

NEIGHBOURHOOD CHANGE & BUILDING INCLUSIVE COMMUNITIES FROM WITHIN

Community University Research Alliance | St. Christopher House & University of Toronto

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.

File 1: Population Change

Map 1 Recent Immigrants, 1961 and 2001
Map 2 Persons with a University Degree, 1961 and 2001
Map 3 Persons Employed in Artistic Occupations, 1971 and 2001

File 2: Housing Stock Change

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File 3: Economic Change

Map 6 Employment Income, 1960 and 2000
Map 7 Personal Income Trends, 1970 to 2000
Map 8 Number of Jobs and Job Earnings by Place of Work, 2000

The Partners

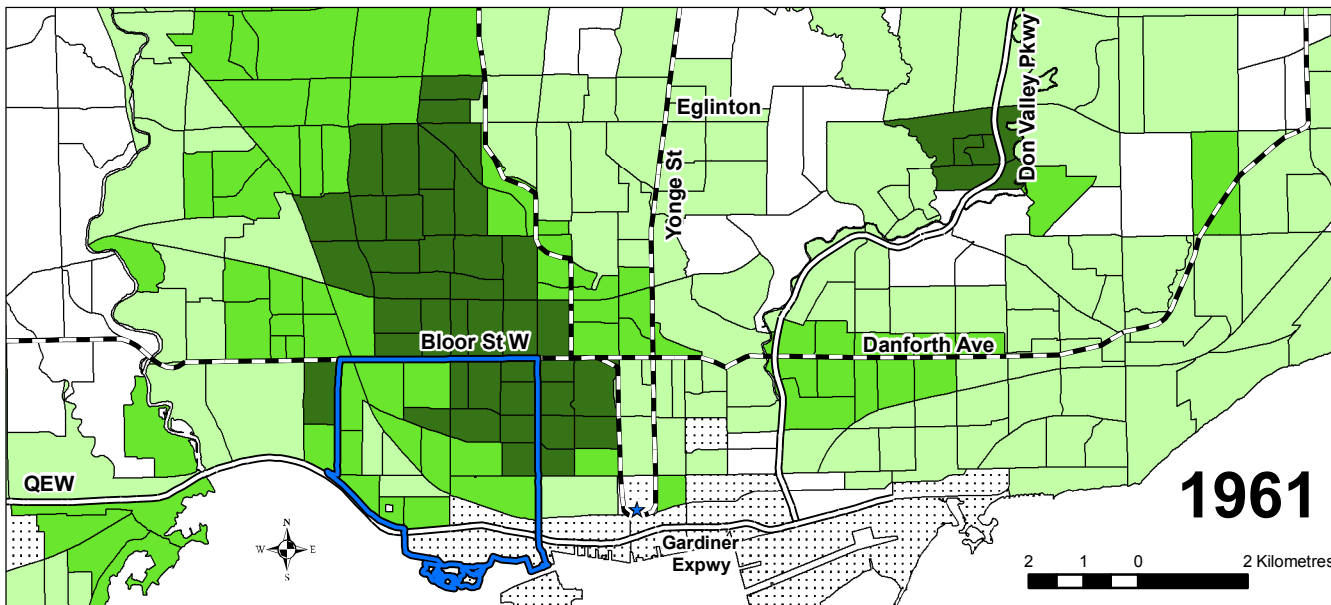
St. Christopher House is a multi-service social agency founded in 1913 as a neighbourhood settlement house. The **Centre for Urban and Community Studies**, established in 1964, promotes and disseminates multidisciplinary research and policy analysis on urban issues. This research is funded by a five-year grant from the **Social Sciences & Humanities Research Council of Canada**.



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MAP 1: Percentage of the Population who Immigrated to Canada in the Previous 10 Years, Toronto Inner City, 1961 and 2001

