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Planning Board – Nov. 28, 1967.
M.l.

STUDY OF INDUSTRY IN THE TOWNSHIP OF TORONTO

September, 1967

I N D E X

STUDY OF INDUSTRY IN THE TOWNSHIP OF TORONTO

A. ORIGIN AND PURPOSE OF THE STUDY

On April 12, 1966, the Planning Board proposed that a survey of industrial development in the Township should be undertaken with a view to determining ways and means of stimulating industrial growth in the Municipality. On May 2, 1966, the Township Industrial Committee recommended concurrence with the proposed survey, and this recommendation was adopted by Council on May 9, 1966.

Appendix A contains a copy of the letter dated May 11, 1966, from the Chairman of the Planning Board to industries, and a copy of the questionnaire which accompanied the letter.

The study was an attempt to determine what types of industry there were in different parts of the Township and what relationships they had to each other, to other businesses, and to road, rail and water transportation routes. The study also attempted to obtain the views of existing industries on how the Township might be of assistance in improving their operations.

B. RESPONSE TO THE SURVEY

A total of 315 questionnaires were sent out. Of this number 16 were returned due to the firms having relocated, and there was no reply from 178 others. The remainder, 121, were returned completed and form the basis of this Study.

Although this figure represents only 40% of the total number of firms, it was felt that this was a sufficiently representative number from which to derive the required information. The tables and text which follow are based on the completed questionnaires submitted by these 121 firms.

C. METHOD OF ANALYSIS

Results of the Survey have been tabulated both on a Township and a district basis. Each large, relatively isolated tract of industrial land has been defined as an industrial district, and smaller isolated blocks of industrial land have been included as part of the nearest district. This results in the following twelve industrial districts: Clarkson, Shorefront, Sheridan Park, South Dixie, North Cooksville, Erindale, Streetsville, North Erin Mills, South Erin Mills, North Malton, East Malton and South Malton. These are shown on the map which accompanies this report. Because some of these districts are almost completely undeveloped, all those containing less than 5 industrial firms are grouped under the heading of "Others". These are: North Malton, Streetsville, North Cooksville, North Erin Mills and South Erin Mills.

It should be noted that the industrial designation of the North Cooksville District, comprising about 600 acres, will likely be deleted. But this deletion will be compensated for by the anticipated expansion of the South Malton District which will add about 1,000 acres to the Township's industrial land inventory, and the northerly expansion of the Erindale District.

To obtain a cross-reference, the firms were also divided according to products. Here again, if the number of firms dealing in a particular type of product was less than five they were included under the heading "Others".

D. OBSERVATIONS

1. Availability of Industrial Land

As of July 1966, the Official Plan of the Township of Toronto has approximately 13,600 acres designated for industrial purposes of which 11,000 acres or 80% are zoned industrially. The amount of land actually developed is 3,966 acres, which represents 36% of all industrially zoned land and 29% of industrially designated land. The attached maps and tables indicate the areas which are designated and zoned industrially, areas designated but not zoned industrially and areas occupied by industry.

Of the two thousand six hundred acres designated but not yet zoned as industrial about 1,000 are located in the Streetsville District, 340 in North Erin Mills, 180 in South Erin Mills, 350 in North Malton and 580 in South Malton with the remainder scattered among the other districts.

All districts still have large amounts of undeveloped land available. North Cooksville, North Erin Mills and South Erin Mills are virtually unoccupied, and North and South Malton have 10% and 7%, respectively, of the industrially zoned land developed. The most completely developed district is Shorefront at 90%, followed by South Dixie at 60% and Clarkson, Sheridan Park, and Erindale at 50%, 65% and 37% developed, respectively.

In terms of available acreage, South Malton has 1,826 acres and North and East Malton have 1,314 acres and 711 acres, respectively. Shorefront has the least amount available at 59 acres with Sheridan Park next at 130 and South Dixie at 468 acres.

2. General Characteristics

(a) Diversification

Perhaps one of the chief characteristics of industry in Toronto Township is its diversification. No one type of industry stands out with respect to number of firms. Table II indicates that the two largest groups are the Manufacture of Transportation Equipment and the Manufacture of Machinery (except electrical) each with 14 firms or 12% of the total.

On the other hand, considering the number of employees in each group, this apparent diversification disappears (see Table III). The Transportation Equipment industry immediately comes to the forefront with 40% of the total employment. The industry closest to it is Electrical Machinery with 13% of total employment while in the other industries it ranges from a low of 1% in the Food and Kindred products group to a high of 10% in the Stone, Clay and Glass Products group.

