Total	118	126	67	103	124	126	241	237	1,142
Single-detached	114	126	67	100	114	92	185	152	950
Semi-detached	4	0	0	3	10		4	24	45
Townhouse	0	0	0	0	0	34	52	11	97
Apartment	0	0	0	0	0	0	0	50	50

**Housing Starts - Ward 8, 2006-2013**



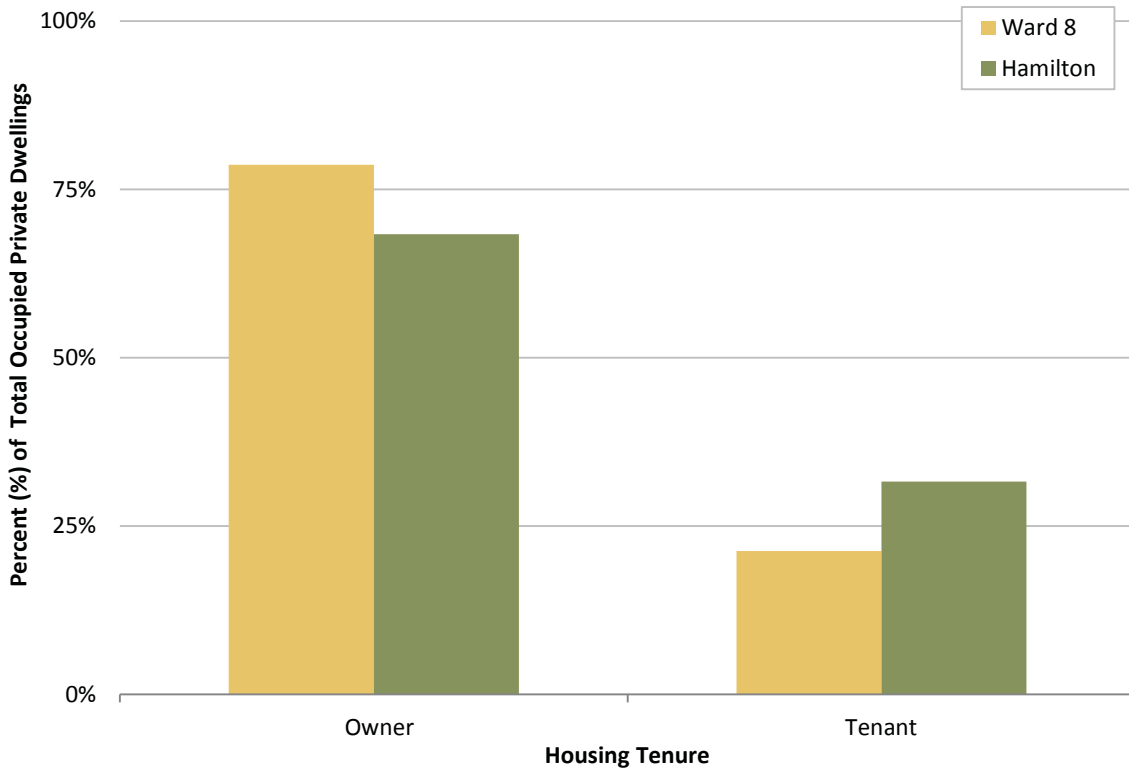
## Housing Tenure

- Ward 8 has a higher proportion of owned housing and a lower proportion of rented housing than Hamilton.

Housing Tenure

	Ward 8		Hamilton	
	2011	2011 % Total	2011	2011 % Total
<b>Total number of private households by tenure</b>	<b>17,625</b>	<b>100.0%</b>	<b>203,805</b>	<b>100.0%</b>
Owner	13,870	78.7%	139,345	68.4%
Tenant	3,755	21.3%	64,460	31.6%

