



11.0 CONCLUSIONS

The era of suburban and metropolitan innocence in Toronto is over. Stable post-war images of urban life in Metro, with clear social distinctions between the City and the suburbs, and the belief that Metro would sustain continued population growth into the indefinite future, no longer correspond to the social realities of what exists today or to the conditions which will have to be faced in the coming decade.

The post-war period of rapid growth in Metro was unprecedented. It was a transitional stage in the development of Metro. It is now clear that by 1971 rapid growth had come to an end in most of Metro's suburban districts. Some pockets of growth remained, primarily in the north-west parts of Metro. In this same period, serious population decline began to take place in the central urban area.

We lived through the seventies in Metro with post-war images, even when the social realities to sustain these images had already changed. Throughout

later periods of rapid population growth, important changes were taking place in the social development of the suburbs. These changes were less readily visible or evident in the way that new apartment buildings, plazas, roads, confer immediate and visible evidence of transformation. The process of social transition is never sudden. Perceptions generally lag considerably, particularly where new social realities are involved. As changes persist a vague sense begins to emerge that something different might exist. But there is uncertainty over how significant or extensive changes might be. Even as scattered forms of data and information begin to surface, they confirm the vague sense that change has occurred, but they do not necessarily identify the point at which many important changes transform what was once familiar in another form and at another time into a new set of realities.

The post-war suburbs had a sense of their own social uniqueness. They made available to large numbers of average income families alternative environments in which to raise younger children. They were the first human settlements in the evolution of urban civilization with explicit adult commitments of both men and women to child welfare as a primary source of community identity. The emphasis on parenting and child development was reflected

in the physical environments which were created and the services that were developed. The essential physical framework was the home, the neighbourhood, and the local elementary school. The essential social framework was a stable family structure with highly specialized roles for men and women, an ability to independently secure social supports when required, and a growth economy in which there were prospects for secure employment, rising incomes and stable prices.

As long as the social and economic assumptions remained intact, the physical integrity of the post-war suburbs could be preserved and reproduced. Physical environments do not have a life of their own. They reflect, support, or accommodate to prevailing social, economic, and political realities. If these realities change, the conditions upon which the forms of the physical environment depend also change.

In the early post-war period of rapid growth, Metro's suburbs were open environments. The classic neighbourhood was accessible to significant numbers of families with young children. The forms of the physical environment were not imposed, but reflected the dominant interest and aspirations of average Canadian families.

There was a sense of collective history in the suburban settlement experience of the post-war period; of families at

similar stages of development, of somewhat similar composition, in which there were common and accepted social roles for men and women. The shared history of this period was reflected in popular images which described suburban social realities of the time. These images incorporated elements of aspiration and attainment symbolized by these environments. It was through these images that post-war suburban life was largely understood. Whether the prototype images were ever accurate statistically is not necessarily significant. The images served to shape the dominant perceptions of residents and non-residents alike, and became the critical foundations for the exercise of social judgements with respect to who really belonged in these environments, who was in fact there, what were social needs, how public dollars should be allocated, which public functions were "not in keeping with the desirable land use characteristics of the community"⁷¹ (emphasis added).

71 Public concepts of that which is "desirable" emerge through collective judgements of preference and value. The purpose of data is to clarify the consequences of exercising a particular judgement, or to ascertain whether the stated realities upon which judgements are made do in fact correspond to what exists. Of critical importance from a social planning perspective

Within Metro, the electoral structure of metropolitan government has continued to rest on the assumption that there are major social differences between the City and the suburbs, and distinct social interests to be defended from each other. As a result, Metro Council has become a forum for confrontation politics in the seventies, in which the rituals of dated images are played out. The question must be inevitably asked, in whose interests are these confrontations taking place. To what extent are the social images and interests as distinct as they were once assumed to be. If new social realities in the suburbs are not yet understood at the metropolitan level, nor adequately reflected in the priorities of local government, then perhaps the instruments of planning and decision-making are somewhat faulty. Is it necessary or desirable to continue to protect the people of the suburbs and the city from each other through indirect spokesmen; or can the people of Metropolitan Toronto directly determine

are the social consequences of prevailing assumptions, and the soundness of the public instruments through which collective judgements are subsequently developed.

The quote in the text could have come from any number of public planning documents. In this instance it is taken from Report on Existing Planning Policies, North York Planning Department, February 1977, P.81.

what their common and diverse urban policy interests might really be.

The social development patterns reviewed in this report suggest that important social transformations have taken place in the post-war suburbs of Metro. These environments now include significant groups of people across the entire human life span, in a diversity of family and individual life situations. There are pressing social needs requiring appropriate forms of community support. Social and economic conditions have changed considerably, particularly with respect to the forms of suburban family life. There has been a rapid decline in child-bearing by women. The "baby boom" of the post-war period has given way to the "baby bust" of the seventies. There are fewer young children in the suburbs. The cost of suburban family housing is out of reach of average income families. Many mothers are in the labour force as primary contributors to the income needs of their families. The time span of active child-rearing by family adults has been reduced considerably. Family adults have other needs which require support even as they rear young children - employment, mobility, social contact, continuing education.