(b) Spaciousness of Facilities

Another important feature of industry in this area is the spaciousness of facilities. The average floor area per firm is 61,090 square feet, while the average lot area is 16.6 acres (see Table V).

Generally speaking, office wages are about 2% higher than labour wages with the overall averages of $5,142 for office workers and $5,035 for labour. The only groups which deviate considerably from average labour wage of $5,142 are Food and Kindred Products ($4,350) and the Lumber and Wood Products ($6,620).

All of these averages include the wages of the female staff which comprises 15% of the total work force. Although a breakdown of male and female wages is not available it would seem safe to assume that if the female wages were excluded the average would be somewhat higher.

(d) Special Features

Some of the industrial areas in the Township possess their own particular features. In the Shorefront, for example, the majority of the industrial land is occupied by utilities rather than private industrial firms. The Lakeview Hydro Generating Station, which is the largest utility, has its own dock to ship in coal. Clarkson is another area which has a small number of firms occupying extensive tracts and lake frontage (see Table VI). Two of these firms require and have their own docks. East Malton is also unique in the sense that, while possessing only 13%

Another 23.5% of the manufacturers located in the area between 1955 and 1959 with a further 13.5% between 1950-54. Only six firms or 5% of the total located in the Township before the end of the Second World War.

4. Size of Firms

The survey indicates that there is a lesser proportion of smaller firms and greater proportion of larger firms in the Township (see Table III) than in the City of Toronto. 16% of the firms in the Township have fewer than ten employees whereas in the City the figure is 35%. Of the large firms in the Township 4 have 250 to 499 employees, and one each have 500-999, 1,000-1,999 and over 2,000, whereas in the City the eight largest firms have only between 250 and 499 employees. Firms in the Township employing over 250 persons comprise 52% of the total labour force whereas in the City the large firms only employ 21% of the labour force.

5. Tenure of Premises

Table IX indicates that 31% of the firms interviewed rent their premises. In the City of Toronto 75% of the firms do not own the premises they occupy.

6. Employment

Total employment for the firms concerned amounts to 10,183. It must be remembered however, that this represents employment by only 40% of the firms in the Township. Calculated on the same average, employment by all firms would be 25,500. As mentioned earlier 15% of the first total is female labour.

Of the total of 10,183 employees only 2,938 live in the Township. This represents 29% of the total. Of all the districts, East Malton has the lowest percentage living in the Township with 13%. The district with the highest percentage is Erindale with 52% while Clarkson and Shorefront follow closely with 51% each (see Table IV).

Not all of the firms submitted employment estimates for 1970 or 1980, however, calculating solely on the firms that have, employment by 1970 should increase 45%. This increase ranges from a high of 75% in the Research Laboratories group and 73% in the Fabricated Metal Products group all the way down to 0 in the Stone, Clay and Glass Products group (see Table III).

Calculated in the same manner the 1980 increase over present figures would be 105%. Here again, there is a wide discrepancy in the increases expected by the different groups. The Food and Kindred Products group expects the largest percentage increase predicting a hefty 265%; this dips to a low of 13% in the Stone, Clay and Glass products group.

7. <u>Facilities Required</u>

The group which most requires rail siding is the Stone, Clay and Glass Products group with 50% replying affirmatively while in the Machinery Except Electrical group, the Transportation Companies and the Research Laboratories group none require it. 19% of the total require this facility (see Table XI).

A high percentage in each group stated that they require highway access and full load roads. The low in the former is 60% in the Electric Machinery group and the high 100% in the Chemicals and Allied Products group, the Transportation Equipment group and the Transportation Companies group. In the latter the range is from 33% for the Research Laboratories to 100% in the Chemicals and Allied Products group. The percentages of each total requiring these facilities are 78% for highway access and 89% for full load roads.

61% of the total stated they require sanitary sewers. The range here is from 20% in the Stone, Clay and Glass Products group to 83% in the Chemicals and Allied Products group.

8. Factors in Industrial Location

Of the 121 firms involved in the Survey, only 7 indicated some dissatisfaction with their present location while two gave no indication. The other 92% stated that they considered their present location as being quite satisfactory.

The major locational advantages cited by these firms are as follows (see Table XIII):

(a) Central Location for Serving Southern Ontario

31 firms cited the fact that they are conveniently located for serving their market in Southern Ontario as the major advantage in their present location. A further 19 firms mentioned this factor in conjunction with some other - often, access to major highways.