Census Tracts

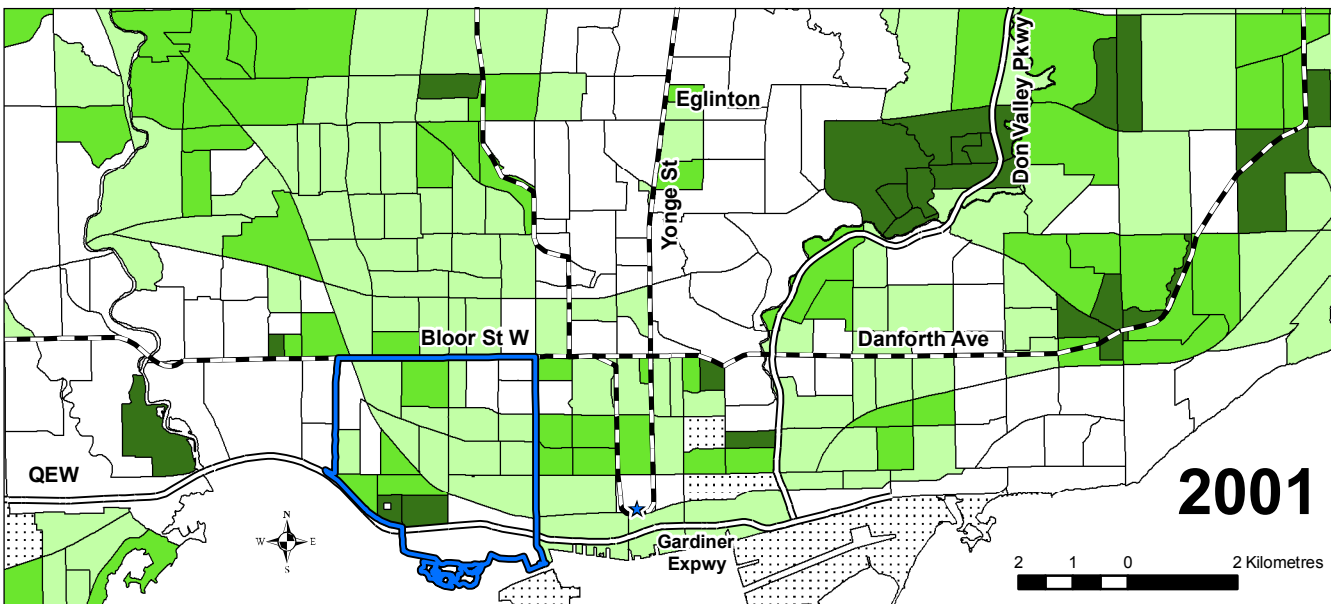


Percentage of the Population who Immigrated in the Previous 10 Years

1961 = Arrived 1951 to 1961
 2001 = Arrived 1991 to 2001

- 30% or More
- 20% to 30%
- 10% to 20%
- Less than 10%

Census Tract 2001 boundaries shown



- 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.

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

MAP 2: Percentage of Persons 20 Years and Over with a University Degree, Toronto Inner City, 1961 and 2001

These two maps show where in Toronto's inner city adults with a university degree live. In 1961, only 5.2% of Toronto's Census Metropolitan Area (CMA) adult population had completed a university degree. These persons were largely concentrated in the Bayview Ave to Yonge St to Avenue Rd north-south corridor of Toronto and in central Etobicoke further west. By 2001, the percentage of adults with university degree in the Toronto CMA grew to 25% and most inner city neighbourhoods have higher educational attainment levels than before. In particular, the neighbourhoods surrounding the two downtown universities – University of Toronto and Ryerson – have become increasingly popular as places to live among adults who have completed a degree.

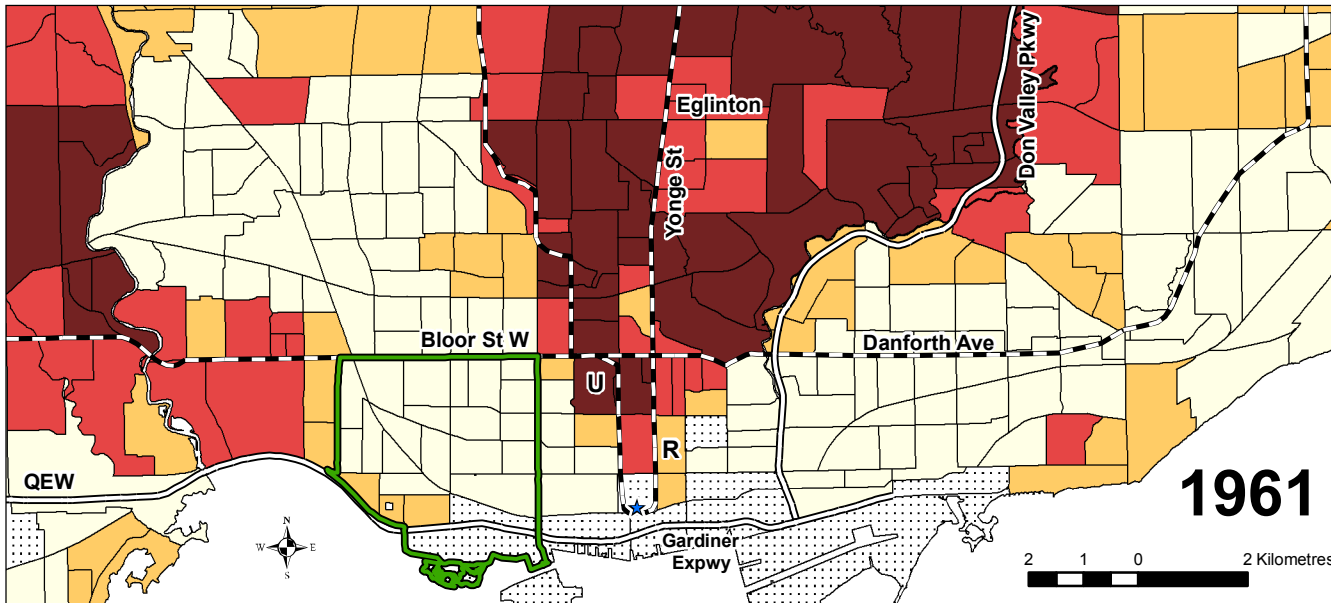
As university education attainment level in neighbourhoods is associated with higher incomes, the rise in university degrees can predict where incomes are most likely going to increase next if they haven't already. It