The post-war suburbs assumed one set of family conditions for child-rearing, and the physical environment incorporated these assumptions. The prototype suburban family - father in the labour force, mother at home full-time, ownership of a ground level home with private open space, two - four children, homogeneous neighbours - is no longer the dominant reality of suburban life in the seventies. It is now an image that belongs to the social history of the post-war period of rapid growth.

What do we have instead? The post-war suburbs always included families and individuals whose life situations did not correspond to the prototype perceptions. But they were seen as exceptions to the general trend. Public frameworks of response which developed in suburban municipalities in the post-war period, were not particularly sensitive to the special needs of dependent social minorities. The exceptions to the prototype image started to increase. Social changes have come from within - youth, aging adults, family separation, women in the labour force, mothers with grown children, unemployment - as they have come from without, in the varied backgrounds of new settlers in the last decade. The traditional suburban neighbourhood may remain physically intact, but it is no longer the same social environment as in earlier days. Within it, around it, at the

periphery, in local schools, in neighbourhoods nearby, are the visible signs of social transformation. The exceptions have continued to grow. There reaches a stage when the scale of the exceptions can no longer be ignored for they have in fact become an integral part of the community. Each of the exceptions may be a social minority in relation to established earlier settlers. Nevertheless, we would conclude that the social minorities taken as a whole now constitute the new social majority in Metro's post-war suburbs.

Who is the new social majority in relation to the homogeneous image of the post-war years. These include:

- * women in the labour force, contributing to family incomes or maintaining their own households with or without children;
- * pre-school children whose mothers are in the labour force in need of group care or various forms of home care;
- * increasing numbers of children in suburban schools with special social and learning needs, even as elementary enrolment declines;

- * women at home alone, full time, with few supports, raising children on deprivation incomes;
- * increasing numbers of elderly, including isolated and dependent aged, in need of home support and community services;
- * tenants, primarily in apartment residences, protected temporarily with rent review legislation;
- * recent immigrants, adults and children, from a variety of ethnic and cultural backgrounds, many in states of difficult adjustment and without traditional forms of support;
- * large numbers of youth and young adults (under age 25) at varying stages of independence, with significant numbers unemployed;
- * unemployed adult men and women (over age 25) with or without family responsibilities;

- * households without an automobile, or with one automobile, whose residents are transit dependent;
- * divorced or separated household heads, without children, alone or in adult relationships;
- * families with younger children, living in apartments, unable to afford the transition to a low rise or ground level family home within Metro's suburbs.

These of course are not mutually exclusive categories. Numbers of families and individuals would be included in two, three, or more of these conditions or situations. Nevertheless this report would conclude that the aggregate numbers of persons in Metro's rapid growth suburbs who are living in situations, or experiencing the conditions described above, are the new social majority of these environments.

The message which emerges from this report is not an appeal for compassion for the needs of dependent social minorities, as might have been the case during earlier post-war suburban periods. It is a call for responsible public frameworks of policy, planning, and service provision which will address and respond to the special needs of the new social majority.

This report would further conclude that land-use frameworks of understanding urban life in Metro, reflected in City and suburban political designations, no longer accurately convey the increasingly common patterns of social development and need which now exist in both the post-war suburbs and the central urban areas of Metro. We have become a metropolitan city with a range of urbanized municipalities and districts. As a metropolitan city we exhibit the historical, social, and cultural diversity of any city - some areas are older, others are of more recent origins. There is as much social and cultural diversity within existing suburban municipalities, as there might have been between these municipalities and the central area in earlier years. More significant however, there are important sets of social needs and urban policy interests that cut across municipal boundaries in Metro, for which there is no political framework at present to directly reflect these realities.

Tables 15 - 18 (at the end of the conclusions) provide a summary profile of social development and housing patterns in the rapid growth districts and the central area. The social development profiles identify population patterns and social conditions, each of which requires corresponding frameworks of support or sets of policy initiatives at both levels of local government. Enclosures 47 - 50 which accompany

the tables, highlight those districts in which social development distributions are clearly above Metropolitan averages. These are districts in which population patterns and social conditions might require additional frameworks of support, and for whom the quality of urban policy initiatives in the identified areas are of special concern. Previous sections of the report have described forms of support and policy initiatives which may be required.