Toronto Township generally, enjoys an enviable place for the location of industry. It is adjacent to Metropolitan Toronto, the largest market in Ontario, and only within short driving and rail distance to Hamilton and other centres in Southwestern Ontario.

(b) Availability of Relatively Cheap Land

25 firms stated this factor as the major reason for their locating in this Municipality. A further 12 firms stated this factor in conjunction with some other reason.

(c) Access to Major Highways

Nine firms stated easy access to major highways as the main reason for locating at their present sites. A further 20 firms stated this factor in conjunction with some other, mainly (a) and (b) discussed above. These three factors combine to make Toronto Township an ideal area for industrial location. Proximity to the airport is a factor in some cases.

(d) Planned Attractive Community with Good Growth Potential

Four firms mention this as the main factor in their choice of a location. An equal number mentioned this point in connection with some other.

(e) Establishment of a Research Community

This last factor is unique in that it applies only to firms located in Sheridan Park. All these firms are engaged in research work, a function which tends to draw together all who are engaged in it. It is very likely that new research firms will locate here and for precisely the same reason.

CONCLUSION

It would seem that Industry in Toronto Township is generally satisfied with the locational advantages derived from operating in an area close to a large market. The fact that various modes of transportation are readily available is another reason in favour of the Township's desirability as an industrial location.

The availability of sufficient land and choice of location combined with the relatively low cost of land are determining factors in attracting industry and will stimulate continued industrial growth in this Municipality.

Notwithstanding the foregoing, there are certain matters which ought to be given serious consideration to ensure that industry will have the economic basis for continuing to operate profitably in the Township.

The principal problem facing industry in the Township appears to be the shortage of labour, and while some of the factors attributable to this problem are possibly within the control of the industries themselves, two factors that have evolved through this Study could be related to the policies of government bodies and their agencies.

The first has to do with housing. Comparing the average income of industrial workers with the cost of houses and various forms of rental accommodation, and noting that only 34% of the industrial workers live in the Township, it would appear that there is a shortage in the Township of suitably priced housing accommodation, which has a bearing on the availability of workers and means that industry must seek its employees in areas outside the Township.

The second factor, public transportation, is related to the first in that most of the 66% of the labour force which is outside the Township requires public transportation between home and work. Industry feels that the existing facilities in this respect are inadequate, as is the existing public transportation within the Township.

TABLE I

INDUSTRIAL LAND

	No. of Acres Zoned	No. of Acres Designated	No. of Acres Developed	% Developed.
SHOREFRONT	575	575	516	90
CLARKSON	1,930	2,100	969	50
SHERIDAN PARK	380	380	250	65
NORTH COOKSVILLE	625	625	-	-
SOUTH DIXIE	1,160	1,160	692	60
ERINDALE	1,160	1,160	430	37
STREETSVILLE	275	1,270	60	21
NORTH ERIN MILLS	-	340	-	-
SOUTH ERIN MILLS	-	180	-	-
NORTH MALTON	1,465	1,810	151	10
EAST MALTON	1,450	1,450	739	51
SOUTH MALTON	1,985	2,566	159	7
TOTALS:	11,005	13,616	3,966	36

TABLE II

DISTRIBUTION OF INDUSTRIES

Classification	EAST MALTON	SOUTH MALTON	ERINDALE	CLARKSON	SHOREFRONT	SHERIDAN PARK	SOUTH DIXIE	OTHERS	TOTAL
FOOD & KINDRED PRODUCTS	-	-	-	1	-	-	5	1	7
LUMBER & WOOD PRODUCTS	1	1	2	1	1	1	-	1	8
CHEMICALS & ALLIED PRODUCTS	-	-	1	1	1	-	3	-	6
RUBBER & PLASTIC PRODUCTS	-	-	1	1	1	-	2	-	5
STONE, CLAY & GLASS PRODUCTS	-	-	2	2	1	-	1	4	10
FABRICATED METAL PRODUCTS	3	1	2	1	2	-	4	-	13
MACHINERY EXCEPT ELECTRICAL	1	1	3	-	2	-	7	-	14
ELECTRIC MACHINERY	1	1	1	2	2	-	3	-	10
TRANSPORTATION EQUIPMENT	2	1	-	-	1	-	10	-	14
TRANSPORT COMPANIES	4	-	-	1	-	-	2	-	7
RESEARCH LABORATORIES	-	-	-	-	-	6	-	-	6
OTHERS	3	1	4	2	4	-	7	-	21
TOTALS:	15	6	16	12	15	7	44	6	121