Housing Tenure - 2011



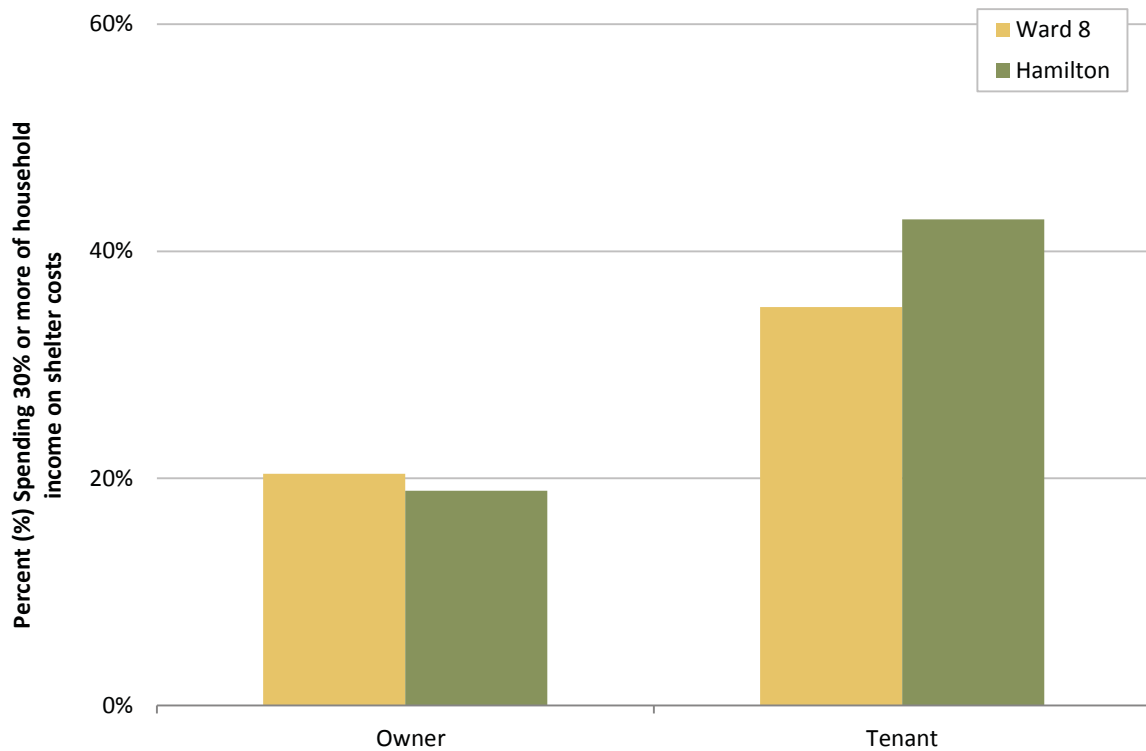
## Housing Affordability

- Compared to Hamilton, the proportion of tenant-occupied households spending 30% or more of their household income on shelter costs is lower in Ward 8.

Housing Affordability - 2011

	Ward 8	Hamilton
	2011	2011
Number of owner households in non-farm, non-reserve private dwellings	13,870	138,765
% of owner households spending 30% or more of household total income on shelter costs	20.4%	18.9%
Number of tenant households in non-farm, non-reserve private dwellings	3,755	64,430
% of tenant households spending 30% or more of household total income on shelter costs	35.1%	42.8%