Tables 19 - 22 and Enclosures 51 - 54 which follow the social development profiles, examine from a suburban perspective, the distribution of non-traditional forms of accommodation: total units of apartments, tenant occupied dwellings, owner-occupied apartments, publicly assisted housing units. These distributions overlap considerably; their purpose is to identify which elements of overlapping categories are most distinct in suburban and central districts. A review of the social development profiles in the tables and enclosures reveal metropolitan patterns of need in most of the areas reviewed. The distributions of needs vary within each of the larger municipalities; in some municipalities districts of high need, such as immigrant support, may be an exception to general need patterns in the

municipality. But within a metropolitan context such districts form part of a significant social constituency of common interests.

Within the two-tier structure of local government in Metro, the function of a reconstituted Metro Council would be to exercise urban policy leadership which reflected the needs of important social constituencies such as working mothers, immigrants, the unemployed, single parents, the elderly, young couples in need of family housing. Many of the needs of these groups depend upon federal and provincial initiatives. The need for metropolitan urban policies is also important in the distribution of needed services. For many social minorities - such as immigrants, elderly, and solitary parents - where they live in a tight housing market is less a matter of choice and more a question of finding available housing. If the public health, recreation, or education programs of one municipality are less supportive than those of another Metro municipality, there isn't an open housing market within Metro to enable people on modest incomes to move freely between municipalities to get the local services they require. It would be inconsistent with fundamental principles of social equity that an immigrant child on one side of the street in Metro is able to attend a local school with a comprehensive range of multi-cultural resources, and a child on the other side in another municipality goes to a school with few such resources.

Local government in Metro's suburban municipalities face the enormous challenge of developing and implementing integrated land-use and service policies within a metropolitan framework. There is an urgent need to seriously address current social problems. Most of these problems are shared with the central urban area. The important difference however, is that these needs have been acknowledged in the central area, and the capabilities to address them exist or are being developed. Community agencies and service workers in the suburbs have been sending similar messages to suburban officials. These messages have not always been heard, or it has not been possible to respond as requested.

There is a lot of catching-up required in the suburbs. The critical public investments in social development were not made during the rapid growth period. Service funders have generally perceived high need to only exist in the central areas. Voluntary planning bodies at the metropolitan level might have followed-up the McCutcheon comments of 1963 with more consistency. Land-use and transportation planning, insensitive to changing economic and social conditions, has reproduced the social assumptions of the past or what the market would bear at the time; it has excluded from active consideration the social interests of those

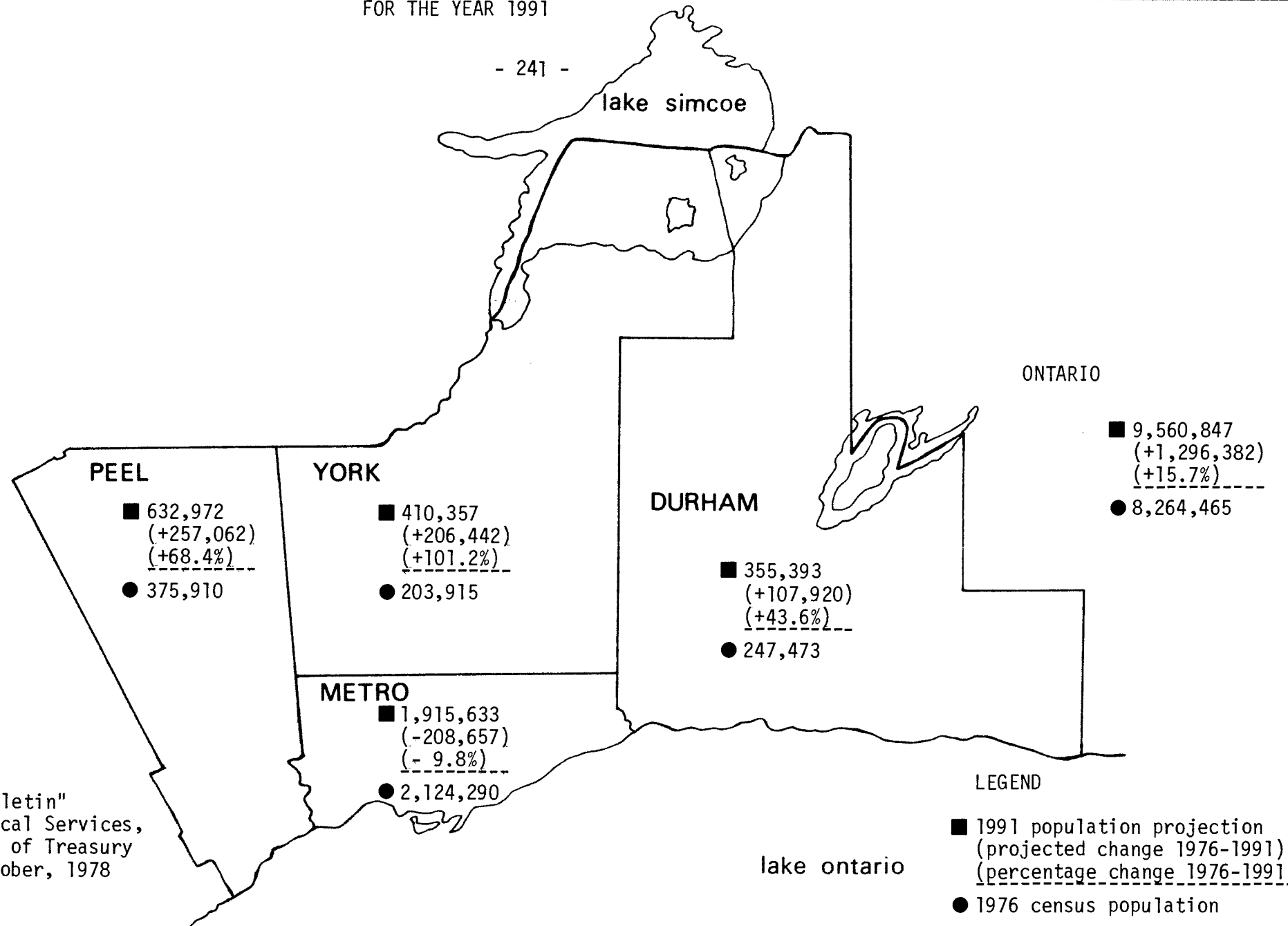
without adequate forms of collective representation and without economic influence in the marketplace.

