



Hamilton

2016 Downtown Employment Survey

Planning and Economic Development Department
Urban Renewal Section

Downtown Employment Survey and Vacancy

- Summarizes employment survey taken during summer of 2016.
- Basically includes the Downtown Urban Growth Centre (UGC).
- Purposes of this review includes both sides of boundary streets.
- Boundary streets includes Queen Street, Hunter Street, Victoria Street and Cannon Street, including the two arms of James Street North and South.
- The survey assists in measuring employment and office vacancy, persons and jobs per hectare and the effectiveness of urban renewal incentives
- Survey has been conducted since 2010 to track changing economic conditions and monitor the nature of employment and land use in the area.

Downtown Employment Survey

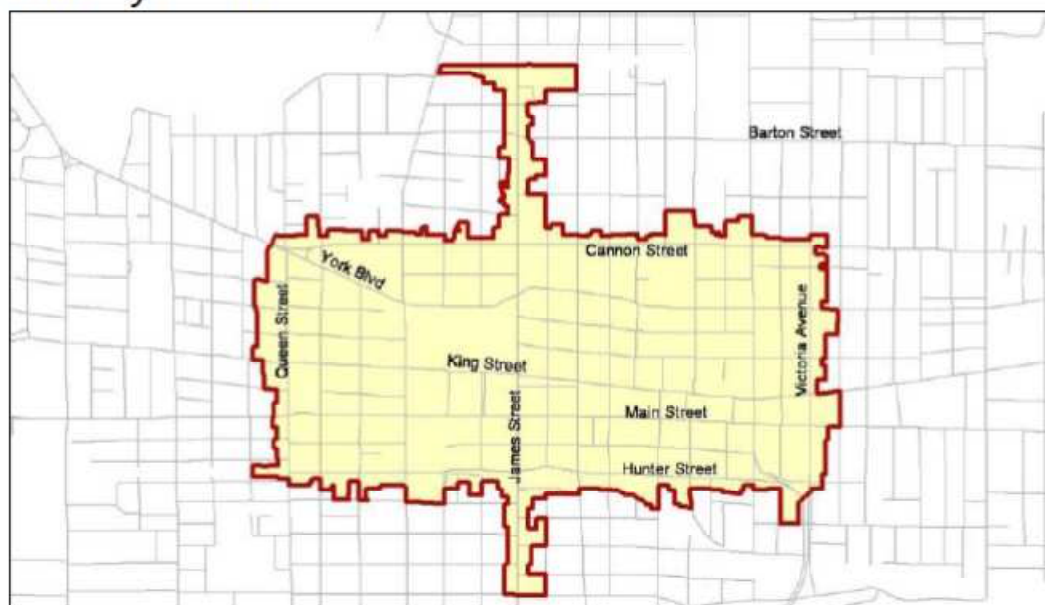
2016 Survey

Tenure	Jobs	%
Full-time	17,834	69%
Part-time	6,652	26%
Seasonal	1446	5%
Total	25,932	100%

Annual Totals

Year	Jobs	Increase
2011	23,925	330
2012	24,015	90
2013	24,450	435
2014	24,700	250
2015	24,895	195
2016	25,932	1037