TABLE I.[illegible]

EMPLOYMENT CHARACTERISTICS ACCORDING TO TYPE OF INDUSTRY

CLASSIFICATION	No. of Firms	% of Total	No. of Employees	% of Total	% Female	No. Living in Township	Average Annual Wage	% Increase in Employment 1970	% Increase in Employment 1980
FOOD & KINDRED PRODUCTS	7	6	128	1	35	49	$ 4,350	58	265
LUMBER & WOOD PRODUCTS	8	7	152	2	26	27	6,620	47	113
CHEMICALS & ALLIED PRODUCTS	6	5	225	2	42	101	4,950	54	187
RUBBER & PLASTIC PRODUCTS	5	4	623	6	37	374	4,600	35	94
STONE, CLAY & GLASS PRODUCTS	10	8	1,002	10	11	555	5,050	-	13
FABRICATED METAL PRODUCTS	13	11	532	5	9	124	4,980	73	119
MACHINERY EXCEPT ELECTRICAL	14	12	445	4	12	112	5,400	58	116
ELECTRIC MACHINERY	10	8	1,288	13	34	609	5,150	43	131
TRANSPORTATION EQUIPMENT	14	12	4,066	40	12	470	4,900	53	96
TRANSPORT COMPANIES	7	6	891	9	8	219	5,000	27	79
RESEARCH LABORATORIES	6	5	297	3	18	104	5,450	25	124
OTHERS	21	17	534	5	25	194	5,000	60	178
TOTALS	121	100	10,183	100	15	2,938			

TABLE IV

EMPLOYMENT CHARACTERISTICS ACCORDING TO INDUSTRIAL DISTRICTS

AREA	No. of Firms	% of TOTAL	No. of Employees	% of Total	% Female	% Living in Township	Average Wage	% Increase in Employment 1970	% Increase in Employment 1980
EAST MALTON	15	13	3,891	38	9	13	5,175	55	90
SOUTH MALTON	6	5	470	5	2	22	4,790	26	-
ERINDALE	16	13	568	5	6	52	5,520	6	161
CLARKSON	12	10	674	7	22	51	5,160	60	157
SHOREMONT	15	12	1,339	13	39	51	5,270	31	109
SHERIDAN PARK	7	6	348	3	23	36	5,680	68	219
SOUTH DIXIE	44	36	2,727	27	22	40	4,830	38	101
OTHERS	6	5	191	2	12	58	4,512	42	-
TOTALS:	121	100	10,208	-	-	34	-	-	-

TABLE V

LOT AREA AND FLOOR AREA CHARACTERISTICS ACCORDING TO TYPE OF INDUSTRY

CLASSIFICATION	No. of Firms	Total Floor Area (000 sq.ft.)	Average Floor Area (000 sq.ft.)	Total Lot Area (acres)	Average Lot Area (acres)
FOOD & KINDRED PRODUCTS	7	62	9	146	24.3
LUMBER & WOOD PRODUCTS	8	98	14	38	5.4
CHEMICALS & ALLIED PRODUCTS	6	93	15	15	2.5
RUBBER & PLASTIC PRODUCTS	5	358	72	42	8.3
STONE, CLAY & GLASS PRODUCTS	10	1,209	121	783	86.9
FABRICATED METAL PRODUCTS	13	489	38	64	6.4
MACHINERY EXCEPT ELECTRICAL	14	218	16	28	2.0
ELECTRIC MACHINERY	10	440	44	55	5.5
TRANSPORTATION EQUIPMENT	14	3,542	253	500	35.7
TRANSPORT COMPANIES	7	150	21	35	4.9
RESEARCH LABORATORIES	6	204	41	79	13.1
OTHERS	21	347	18	79	4.2
TOTALS:	121	7,210	61	1,862	16.6

TABLE VI

LOT AREA AND FLOOR AREA CHARACTERISTICS ACCORDING TO INDUSTRIAL DISTRICTS

Area	No. of Firms	Floor Area (000 sq.ft.) and % of Total		Average Floor Area (000 sq.ft.)	Lot Area in Acres & % of Total		Average Lot Area (acres)
EAST MALTON	15	3,293	48	219	473	27	31
SOUTH MALTON	6	249	4	41	52	3	9
ERINDALE	16	50	7	31	239	14	15
CLARKSON	12	71	10	59	279	16	23
SHOREFRONT	15	484	7	32	46	2	3
SHERIDAN PARK	7	220	3	31	81	5	12
SOUTH DIXIE	44	1,147	17	17	175	10	4
OTHERS	6	267	4	45	399	23	66
TOTALS:	120	6,872	100	57	1,744	100	