This report would conclude that for increasing numbers of the new social majority in the suburbs - aged adults, youth, solitary parents of young children, working mothers - existing suburban land-use patterns are not always efficient or effective in serving their needs. These are groups which are transit-dependent; benefit from compact, diverse, and public forms of community life; tend to have modest income levels; and have higher affinity and mobility needs in a residential environment. Dispersion and distances can militate against daily use of the environment for personal needs (e.g. shopping), the formation and maintenance of informal and family networks of support and social integration, and limit full or part-time employment opportunities, particularly for immigrants, single mothers and youth.

The purpose of this report is not to formulate specific planning and service recommendations; these will be addressed in the Part II policy report. The conclusions are intended to identify major areas for community review and discussion. The following areas are important to note:

- (a) there is the critical need to address the process of suburban planning so that it works with and reflects the diverse social interests of the municipality;
- (b) local centres of voluntary service and activity are required, primarily in high need suburban areas, to fill in service gaps, involve local residents in planning for social needs, and promote a sense of belonging and social participation for groups whose needs are not reflected in existing community associations;
- (c) the social and economic assumptions underlying current zoning policies should be addressed, in light of new family patterns, the needs of the elderly, and the social rights of dependent groups for non-institutional forms of residential living;
- (d) the role of municipally operated community centres needs to be reviewed to assess how they might become centres of multi-purpose support in the community;
- (e) funders and services should be sensitive to the distributions of needs that exist in Metro's suburbs in their allocations. There are important gaps to

ENCLOSURE 55: REGIONAL DISTRIBUTIONS: ONTARIO POPULATION PROJECTIONS IN 1978 (LOW FERTILITY AND LOW NET EXTERNAL MIGRATION) FOR THE YEAR 1991



Data Source: "Demographic Bulletin"
 Central Statistical Services,
 Ontario Ministry of Treasury
 & Economics; October, 1978

TABLE 23:

Metropolitan Toronto Age Distribution Trends:
 Census 1971 and 1976 and Ontario Projections in 1978
 (Low Fertility and Low Net External Migration) for 1981, 1986, and 1991

AGE SPANS	CENSUS 1971	CENSUS 1976	PROJECTED 1981	PROJECTED 1986	PROJECTED 1991
0 - 9	347,520 (16.7%)	288,890 (13.6%)	272,036 (13.0%)	259,798 (12.9%)	221,521 (11.6%)
10 - 19	349,314 (16.7%)	364,495 (17.2%)	304,958 (14.6%)	251,667 (12.5%)	237,348 (12.4%)
20 - 29	376,641 (18.1%)	407,280 (19.2%)	381,247 (18.3%)	331,641 (16.4%)	278,176 (14.5%)
30 - 39	285,619 (13.7%)	287,520 (13.5%)	344,333 (16.5%)	378,768 (18.8%)	346,528 (18.1%)
40 - 49	275,392 (13.2%)	263,900 (12.4%)	244,389 (11.7%)	248,481 (12.3%)	292,863 (15.3%)
50 - 59	202,578 (9.7%)	229,215 (10.8%)	237,679 (11.4%)	216,901 (10.7%)	197,482 (10.3%)
60 +	249,013 (11.9%)	282,990 (13.3%)	303,532 (14.5%)	331,932 (16.4%)	341,715 (17.8%)
METRO TOTALS	2,086,017 (100.0%)	2,124,290 (100.0%)	2,088,174 (100.0%)	2,019,188 (100.0%)	1,915,633 (100.0%)

Data Sources: Ontario Ministry of Treasury and Economics:
 Central Statistical Services
 Statistics Canada

TABLE 24:

Net Projected Changes in Metropolitan Toronto Age Distribution for 1976-1991,
Projected by Ontario in 1978 (Low Fertility and Low Net External Migration).