may only be a matter of time for recent university graduates and those still in school studying for a second university degree to find good careers and raise their annual earnings.

On the other hand, neighbourhoods which experience a rise in education levels but not average income may house disproportionate numbers of immigrants with a degree earned in their home country but who may find it difficult to find appropriate work in their field of study. University degrees obtained in another country are unfortunately not always treated with the same value as Canadian degrees by employers and persons in these circumstances may find it necessary to accept lower-paying jobs.

The city-wide trend of aging in the population may also affect income levels as persons with a university degree decide to retire from the workforce and shift to lower pension earnings.

MAP 2: Percentage of Persons 20 Years and Over with a University Degree Toronto Inner City, 1961 and 2001 Census Tracts

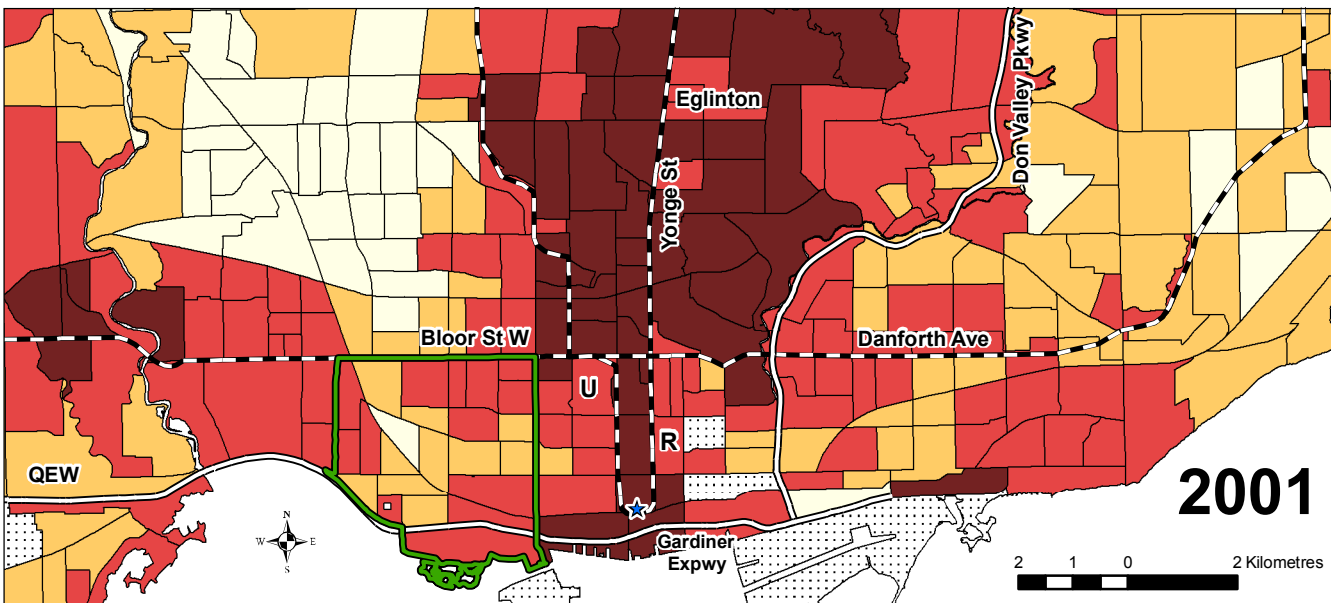


Percentage of Persons 20 Years and Over with a University Degree compared to Toronto CMA** Percentage

1961 = 5.2%
2001 = 25%

- 200% or More of the CMA Percentage
- 100% to 199% of the CMA Percentage
- 50% to 99% of the CMA Percentage
- 0% to 49% of the CMA Percentage

Census Tract 2001 boundaries shown



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

- U = University of Toronto
- R = Ryerson University
- 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.