Housing Affordability - 2011



# Land Use

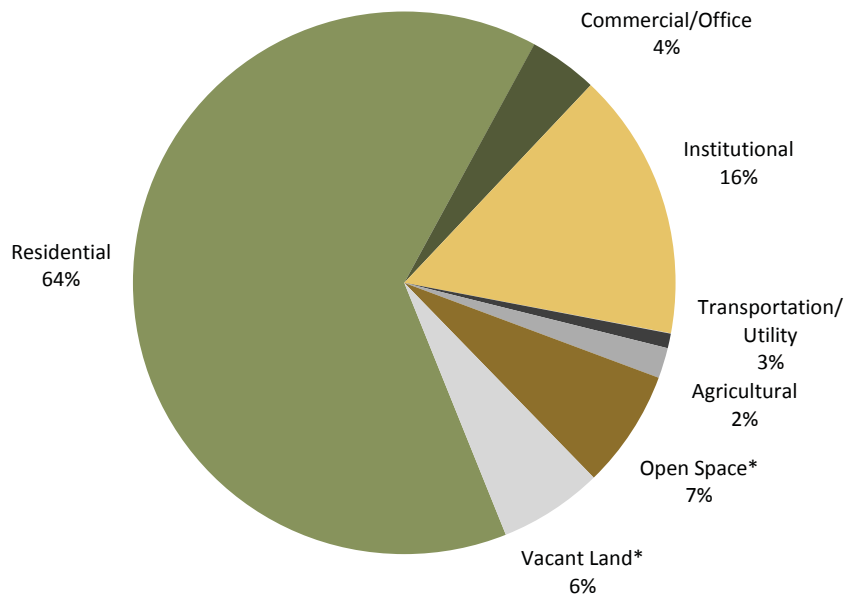
## Primary Land Use

- Ward 8 also shares the highest proportion of residential land use with Ward 7 of 64%, or 2,129 acres.
- The persons per hectare for net residential land area is estimated at 57.6, or 28.6 persons per gross hectare of the overall ward.
- Ward 8 has a higher proportion of Institutional land use than any other ward in the city, at 16% or 530 acres. Among the institutions contained in ward 8 include Mohawk College, Hillfield Strathallan as well as the Mountain Health Service and Chedoke Hospital.
- Ward 8 has virtually no industrial land use, and is the smallest percentage of any other ward.

**Primary Land Use Areas**

	Ward 8		
	2013	2013 % Total	Average Urban Ward
<b>Total land use area (ac)</b>	<b>3,324</b>	<b>100.0%</b>	<b>Wards %</b>
Residential	2,129	64.1%	36.8%
Commercial/Office	136	4.1%	5.2%
Institutional	530	15.9%	5.6%
Industrial	1	0.0%	10.7%
Transportation/Utility	29	0.9%	5.5%
Agricultural	60	1.8%	4.3%
Open Space*	234	7.0%	12.4%
Vacant Land*	205	6.2%	19.5%

\*adjusted land use overlaps and/or non-applicable lands between wards where required  
 Source: Planning Department – Community Planning – GIS Section, 2013 Year End Land Use



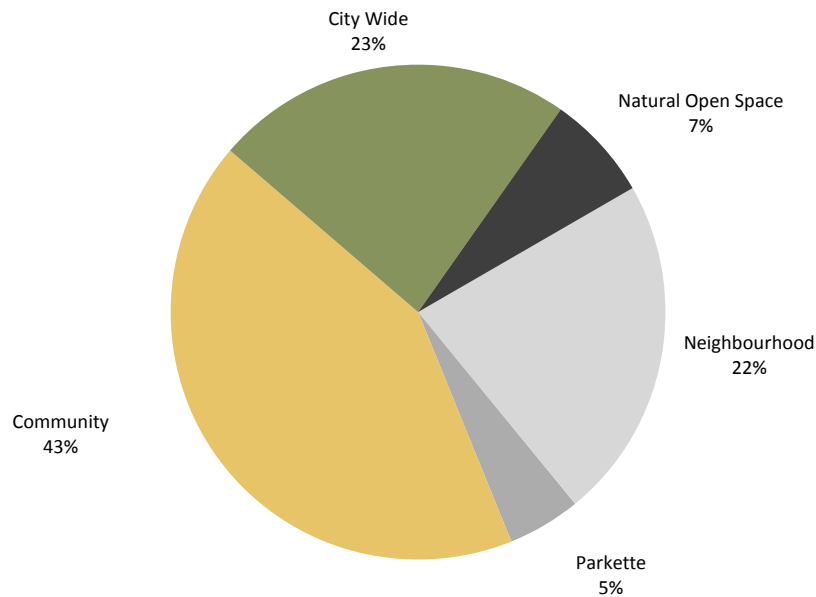
## Parks and Open Space

- In 2014, Ward 8 had a deficit of 13.6 hectares in neighbourhood parks and a surplus of 5.3 hectares for community parks. Ward 8 has the highest proportion of community parks among the urban wards at 43%, or 40.0 hectares.
- Ward 8 has no general open space classified parkland, but has an equal distribution of Neighbourhood and City Wide parks at 22% and 23% respectively. William Connell Park is the largest classified park (City Wide) in Ward 8 at 19.7 hectares.