AGE SPANS	CENSUS CHANGES 1971-1976	PROJECTED CHANGES 1976-1981	PROJECTED CHANGES 1981-1986	PROJECTED CHANGES 1986-1991	NET PROJECTED CHANGES 1976-1991
0 - 9	-58,630 (-16.9%)	-16,854 (-5.8%)	-12,238 (-4.5%)	-38,277 (-14.7%)	-67,369 (-23.3%)
10 - 19	+15,181 (+4.3%)	-59,537 (-16.3%)	-53,291 (-17.5%)	-14,319 (-5.7%)	-127,147 (-34.9%)
20 - 29	+30,639 (+8.1%)	-26,033 (-6.4%)	-49,606 (-13.0%)	-53,465 (-16.1%)	-129,104 (-31.7%)
30 - 39	+1,901 (+0.7%)	+56,813 (+19.8%)	+34,435 (+10.0%)	-32,240 (-8.5%)	+59,008 (+20.5%)
40 - 49	-11,492 (-4.2%)	-19,511 (-7.4%)	+4,092 (+1.7%)	+44,382 (+17.9%)	+28,963 (+11.0%)
50 - 59	+26,637 (+13.1%)	+8,464 (+3.7%)	-20,778 (-8.7%)	-19,419 (-9.0%)	-31,733 (-13.8%)
60+	+33,977 (+13.6%)	+20,542 (+7.3%)	+28,400 (+9.4%)	+9,783 (+2.9%)	+58,725 (+20.8%)
METRO TOTALS	+38,273 (+1.8%)	-36,116 (-1.7%)	-68,986 (-3.3%)	-103,555 (-5.1%)	-208,657 (-9.8%)

Data Sources: Ontario Ministry of Treasury and Economics:
Central Statistical Services
Statistics Canada

be addressed at present: outreach services to youth, child care and parenting support to solitary parents, temporary hostels, centres of multi-cultural identity and activity, home support for the elderly, information programs with multi-lingual capabilities. These are only illustrations of unaddressed needs. The real need is to develop the suburban capability in local areas and at the municipal level to identify and respond to existing and emerging forms of need.

The seventies have been a major turning point in the development of Metro. It is only at the end of the decade that we are coming to realize the kind of changes we were living through from the beginning. The realities which we are facing are somewhat different from the perceptions which were held in the early seventies. The forces shaping these changes have not sprung up on us suddenly; they were there to be seen in the early seventies, but we were looking at other things. The social changes in Metro's suburbs reflect the maturing of the post-war environment, and the influence of societal forces on local development patterns.

In existing and future areas of urban concern, the fate of Metro's post-war suburbs and the central urban area are linked closely together.

Recently released provincial projections for Metro show that we are entering a period of population decline. These projections are based on low fertility rates and low immigration levels consistent with prevailing conditions and trends. They do not, it should be noted, take into account what future effects will be on tendencies to family formation and child-rearing as a result of high levels of youth unemployment and costly family housing in Metro. This could have significant implications in Metro. The Social Planning Council considers the provincial projections to be reasonable indicators of where Metro seems to be headed in the next decade. Pushing these projections to the year 2001 makes the assumption that current conditions on which trends are projected and distributions developed will hold consistently for a 20-year period. This is not a useful assumption; things can and will most likely change in the interval.

Enclosure 55 identifies the distributions of projected populations for much of the Toronto urban region to 1991. The rapid growth areas with undeveloped land for new family housing are outside Metro. Peel, York and Durham are expected to substantially increase their existing populations; Metro's population would decline

by about 10%. Tables 23 and 24 indicate what form the decline might take; most of the projected decline would be in the number of children in Metro ages 0 - 19. The adult age groupings 20 and over would redistribute themselves, with only a marginal net loss of 14,141. The largest increase would be in the adult age group 60 and over.

The projections identify a trend for Metro which does not suggest fewer households, but fewer children, and more elderly. Table 25 identifies the emerging aged dependence pattern in Metro. There will be a higher proportion of dependent households in Metro relative to households with adults in the labour force. There will be significant public costs involved in providing income and community services to maintain the independent living patterns of dependent elderly. The responsibility for financing these programs would be assumed by a smaller proportion of households with working age adults.