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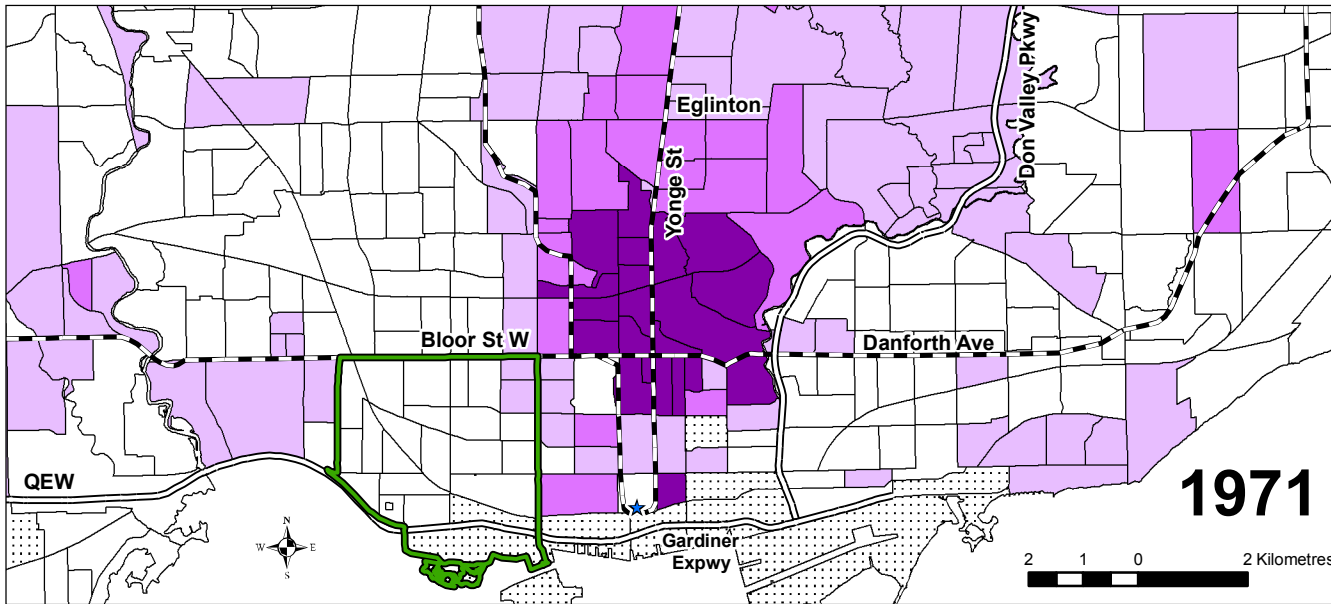
MAP 1: Percentage of the Population who Immigrated to Canada in the Previous 10 Years, Toronto Inner City, 1961 and 2001

These two maps show where in the inner city of Toronto new immigrants to Canada (defined as persons arriving within the previous ten years) chose to settle in the two periods. Persons arriving 1951 to 1961 were mainly from European countries and largely concentrated themselves in the neighbourhoods west of the downtown core following a distinctive north-westerly pattern.

In 2001 non-European countries, especially those in Asia, were the biggest contributor to immigration in Toronto and the geographic pattern was very different. The west central area was no longer the major immigrant reception area in the inner city. Immigrants arriving 1991 to 2001 have spread themselves out farther away from the downtown, settling in more parts of Scarborough, North York, Etobicoke and outside the City of Toronto in nearby municipalities such as Markham, Brampton and Mississauga.

The change in the map pattern reflects both the location preferences of new immigrants and their ability to find affordable housing. For many, it is simply a choice to first settle in the suburbs to be close to other members of the same ethnic group or to find larger, more spacious housing. It is also possible that new immigrants who are low income may be finding inner city neighbourhoods to be unaffordable and the decision to settle in the more distant suburbs is an involuntary one. The opening of the east-west Bloor-Danforth subway line after 1961 and new highway construction of the Don Valley Parkway and Gardiner Expressway has enabled people who work downtown to live further away, while also driving up rents and house prices in neighbourhoods with good subway and highway access.

