Demographic Change: The Changing Character of Toronto’s Inner City, 1961 to 2001

SERIES 2

Maps based on the Canadian Census, using Census Tract level data
The CURA Study Area: Bathurst St, Bloor St., Roncesvalles Ave., & Lake Ontario.

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MAP 4: Average Monthly Rent
Toronto Inner City, 1961 and 2001
Census Tracts

Average Monthly Rent compared to Toronto CMA** Average

<table>
<thead>
<tr>
<th>Year</th>
<th>Average Monthly Rent</th>
</tr>
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<tbody>
<tr>
<td>1961</td>
<td>$630++</td>
</tr>
<tr>
<td>2001</td>
<td>$870</td>
</tr>
</tbody>
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++ Constant 2000 dollars

Census Tract 2001 boundaries shown

** CMA = Census Metropolitan Area, the City of Toronto plus nearby municipalities in the 905 area code

Monthly Rents in the Census include both private market rental and subsidized rental housing where the rents are geared to the occupants income.

- West Central Toronto, the CURA Study Area
- Highways (as of 2001)
- Subway (as of 2001)
- Union Station
- No Rented Dwellings or No Data Available

Note: In 1961, the subway only operated along Yonge St between Eglinton and Union Station. The subway was expanded further in the 1960s and 1970s. Furthermore, the Don Valley Parkway and Gardiner Expressway east of the Queen Elizabeth Highway were built after 1961.

Source: Statistics Canada, Census 1961 and 2001
Portraits of Neighbourhood Change in West Central Toronto, 1971 to 2001

MAP 4: Average Monthly Rent, Toronto Inner City, 1961 and 2001

These two maps show average monthly rents in Toronto’s inner city neighbourhoods, 1961 and 2001 compared to the Toronto CMA average. In 1961, the average rent in the Toronto CMA was $630 (after adjusting for inflation). Much of the inner city had rents that were below the $630 Toronto average while the affluent Bayview Ave – Yonge St – Avenue Rd corridor was where one could find the highest rents in the city.

By 2001, rents had dramatically increased in some inner city neighbourhoods, particularly the corridor along the Yonge and University subway line south of Bloor St down to Union Station and the waterfront. Rental housing in neighbourhoods along and close to the Bloor – Danforth subway line (which opened after 1961) have become more expensive with some places revealing above average rents in 2001.

Conversely, select neighbourhoods which are more distant from downtown and the subway, such as those east of the Don Valley parkway and north of the Danforth, have become relatively more affordable places to rent housing over time.

Neighbourhood rent levels are affected by type of rental present (e.g. a house or an apartment), physical quality, number of bedrooms, location, rental housing availability and demand. Increasing rents may indicate the presence of larger units, newer units, improved transportation accessibility, less rental supply and/or higher demand. Decreasing rents may indicate the presence of subsidized rent-g geared-to-income units, smaller units with fewer bedrooms, older deteriorating units, the effects of longer commuting times, more rental supply and/or lower demand.
MAP 5: Housing Tenure Mix in 2001 and Housing Built 1961-2001
Toronto Inner City
Census Tracts

New Housing Completions by Tenure in City of Toronto, 1981 to 2005
Owned Housing 156,329 (75%)
Rental Housing 51,382 (25%)

Housing Tenure Mix, 2001
- Condominiums
- Other Owned Housing
- Rental Housing

Percentage of Housing Built 1961-2001
- 60% or More
- 30% to 60%
- Less than 30%

Sources:
Statistics Canada, Census 2001,
CMHC Completions Data, Let's Build, courtesy of City of Toronto Planning

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Neighbourhood Change Community University Research Alliance, SSHRC
www.urbancentre.utoronto.ca/cura
This map shows how much of the housing in each neighbourhood was built in the 1961 to 2001 period, as well as the mix of housing tenure types in 2001. In the past, the growth of the typical North American city has been led by expansion at the fringes while the inner core was left relatively untouched by new residential construction. In Toronto, the inner core has undergone significant residential redevelopment in addition to suburban growth. The neighbourhoods between the newer city suburbs and the downtown business district have received the least amount of new housing. Yet, all Census Tracts in the City of Toronto have at least 5% of their housing built in the 1961 to 2001 period.

Much of the new housing built in the inner city of Toronto has been owner-occupied condominiums which are smaller than single family houses but more expensive than rental housing. The first condominium in Toronto was created by converting a rental building in 1969. In 2001, there were over 99,000 condos in the city, created either through conversion of existing buildings (residential and former industrial/commercial structures) and the infill or redevelopment of former urban space. The Yonge-University subway corridor and the waterfront have large shares of condominiums but almost all Census Tracts in Toronto, including the suburbs, have received at least some condominium housing.

From 1981 to 2005, new owned housing construction completions have outnumbered rental completions 3 to 1 (156,000 compared to 51,000). With very little rental housing being built in the city, the existing rental stock is under pressure from demand to convert them to more expensive owner-occupied condominiums. Furthermore, the limited supply of rental housing may put pressure on monthly rents, especially in up and coming inner city neighbourhoods.