The reduction in the number of children will not necessarily result in a proportionate reduction in education costs. Plant and administrative overheads are fixed; there are lags in the adjustments in the numbers of classroom teachers; those who remain are at advanced stages in their profession and command higher salaries. Dye and Garcia recently

Table 25:

Aged Dependence Ratio;
Ratio of Population Aged 65+ to
Population Aged 20-64

<u>Year</u>	<u>Metropolitan Toronto</u>	<u>Ontario</u>
1971	14.0	15.6
1976	15.3	15.9
1981*	16.8	16.8
1986*	17.9	17.5
1991*	20.5	19.4

* Ontario Projections

Data Sources: Statistics Canada
Ontario Treasury & Economics

examined per capita expenditure patterns in North American cities going through population changes. Cities in decline, even with modest population declines of under 1% a year, faced increased per capita costs for municipal services.⁷² Increased costs could be offset where senior government levels assumed more financial responsibility for the financing of local functions. It is hard, without further review, to assess fully the social implications for Metro of population decline. Changes in the age structure of the labour force could influence the forms of economic development which take place in Metro, and the commercial assessment base upon which local government depends.

If Metro is to stabilize its population, or even grow by modest levels in the next decade, opportunities for families with children to live in Metro will have to increase. This means the availability of jobs in the region and family housing within Metro. An economic strategy which looks at the job supply structure of the region should be a high priority for Metro Council; similarly, the development of a family housing policy by Metro would also be called for.

⁷² Thomas R. Dye and John Garcia The Political Economy of Growth Politics in Cities, Policy Studies Journal, Winter 1977. Vol. 6 P. 175 - 184.

The demographic bulge of working age adults in the eighties will move into the prime family home ownership years of ages 30-39. In light of lower fertility rates, and lower numbers of young immigrant families with children, not all the adults aged 30-39 in the home ownership market will have children, or more than one child. There might be significant competition in the Metro market for existing family housing, with young families (i.e. parents under age 35) with two or more children at somewhat of a disadvantage relative to adults without children, or two adults with one child. It might well be that there is a diminishing relationship between household capacity and household size. In light of the current dependence by average families on two sources of income to secure market housing, there might be an inverse relationship, in that fewer children lowers family expenses, and enables the continuity of the second income. This might mean that more housing space can be consumed. In other words one less child might mean the ability to afford one more bedroom - as a study, playroom, for visitors, plants, etc. Recent federal proposals to subsidize mortgage or housing costs for everyone, will not improve the situation in Metro for average income families with young children.

The declining child population reflects a trend across the society. Table 26 indicates that the proportion of children in Metro's suburban municipalities began to decline relative to Ontario in the late sixties. This would reflect eroding accessibility to family housing in Metro. The decline of the child population in Metro could be higher than what is presently projected by Ontario. This would be the result of lower national immigration levels which will hit Metro harder than elsewhere, high young adult unemployment, inaccessible family housing, and the rapid development projected in neighbouring Peel and York. If there are inadequate forms of child care in the community, this might serve as another reason to postpone or limit child bearing while living in Metro. Prospects for far fewer children in Metro, both in the central area and the suburbs, might be a future that many Metro adults would prefer. The City of Toronto has considered the presence of average income families raising young children to be a source of stability in the community. If this remains a preferred objective in Metro then policy leadership is required.

There is an equally pressing need to address the living needs of the elderly, who will be in the suburbs and Metro in greater number. The state of dependence of future elderly on costly institutional or support services might be directly related to whether there are available forms of compact

Table 26:

Proportion of Population Aged 0-19
of General Population

<u>Year</u>	<u>Outer Municipalities</u>	<u>Metro</u>	<u>Ontario</u>
1966	40.7%	35.7%	40.3%
1971	37.5%	33.4%	37.9%
1976	33.6%	30.8%	34.9%
1981*	NA	27.6%	31.0%
1986*	NA	25.4%	27.7%
1991*	NA	24.0%	26.1%

* Ontario Projections

NA Not Available

Data Sources: Statistics Canada
Ontario Treasury & Economics

housing, ready mobility through public transit, opportunities for phased retirement, access to continuing education, and less costly forms of primary health care.