### Parks and Open Space - 2014

	Ward 8
Total Area (ha)	94.2
Neighbourhood	21.1
Parkette	4.5
Community	40.0
City Wide	22.1
General Open Space	0.0
Natural Open Space	6.5

### Parks and Open Space - Ward 8, 2014



### Park Deficiency - 2011

	Ward 8
Neighbourhood Parks (ha)	-13.6
Community Parks (ha)	5.3

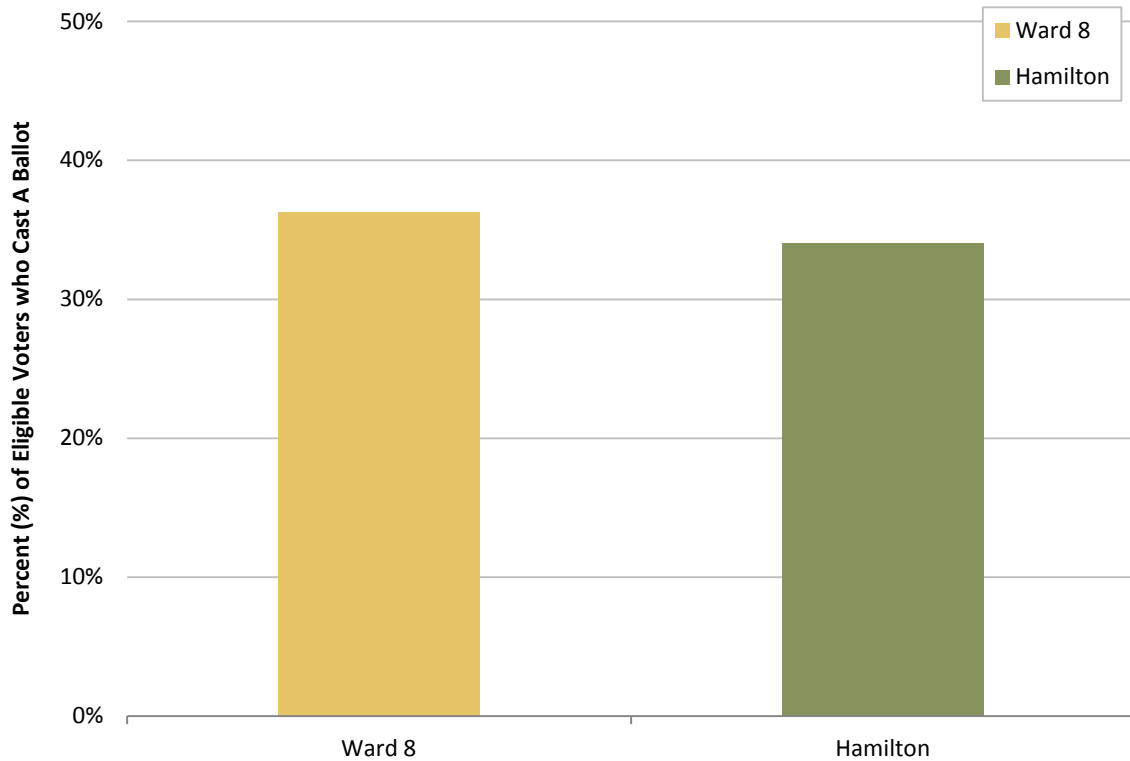
# Voter Turnout

- During the 2014 Municipal Election, 36.3% of eligible voters in Ward 8 voted.