TABLE VII

AGE OF FIRMS

PERIOD	BEFORE 1945	1945-49	1950-54	1955-59	1960-66	
No. of Firms	6	5	16	28	65	120
% of Total	5	4	13.5	23.5	54	100

TABLE VIII

SIZE OF FIRMS AND PERCENTAGE OF EMPLOYEES LIVING IN TOWNSHIP

No. of Employees	No. of Firms	%	% of Total Employment	% of Employees Living in the Township
1-9	20	17	1	38
10-24	36	30	5	38
25-49	25	21	9	36
50-99	15	13	10	37
100-249	15	13	23	42
250-499	4	3	13	38
500-999	1	.9	8	50
1,000-1,999	1	.9	10	
2,000 and over	1	.9	21	14
TOTAL:	118	100	100	34

TABLE IX

TENURE OF PREMISES, LOCATIONAL SUITABILITY & LABOUR AVAILABILITY ACCORDING TO TYPE OF INDUSTRY

CLASSIFICATION	No. of Firms	% of Total	No. & % Renting Premises		% Satisfied with Location	% Having Difficulty in Obtaining Labour
FOOD & KINDRED PRODUCTS	7	6	3	42	71	28
LUMBER & WOOD PRODUCTS	8	7	1	13	50	37
CHEMICALS & ALLIED PRODUCTS	6	5	2	33	83	33
RUBBER & PLASTIC PRODUCTS	5	4	-	-	80	60
STONE, CLAY & GLASS PRODUCTS	10	8	2	20	100	70
FABRICATED METAL PRODUCTS	13	11	1	8	92	54
MACHINERY EXCEPT ELECTRICAL	14	13	6	43	100	71
ELECTRIC MACHINERY	10	8	4	40	100	50
TRANSPORTATION EQUIPMENT	14	12	5	36	100	86
TRANSPORT COMPANIES	7	6	4	57	100	86
RESEARCH LABORATORIES	6	5	-	-	100	33
OTHERS	21	17	10	47	95	71
TOTALS:	121	100	38	31		

TABLE X

TENURE OF FIRMS, LOCATIONAL SUITABILITY AND AVAILABILITY OF LABOUR ACCORDING TO INDUSTRIAL DISTRICTS

Area	No. of Firms	% of Total	No. & % Renting Premises		% Satisfied with Location	% Having Difficulty in Obtaining Labour
EAST MALTON	15	12	7	46	100	73
SOUTH MALTON	6	5	-	-	83	83
ERINDALE	16	13	4	25	81	31
CLARKSON	12	10	3	25	83	75
SHOREFRONT	15	12	6	40	87	40
SHERIDAN PARK	7	6	-	-	100	43
SOUTH DIXIE	44	37	17	36	95	74
OTHERS	6	5	1	17	100	83
TOTALS:	120	100	38	31		

TABLE XI

FACILITIES REQUIRED BY INDUSTRIES

Classification	No. of Firms	% of Total	No. & % Dependent on Public Transit		No. & % Requiring Rail Siding		No. & % Requiring Highway Access		No. & % Requiring Full Load Roads		No. & % Requiring Sewers	
FOOD & KINDRED PRODUCTS	7	6	3	43	1	14	6	86	5	71	5	71
LUMBER & WOOD PRODUCTS	8	6	-	-	2	25	5	63	4	50	4	50
CHEMICALS & ALLIED PRODUCTS	6	5	3	50	1	17	6	100	6	100	5	83
RUBBER & PLASTIC PRODUCTS	5	4	2	40	2	40	4	80	4	80	4	80
STONE, CLAY & GLASS PRODUCTS	10	8	3	30	5	50	9	90	10	100	2	20
FABRICATED METAL PRODUCTS	13	11	6	46	2	15	11	85	11	85	8	62
MACHINERY EXCEPT ELECTRICAL	14	12	8	56	-	-	12	86	12	86	8	57
ELECTRIC MACHINERY	10	8	4	40	3	30	6	60	9	90	4	4
TRANSPORTATION EQUIPMENT	14	12	7	50	6	43	14	100	11	79	11	79
TRANSPORT COMPANIES	7	6	3	43	-	-	7	100	6	86	4	57
RESEARCH LABORATORIES	6	5	3	50	-	-	4	67	2	33	4	67
OTHERS	21	17	7	33	1	5	10	48	9	43	11	52
TOTALS;	121	100	49	40	23	19	94	78	89	73	70	38