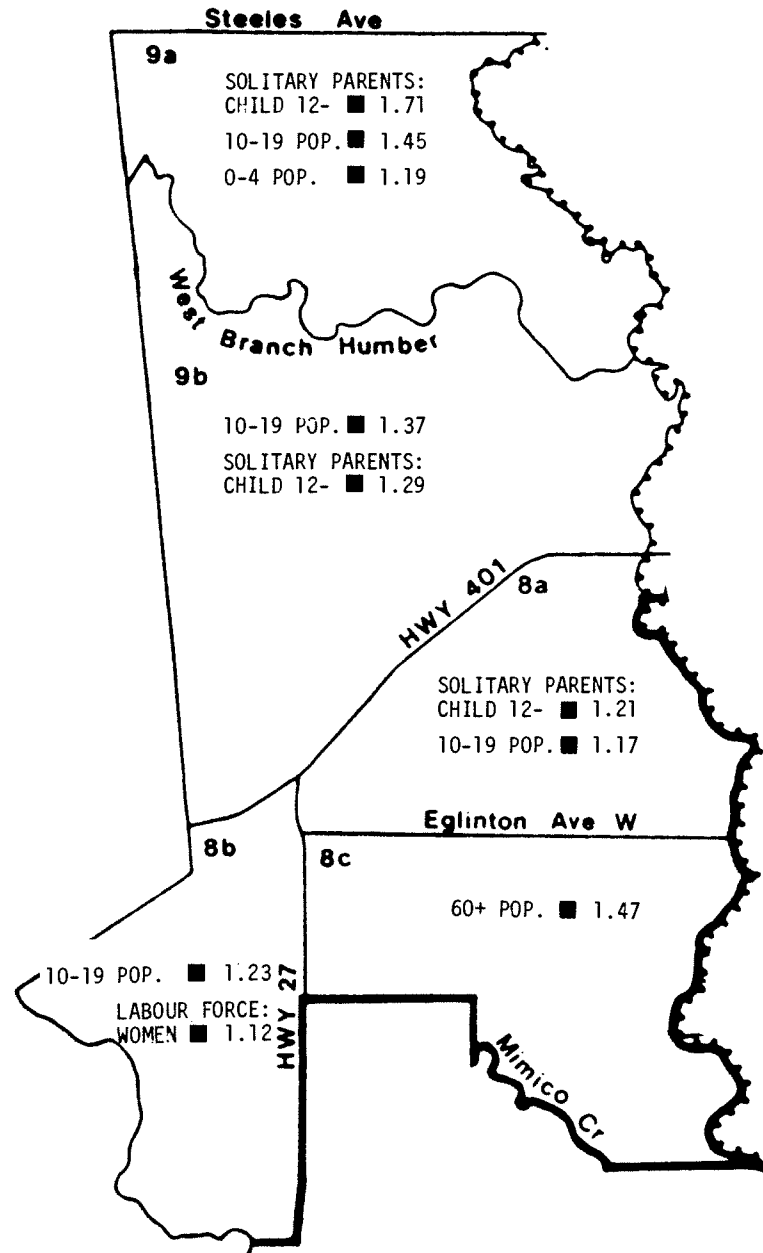
If high levels of unemployment persist or grow worse in the suburbs and Metro, serious instability and self-destructive behaviour will increase. Given the absence of developed states of social integration in Metro's suburbs, instability could take the form of inter-group incidents based on age, culture, or race.

From a suburban perspective, the eighties will bring new urban conditions to be faced in common with residents of the central area. The ability to face these conditions effectively requires a conscious commitment to acknowledge and address the present crisis of unmet human needs in the suburbs. The changes which have taken place cannot be reduced to any one cause, such as the presence of suburban public housing. The changes go much deeper and therefore the responses will have to be more serious.

Table 15:
 Social Development Patterns: Ratios in Relation to Metro Averages, 1976
 Rapid Growth Districts, Etobicoke, 1951 - 1971

Minor Planning Districts	% Population Aged 0-4	% Population Aged 10-19	% Population Aged 60+	% Recent Immigrants	% Solitary Parents: Young Child 12-	Labour Force Rate: Women	% Unemployed Aged 25+	% Unemployed Aged 15-24
8a	.91	1.17	.77	.87	1.21	1.03	.85	.87
8b	.73	1.23	.72	.61	.57	1.12	.72	.88
8c	.61	1.03	1.47	.31	.21	.88	.60	1.00
9a	1.19	1.45	.47	.68	1.71	1.01	.81	1.00
9b	1.02	1.37	.67	.55	1.29	.99	.75	.96