MAP 3: Percentage of Persons Employed in Artistic and Recreation Occupations Toronto Inner City, 1971 and 2001 Census Tracts



Percentage of Persons Employed in Artistic and Recreation Occupations compared to Toronto CMA** Percentage

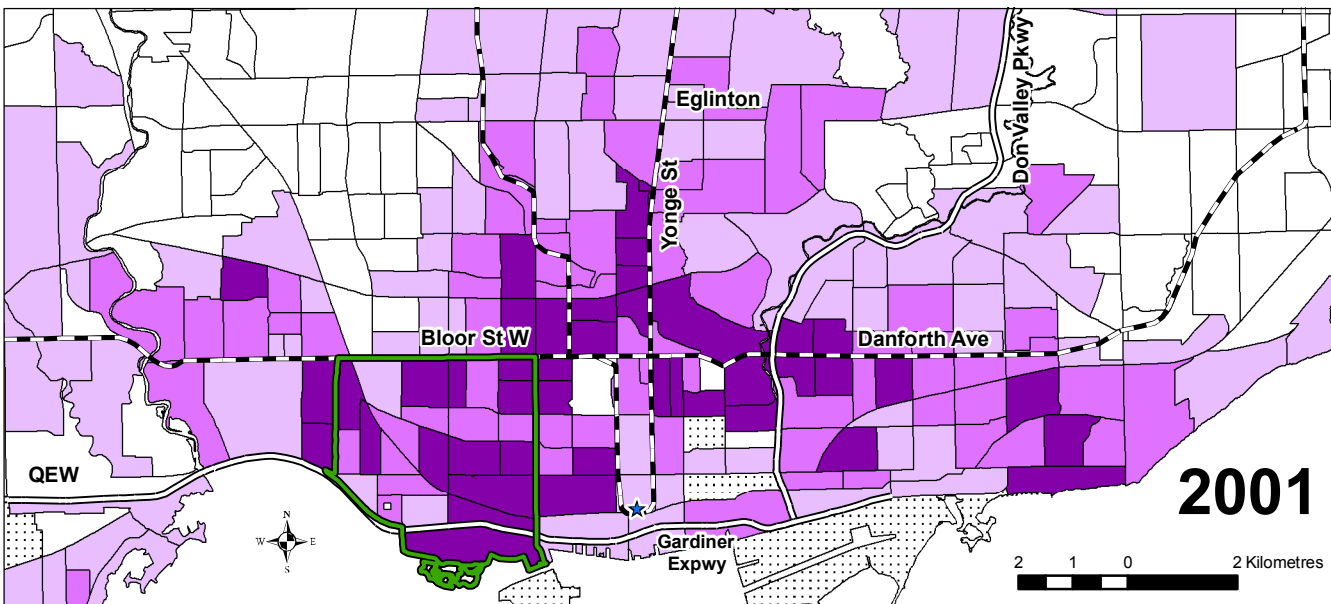
1971 = 1.4%
2001 = 3.6%

- 3 or More times higher than the CMA Percentage
- 2 to 3 Times higher than the CMA Percentage
- 1 to 2 times higher than the CMA Percentage
- Less than the CMA Percentage

Census Tract 2001 boundaries shown

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

Artistic and Recreation Occupations include: painters, designers, actors, writers, musicians, entertainers, photographers, athletes, coaches and others.



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.

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

MAP 3: Percentage of Persons Employed in Artistic and Recreation Occupations, Toronto Inner City, 1971 and 2001

These two maps show where in Toronto's inner city persons employed in artistic, literary and recreation type occupations have chosen to live in 1971 and 2001. This occupational category includes persons working as painters, designers, actors, writers, musicians, entertainers, photographers, poets, athletes, coaches and others.

In 1971, these people were largely concentrated in a corridor extending along Yonge St from Eglinton Ave to College St just south of Bloor St. Many of these neighbourhoods had concentrations that were 3 or more times higher than the Toronto CMA percentage of 1.4% for 1971.

By 2001, artists had spread themselves throughout most inner city neighbourhoods and it is fairly common now to find 10% or more of local residents employed in these types of jobs. This is higher than the Toronto CMA

as a whole, which in 2001 had 3.6% of its labour force employed in such occupations.

After 1961, artists spread out south, south east, south west of their original concentration. Increasing rents and house prices in the affluent Yonge St corridor may have displaced artists, especially those with low incomes, to relocate to more affordable neighbourhoods which historically have been south of Bloor St in Toronto's inner city.

The redevelopment of former industrial buildings into condominium and loft style housing in some of these other neighbourhoods is likely to have also attracted artists looking for housing that can serve as both live and studio work space. Increasing concentrations of artists may be a predictor of future income increases if higher-income working professionals become attracted to neighbourhoods where the activities of artists themselves are highly visible and create an appealing neighbourhood environment.