



Site A 2017 Demographics

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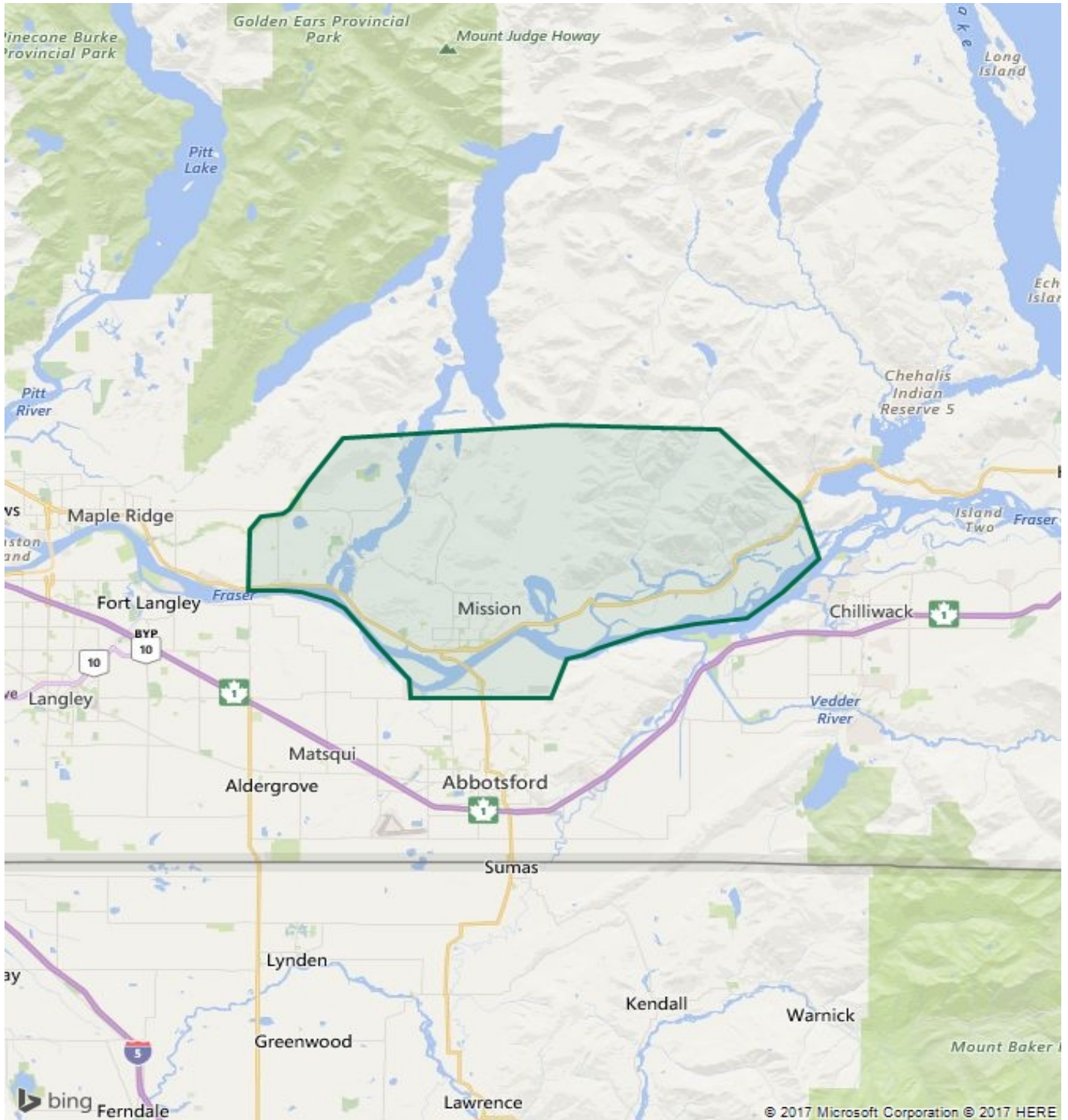
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Prepared by: CBRE Ltd.