Survey Area



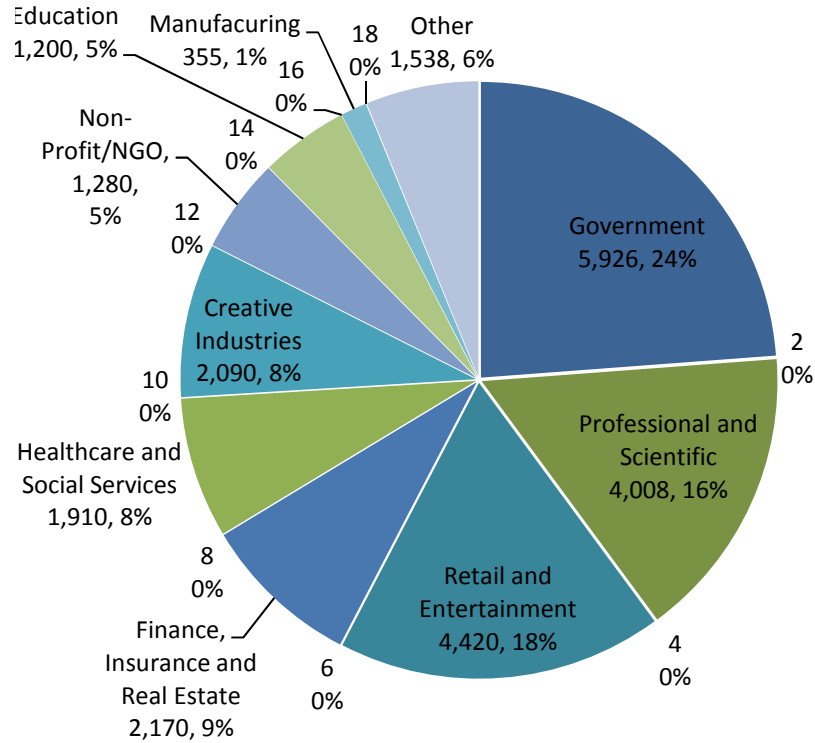
Downtown Hamilton Urban Growth Centre

Survey and Vacancy Highlights

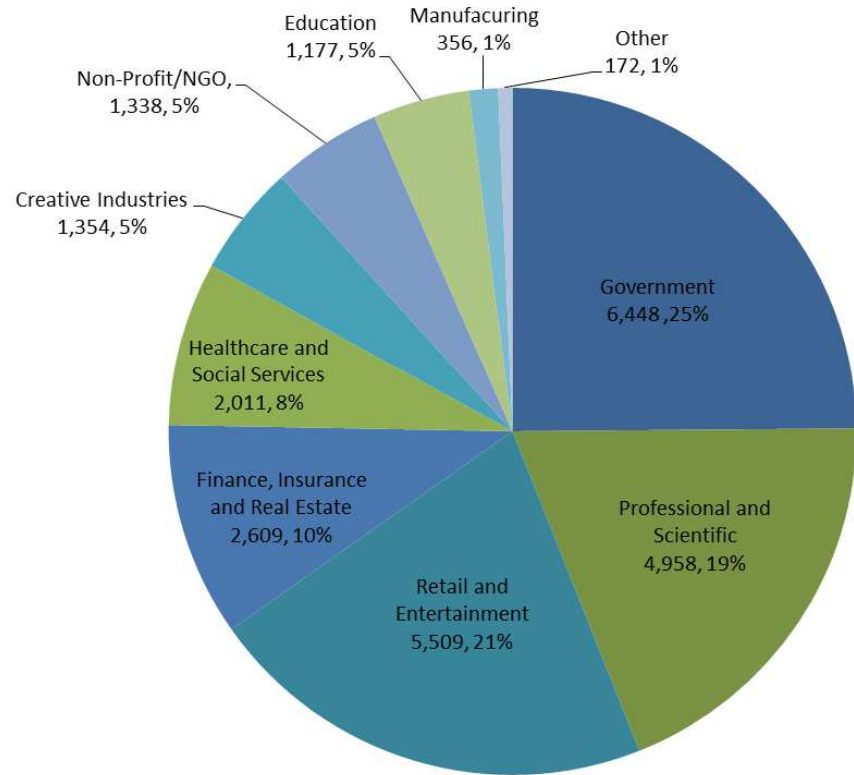
- Employment increase of 1037 jobs over 2015 survey.
- 223 FT, 648 PT and 166 STE
- Accumulative increase across all employment sectors.
- Highest increase since 2010.
- 54 new businesses established for 2016 in the UGC.
- 189 persons and job per hectare (pjh).
- Official Plan target rate is 250 pjh.
- Retail and Entertainment saw an increase of 3%.
- More commercial storefronts are occupied.
- Office vacancy rate is 13.82%

Downtown Employment by Sector

2015 UGC Employment



2016 UGC Employment



Storefront Vacancy 2016

Commercial Storefronts / Units with Direct Access from Street

	Urban Growth Centre		King Street East (James to Wellington)		King Street West (Bay to Queen)		James Street North (Wilson to Murray)		James Street South (Hunter to Charlton)	
Vacant	204	19%	45	23%	9	17%	14	12%	15	25%
Occupied	862	81%	148	77%	45	83%	101	88%	45	75%
Total	1066	100%	193	100%	54	100%	115	100%	60	100%

- Fewer vacancies across the board.
- JSN 2016 vacancy down 11% with a two-year drop in vacancy to 21%.
- Vacancy down one percent in the UGC.

Downtown Urban Growth Centre Office Vacancy (sq. ft.)

Year End	2010	2011	2012	2013	2014	2015	2016
Inventoried Space	5,159,800	5,124,900	5,327,345	5,190,095	5,265,516	5,263,295	5,293,291
Vacant Space	678,600	618,555	684,010	674,655	671,656	743,190	731,534
Vacancy Rate	13.2%	12.1%	12.8%	13.0%	12.8%	14.1%	13.82%

- Tracks vacant office buildings with a minimum of 5,000 sq. ft.
- 2016 vacancy rate is down from last year by 0.28%. Vacancy steadily dropping.
- Increase in jobs not necessarily in offices.
- The office vacancy rate was addressed through the five-year review of the Downtown and Community Renewal Community Improvement Plan (CIP) in June of 2015. The revision included a modification to the Office Tenancy Assistance Program (OTAP) from a 1% loan to a 0% loan.

**The End.
Questions?**