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., Roncesvales Ave., & Lake Ontario.

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MAP 6: Average Employment Income, Persons 15 Years and Over Toronto Inner City, 1960 and 2000
Census Tracts

Average Employment Income, compared to Toronto CMA Average

1960 = $22,600*
2000 = $38,600
* Constant 2000 dollars

- 150% or More of the CMA Average
- 120% to 149% of the CMA Average
- 100% to 119% of the CMA Average
- 90% to 99% of the CMA Average
- 70% to 89% of the CMA Average
- Less than 70% of the CMA Average

Census Tract 2001 boundaries shown
CMA = Census Metropolitan Area

West Central Toronto, the CURA Study Area
Highways (as of 2001)
Subway (as of 2001)
Union Station
Non-Residential Areas 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 6: Average Employment Income, Persons 15 Years and Over, Toronto Inner City 1960 and 2000

These two maps show the average employment income of persons 15 years and over in Toronto’s inner city neighbourhoods 1960 and 2000 compared to the Toronto CMA average. In 1960, the neighbourhoods with the highest employment incomes were mostly located north of Bloor St in the Bayview Ave – Yonge St – Avenue Rd corridor.

By 2000, a number of formerly lower income neighbourhoods had become middle class or higher status. Conversely, a number of formerly middle class neighbourhoods in more suburban locations by 2000 now had employment incomes below the average.

However, since not all income earned by the residents of a neighbourhood comes from employment, this is not a complete picture of low, middle and high income neighbourhoods. Other sources such as government transfers and investment income will influence the average income from all sources.
Persons 15 Years and Over, Census Tracts

Persistence in Average Personal Income Trend compared to Toronto CMA average
- Income Increased in any 2 out of 3 Time Periods
- Income Increased in 3 out 3 Time Periods
- Income Decreased in any 2 out of 3 Time Periods
- Income Decreased in 3 out of 3 Time Periods

Toronto CMA Average in 2000 = $35,600
Income Sources: Employment 82%, Government Transfers 7.9% and Other (such as investments) 10.1%

Percentage Below the Low Income Cutoff in 2000 compared to Toronto CMA Percentage of 16.7%
- 2 or more times higher low-income share than the CMA Percentage (> 33.4%)
- 1 to 2 Times higher low-income share than the CMA Percentage (16.7% to 33.4%)
- 0.5 to 0.99 times low-income share than the CMA Percentage (8.35% to 16.6%)
- Low-income share is less than half of the CMA Percentage (< 8.35%)

The Low Income Cutoff is derived by Statistics Canada from city-wide trends in the average prices of basic goods and incomes to estimate the income levels at which families or unattached individuals would be spending 20% or greater than the average estimated amount on basic necessities. Actual spending habits in each Census Tract are not measured.

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Portraits of Neighbourhood Change in West Central Toronto, 1971 to 2001


This map shows: 1) whether average personal incomes from all sources has been going up or down relative to the Toronto CMA average, and for how long between 1970 and 2000 and 2) How many low-income persons are present in 2000 in each neighbourhood. Only those census tracts with income that has persistently increased or decreased for at least two census decades are shown here.

The high-income Yonge St corridor has seen mostly income increases and many of the formerly low-income neighbourhoods south of Bloor St have also seen income increases. It is generally the neighbourhoods farther away from downtown, and from the subway line that have been experiencing income decline in at least two decades.

The cross and circular symbols on top of the census tracts indicate what percentage of the population is low-income compared to the Toronto CMA percentage of 16.7% in 2000 which represents the broader average. The darker crosses indicate that more than 16.7% of persons are low-income while the circles indicate that less than 16.7% are low-income.

The purpose is to highlight inner city neighbourhoods where there is a growing income gap between rich and poor and where low-income residents face current or future challenges regarding housing affordability. Persistent income increases can result in higher rents, house prices, property taxes and condominium fees and may consequently encourage further change to the income and tenure mix of the area, forcing low-income residents to relocate to more affordable possibly suburban neighbourhoods.
MAP 8: Number of Jobs and Job Earnings by Place of Work, 2000
City of Toronto
Census Tracts

Median** Job Earnings by Census Tract Quartile for the Year 2000
- First Quartile: Top 25% ($32,100 to $56,000)
- Second Quartile: 25% to 50% ($27,600 to $32,099)
- Third Quartile: 50% to 75% ($22,000 to $27,599)
- Fourth Quartile: Bottom 25% (Less than $22,000)

Number of Jobs by Place of Work, 2000
Example:
- 52,000 Jobs

** Median is the income value at which half (50%) of the jobs pay higher than the amount and half (50%) pay below it. Data includes both full-time and part-time jobs.

Source: Statistics Canada, Census 2001

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Map 8: Number of Jobs and Job Earnings by Place of Work, City of Toronto 2000

This map shows: 1) where the highest and lowest paying job areas are in the City of Toronto and 2) how many jobs are present. Each census tract job area is ranked from highest paying to lowest paying, based on median income level. Census tracts in the first quartile (the top 25%), have the highest paying jobs in the city while those in the fourth quartile (the bottom 25%) have the lowest paying jobs. Areas with a low median income tend to have a limited range of jobs, usually retail/service type jobs which often pay minimum wage and part-time hours.

The bar on top of the census tracts indicates the number of jobs present. The taller the bar the greater the number of jobs in that tract. Toronto’s central business district is the most dominant employment area in the city with over 355,000 jobs, many of which are in the highest paying income category. Other notable job areas include the Yonge St and Eglinton Ave intersection, the Yonge St North York centre north of highway 401, and north western Etobicoke (Rexdale) which is close to Toronto’s international airport.

One of the driving forces behind the changing character of Toronto’s inner city is the continued dominance of the CBD for employment and competition to live in inner city neighbourhoods closer to place of work. This is reflected in the inner-city trends of relatively fewer recent immigrants, more persons with a university degree, more artists, higher rents, new housing construction and condominiums, limited rental housing supply, and rising personal incomes. On the other hand, lower-income residents and lower cost housing is increasingly found in the suburban neighbourhoods of Scarborough, North York and Etobicoke. Presumably, an unknown number of suburban residents have been evicted from the inner city because of these types of changes.