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Site A



	<p>Site A 2017 Demographics</p>
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2017 Demographic Snapshot	Site A	
		%
Total Population		
2012 estimated	45,301	
2017 estimated	48,312	
2022 Projected	51,170	
% Pop. Change (2012-2017)	6.6%	
% Pop. Change (2017-2022)	5.9%	
2017 Total Population by Age	48,312	
0 to 4 years	2,825	5.8%
5 to 19 years	8,990	18.6%
20 to 24 years	3,719	7.7%
25 to 34 years	5,663	11.7%
35 to 44 years	6,617	13.7%
45 to 54 years	7,243	15.0%
55 to 64 years	6,278	13.0%
65 to 74 years	4,109	8.5%
75 years & over	2,867	6%
Median Age	39.6	
2017 Total Census Families	12,609	
Average Persons Per Family	3.2	
Total Couples	10,571	83.8%
Without children at home	4,629	36.7%
With children at home	5,943	47.1%
Lone-parent families	2,037	16.2%
Children Per Census Family	1.2	
2017 Educational Attainment (15 years+)	38,245	
Less than a bachelor degree	33,499	87.6%
Bachelor degree & higher	4,746	12.4%
2017 Households	16,664	
Persons per household	2.82	
Average household income	\$ 93,459	
2017 Occupied Dwellings	16,664	
Owned dwellings	13,695	82.2%
Rented dwellings	2,926	17.6%
Dominant building type	Houses	
Dominant period of construction	1961-1980	

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2017 Demographic Snapshot	Site A	
		%
Dominant Demographics		
Official Home Language	English	
Dominant non-official language	Punjabi	
Top 3 visible minorities	South Asian	
	Black	
	Chinese	

	<p>Site A 2017 Demographics</p>
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2017 Estimates and Projections Population Trends	Site A
Total Population	
2012 estimated	45,301
2017 estimated	48,312
2020 projected	50,068
2022 projected	51,170
2027 projected	53,499
Change in Population (persons)	
2012 to 2017	3,011
2017 to 2020	1,756
2020 to 2022	1,102
2022 to 2027	2,330
Change in Population (percent)	
2012 to 2017	6.6%
2017 to 2020	3.6%
2020 to 2022	2.2%
2022 to 2027	4.6%
Rate of Change in Population (percent per year)	
2012 to 2017	1.3%
2017 to 2020	1.2%
2020 to 2022	1.1%
2022 to 2027	0.9%

	<p>Site A 2017 Demographics</p>
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2017 Estimates and Projections Income Trends	Site A
Average household income	
2012 estimated	\$ 81,208
2017 estimated	\$ 93,459
2020 projected	\$ 102,062
2022 projected	\$ 108,567
2027 projected	\$ 127,957
Aggregate household income (\$000)	
2012 estimated	\$ 1,297,229
2017 estimated	\$ 1,557,363
2020 projected	\$ 1,752,030
2022 projected	\$ 1,900,310
2027 projected	\$ 2,333,760
Change in average household income	
2012 to 2017	\$ 12,251
2017 to 2020	\$ 8,604
2020 to 2022	\$ 6,505
2022 to 2027	\$ 19,389
Change in aggregate household income (\$000)	
2012 to 2017	\$ 260,134
2017 to 2020	\$ 194,668
2020 to 2022	\$ 148,280
2022 to 2027	\$ 433,450

	<p>Site A 2017 Demographics</p>
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2017 Estimates Household Income	Site A	
		%
2017 Households by Income (Current Year \$)	16,664	%base
Under \$10,000	184	1.1%
\$ 10,000 - \$19,999	936	5.6%
\$ 20,000 - \$29,999	1,000	6.0%
\$ 30,000 - \$39,999	1,314	7.9%
\$ 40,000 - \$49,999	1,355	8.1%
\$ 50,000 - \$59,999	1,425	8.6%
\$ 60,000 - \$69,999	1,044	6.3%
\$ 70,000 - \$79,999	979	5.9%
\$ 80,000 - \$89,999	1,118	6.7%
\$ 90,000 - \$99,999	1,255	7.5%
\$ 100,000 - \$ 124,999	2,134	12.8%
\$ 125,000 - \$ 149,999	1,684	10.1%
\$ 150,000 - \$ 174,999	844	5.1%
\$ 175,000 - \$ 199,999	512	3.1%
\$ 200,000 - \$ 249,999	489	2.9%
\$ 250,000 and over	390	2.3%
Average income	\$ 93,459	
Median Income	\$ 80,847	
2017 Households by Income (Constant Year 2005 \$)	16,664	%base
Under \$10,000	652	3.9%
\$ 10,000 - \$19,999	1,202	7.2%
\$ 20,000 - \$29,999	1,468	8.8%
\$ 30,000 - \$39,999	1,402	8.4%
\$ 40,000 - \$49,999	1,482	8.9%
\$ 50,000 - \$59,999	1,330	8.0%
\$ 60,000 - \$69,999	1,390	8.3%
\$ 70,000 - \$79,999	1,490	8.9%
\$ 80,000 - \$89,999	1,230	7.4%
\$ 90,000 - \$99,999	978	5.9%
\$ 100,000 - \$ 124,999	1,791	10.7%
\$ 125,000 - \$ 149,999	1,070	6.4%
\$ 150,000 - \$ 174,999	517	3.1%
\$ 175,000 - \$ 199,999	241	1.4%
\$ 200,000 - \$ 249,999	250	1.5%
\$ 250,000 and over	171	1.0%
Average income	\$ 78,896	
Median Income	\$ 65,727	