TABLE XII

REQUIREMENTS OF INDUSTRIES ACCORDING TO INDUSTRIAL DISTRICTS

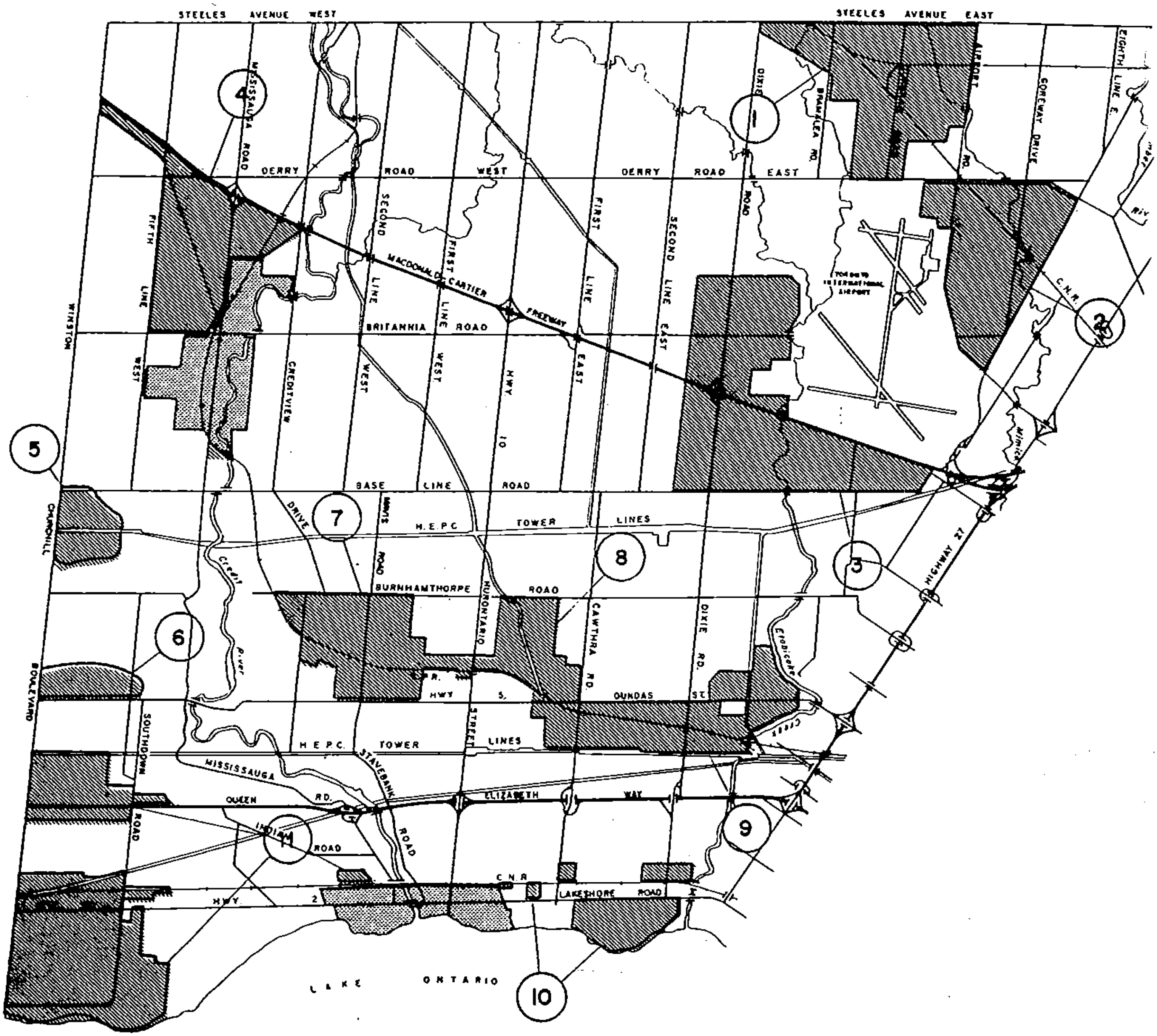
Area	No. of Firms	% Dependent on Public Transit	% Requiring Rail Siding	% Requiring Highway Access	% Requiring Full Load Roads	% Requiring Sewers
EAST MALTON	15	47	20	87	93	67
SOUTH MALTON	6	50	50	67	50	50
ERINDALE	16	31	6	75	75	25
CLARKSON	12	-	42	75	83	50
SHOREFRONT	15	53	27	67	67	60
SHERIDAN PARK	7	43	-	71	29	100
SOUTH DIXIE	44	49	14	86	79	74
OTHERS	6	17	50	83	83	50