City of Hamilton Municipal Election 2014 Turnout

	Ward 8		Hamilton	
	2014	2014 % Total	2014	2014 % Total
Eligible Voters	34,598	100.0%	366,124	100.0%
Ballots Cast	12,554	36.3%	124,550	34.0%

City of Hamilton Municipal Election 2014 Turnout



# 2011 National Household Survey

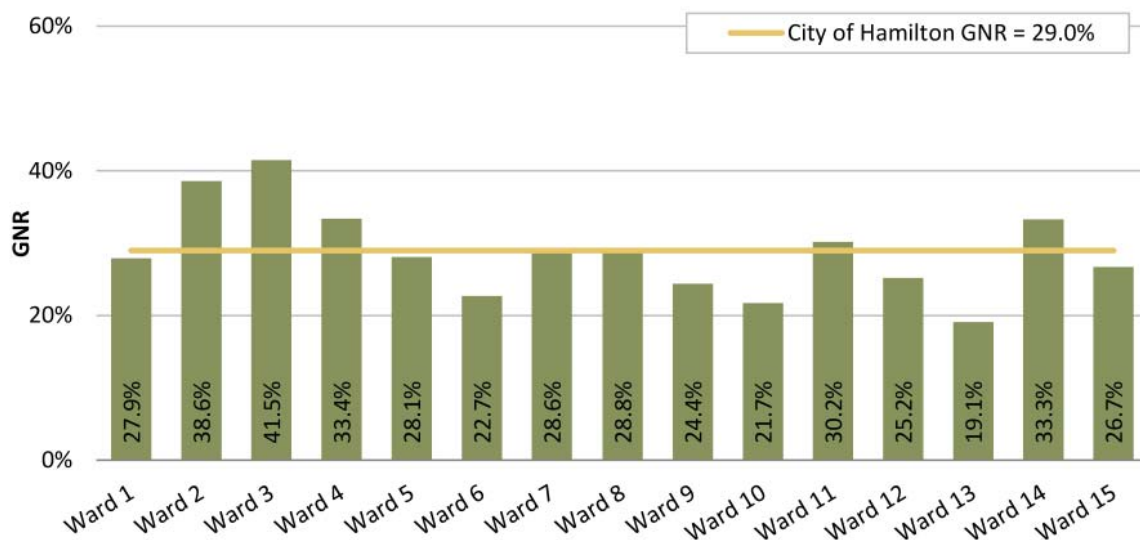
## Limitation Notes

The 2011 National Household Survey (NHS) provides information about the demographic, social and economic characteristics of Canadians. The NHS was designed to capture the socio-demographic characteristics that were previously collected by the long form census questionnaire. However, the NHS had made some changes to the census questions and is a voluntary survey which would result in estimates subject to higher non-response bias than the previous mandatory long form census.

Non-response bias is a concern because populations who choose to respond to a survey tend to be different from those who chose not to participate in a survey. This means there would be data gaps for certain groups that tend not to participate in voluntary surveys (including aboriginal, low income, immigrants and other groups) and data may be skewed to over or under represent different sub-population groups. For the 2011 National Household Survey (NHS) estimates, the global non-response rate (GNR) is used as an indicator of data quality. This indicator combines complete non-response (household) and partial non-response (question) into a single rate. A smaller GNR indicates a lower risk of non-response bias and as a result, lower risk of inaccuracy.

Despite then the fact that the questions in the NHS were similar to those from the previous mandatory long form census questionnaire, due to methodological differences between the NHS and the census, comparisons of data from these two sources are unreliable. Hence, the 2011 NHS data should not be compared to previous Census data and trend over time information is not available for the information that used to be collected in the census long-form questionnaire.

Furthermore, since it is not possible to determine with certainty whether differences in data are attributable to actual differences of a characteristic among populations or non-response bias, extra caution should be exercised when comparing NHS data for different and/or at smaller geographies with varying Global Non-Response Rates (GNRs). Comparisons between geographies with similar GNRs may be more suitable. The following table shows the GNRs of each ward in the City of Hamilton as well as the overall GNR for the City of Hamilton. Note that the GNRs vary greatly between the different wards ranging from 19.1% to as high as 41.5%; with most being over 25% which is the 2011 Census threshold for suppression.







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