	<p>Site A 2017 Demographics</p>
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2017 Household Spend Summary	Site A		
	Total Expenditure	Expenditure per Household	%
Total Expenditure	\$ 0		
Total current consumption and financial transfers	\$ 0		
Total current consumption	\$ 0		
Shelter	\$ 0		
Food	\$ 0		
Household operation	\$ 0		
Health care	\$ 0		
Household furnishings and equipment	\$ 0		
Transportation	\$ 0		
Recreation	\$ 0		
Personal care	\$ 0		
Clothing	\$ 0		
Education	\$ 0		
Reading materials and other printed matter	\$ 0		
Tobacco products and alcoholic beverages	\$ 0		
Games of chance	\$ 0		
Miscellaneous expenditures	\$ 0		
Income tax	\$ 0		
Total personal insurance premiums and retirement/pension contributions	\$ 0		
Total money gifts, contributions and support payments	\$ 0		
Total non-current consumption	\$ 0		
Improvements and alterations to owned principal residence	\$ 0		
Improvements and alterations to vacation homes	\$ 0		
Net purchase price of owned residences	\$ 0		
Net purchase price of owned secondary residences	\$ 0		
Net purchase price of other owned properties	\$ 0		
Total Expenditure by Origin	\$ 0		
Goods and services purchased outside Canada	\$ 0		
Goods and services bought through direct sales over the internet	\$ 0		
Goods and services bought through other types of direct sales	\$ 0		

	<p>Site A 2017 Demographics</p>
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2017 Household Spend Summary	Site A		
	Total Expenditure	Expenditure per Household	%
Other	\$ 0		

	<p>Site A 2017 Demographics</p>
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2017 Daytime Population	Site A	
		%
Total Estimated Population	48,312	
Total Daytime Population	37,014	
Daytime Population at Home	24,166	65.3%
0 to 14 years	8,812	23.8%
15 to 64 years	9,576	25.9%
65 years and over	5,779	15.6%
Daytime Population at Work	12,848	34.7%
Work At Usual Place	9,628	26.0%
Work Mobile	1,502	4.1%
Work At Home	1,717	4.6%

	<p>Site A 2017 Demographics</p>
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infoCanada Business Profiles	Site A	
Total Businesses	1,034	% base
Businesses by Industry	1,034	% base
Agricultural and Natural Resources	34	3.3%
Construction	83	8.0%
Manufacturing	51	4.9%
Transportation	31	3.0%
Wholesale Trade	40	3.9%
Building Materials, Home Furniture and Furnishings & Misc. Retail	78	7.5%
General Merchandise & Apparel Retail	20	1.9%
Food Stores, Eating & Drinking Places Retail	110	10.6%
Auto Dealers & Service Stations Retail	23	2.2%
Finance Insurance and Real Estate	59	5.7%
Hotels, Theatres, Amusement & Recreation, Museums, Art Galleries etc. Services	46	4.5%
Educational, Health & Social Services	177	17.1%
Legal, Accounting, Consulting & Business Services	125	12.1%
Auto & Other Repair Services	49	4.8%
Personal Services	45	4.3%
Public Administration	48	4.6%
Industry Not Stated/Not Classified	17	1.6%
Businesses by No. of Employees	1,034	% base
Employee Size Not Reported	16	1.5%
1-4	549	53.0%
5-19	364	35.2%
20-99	96	9.2%
100-499	10	1.0%
500+	1	0.1%
Businesses by Sales	1,034	% base
Sales Not Stated	212	20.5%
Less than \$1 million	551	53.2%
\$1 million - 4.9 million	221	21.3%
\$5 million - 19.9 million	35	3.4%



Site A
2017 Demographics

infoCanada Business Profiles	Site A	
\$20 million - 99.9 million	15	1.4%
\$100 million and over	2	0.2%