TABLE XIII

FACTORS IN INDUSTRIAL LOCATION

Locational Advantage	% of Industries Citing This Factor by Itself	% of Industries Citing This Factor in Conjunction With Another Factor
Central Location for Serving Southern Ontario	31	19
Availability of Relatively Cheap Land	25	13
Access to Major Highways	9	20
Planned Attractive Community with Good Growth Potential	4	4
Establishment of a Research Community	6	-

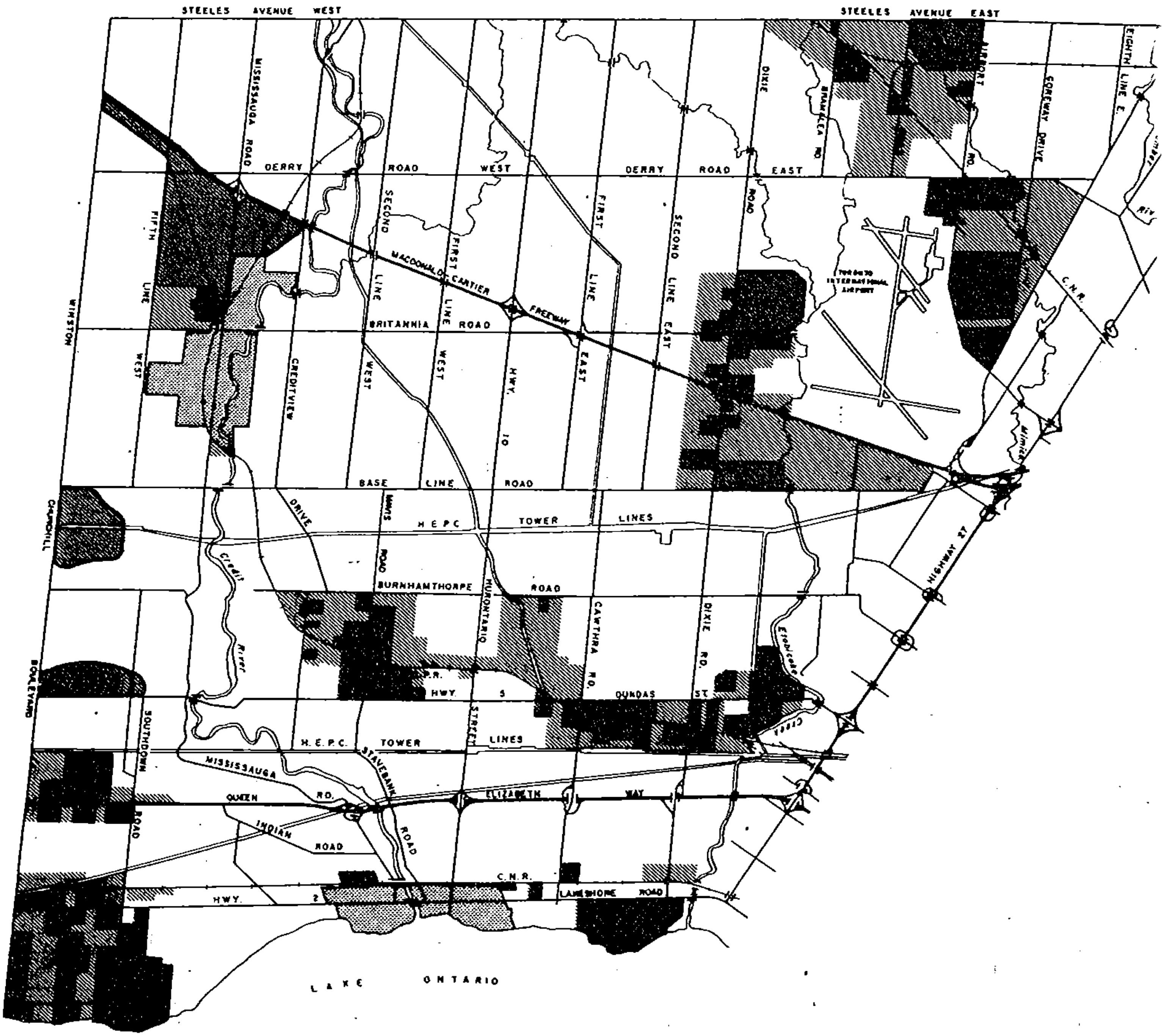
TOWNSHIP OF TORONTO
INDUSTRIAL SURVEY
1966



INDUSTRIAL AREAS

1. NORTH MALTON
2. EAST MALTON
3. SOUTH MALTON
4. STREETSVILLE
5. NORTH ERIN MILLS
6. SOUTH ERIN MILLS
7. ERINDALE
8. NORTH COOKSVILLE
9. SOUTH DIXIE
10. SHOREFRONT
11. CLARKSON

TOWNSHIP OF TORONTO
INDUSTRIAL SURVEY
1966



LEGEND

LANDS DESIGNATED INDUSTRIAL

LANDS OCCUPIED BY INDUSTRY

LANDS NOT ZONED INDUSTRIAL

TOWNSHIP OF TORONTO PLANNING BOARD

MUNICIPAL OFFICES · COOKSVILLE · ONTARIO · 279-7600

May 11, 1966

File: SF 132

APPENDIX A

Dear Sirs,

Re: INDUSTRIAL SURVEY

Pursuant to the provisions of The Planning Act, the Township of Toronto Planning Board has decided to conduct a survey of industrial development, with a view to determining ways and means of stimulating industrial growth in this Municipality. Consequently, the Board is vitally interested in knowing certain basic factors relative to the operation of industries and of any possible problems facing industries - problems that could be alleviated as far as established enterprises are concerned and effectively countered in relation to the future planning of the Municipality.

The only means of obtaining this information is through your co-operation, and the enclosed questionnaire has been designed with this objective in mind. It is hoped that you will assist the Board in this matter. You can be assured that the individual replies will be treated in confidence and the only information that will be made public will consist of a generalized tabulation and analysis of the date received, without reference to individual industries.

Again it is emphasized that your participation and co-operation will be of great assistance to the Community, and if any further information or clarification is required, please feel free to contact the Planning Department of the Township of Toronto.

Yours very truly,

Signed: Kenneth A. Rowe

Chairman

TOWNSHIP OF TORONTO PLANNING BOARD

INDUSTRIAL STUDY

NAME OF COMPANY ....

ADDRESS ....

....

1. OWNING PREMISES ....

2. RENTING PREMISES ....

3. APPROXIMATE FLOOR AREA OF BUILDINGS ....

4. APPROXIMATE LOT AREA ....

5. WHEN ESTABLISHED ....

6. PREVIOUS LOCATION ....

7. DO YOU CONSIDER THE TOWNSHIP OF TORONTO TO BE A SATISFACTORY LOCATION FOR YOUR PLANT? ....

8. WHAT WERE THE PRINCIPAL REASONS FOR LOCATING IN YOUR PRESENT LOCATION? ....

   ....

9. DOES YOUR OPERATION DEPEND ON PUBLIC TRANSIT FACILITIES FOR YOUR EMPLOYEES? ....

10. DOES YOUR OPERATION REQUIRE:

    (a) Rail Siding ....
    (b) Major Highway Access ....
    (c) Full Load Roads ....
    (d) Municipal Sewer System ....

11. HOW MANY EMPLOYEES DO YOU HAVE AT PRESENT?

    (a) Male ....
    (b) Female ....
    (c) Professional ....
    (d) Skilled ....
    (e) Unskilled ....

12. WHAT IS YOUR ESTIMATED NUMBER OF EMPLOYEES?

    (a) At Present ....
    (b) 1970 ....
    (c) 1980 ....

Industrial Study

13. DO YOU EXPERIENCE ANY DIFFICULTY IN GETTING LABCUR? ....

14. IF SO, PLEASE STATE ANY SUGGESTIONS WHICH YOU FEEL WOULD IMPROVE THE SITUATION .

....

....

15. WHAT IS THE AVERAGE ANNUAL WAGE OF:

(a) Labour ....
(b) Office Staff ....

16. HOW MANY OF YOUR EMPLOYEES RESIDE IN THE TOWNSHIP? ....

17. ANY SUGGESTIONS PERTAINING TO THE IMPROVEMENT OF YOUR OPERATIONS IN WHICH THE MUNICIPALITY COULD BE OF ASSISTANCE?

....

....

Date: ....

Information Supplied By: ....
Name

....
Position