RAPID GROWTH DISTRICTS, ETOBICOKE 1951-1971



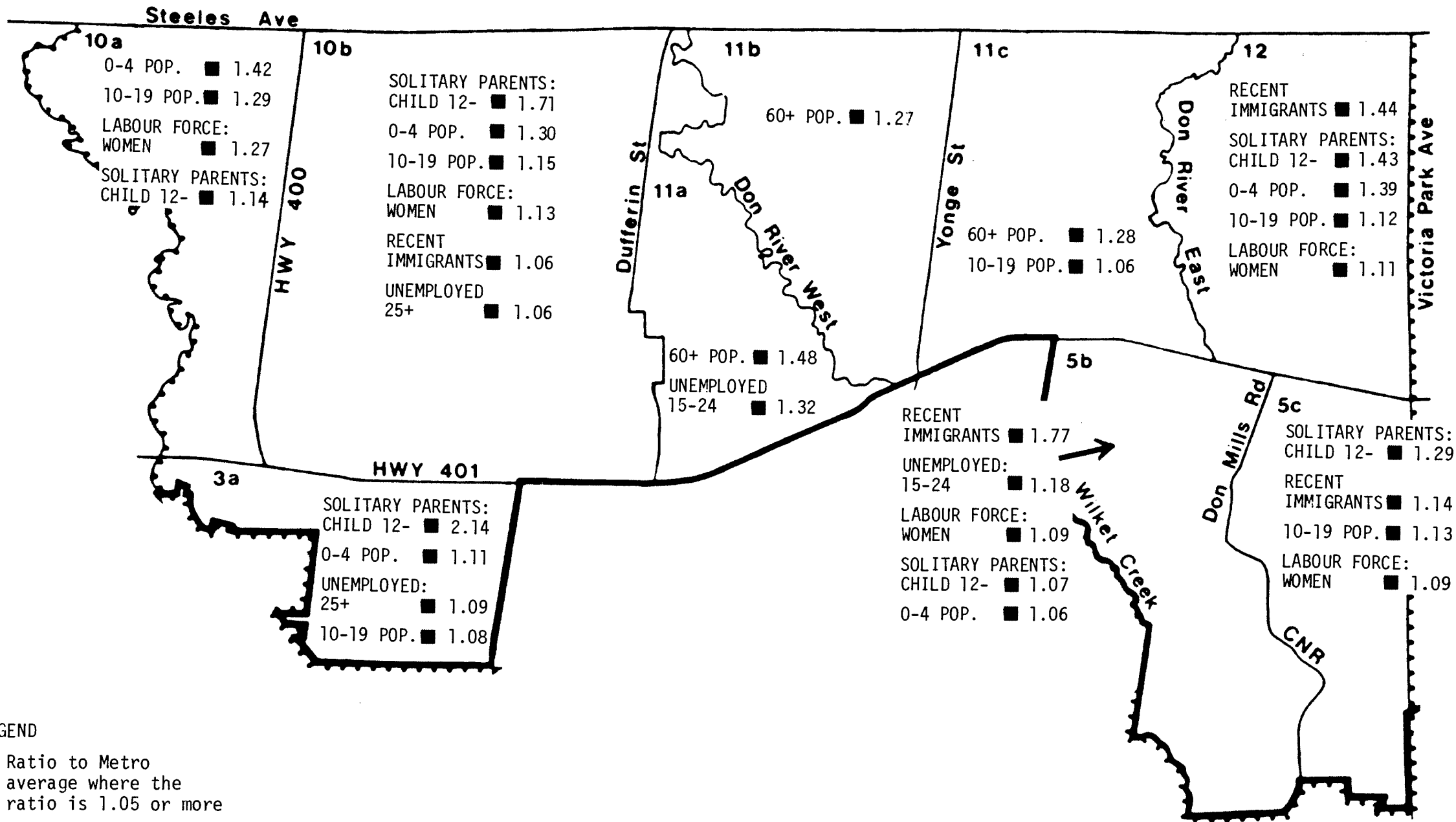
LEGEND

■ Ratio to Metro average where the ratio is 1.05 or more

Table 16:
 Social Development Patterns: Ratios in Relation to Metro Averages, 1976
 Rapid Growth Districts, North York, 1951 - 1971

Minor Planning Districts	% Population Aged 0-4	% Population Aged 10-19	% Population Aged 60+	% Recent Immigrants	% Solitary Parents: Young Child 12-	Labour Force Rate: Women	% Unemployed Aged 25+	% Unemployed Aged 15-24
3a	1.11	1.08	.77	.97	2.14	1.00	1.09	.99
5b	1.06	.99	.78	1.77	1.07	1.09	.85	1.18
5c	1.00	1.13	.68	1.14	1.29	1.09	.92	1.00
10a	1.42	1.29	.42	.85	1.14	1.27	.87	.74
10b	1.30	1.15	.55	1.06	1.71	1.13	1.06	.95
11a	.77	.89	1.48	.57	.50	.93	.96	1.32
11b	.86	.97	1.27	1.02	.43	.99	.96	.97
11c	.66	1.06	1.28	.50	.43	.93	.62	1.02
12	1.39	1.12	.37	1.44	1.43	1.11	.75	.84

RAPID GROWTH DISTRICTS, NORTH YORK, 1951-1971



LEGEND

■ Ratio to Metro average where the ratio is 1.05 or more

Table 17:
 Social Development Patterns: Ratios in Relation to Metro Averages, 1976
 Rapid Growth Districts, Scarborough, 1951 - 1971

Minor Planning Districts	% Population: Aged 0-4	% Population: Aged 10-19	% Population: Aged 60+	% Recent Immigrants	% Solitary Parents: Young Child 12-	Labour Force Rate: Women	% Unemployed: Aged 25+	% Unemployed: Aged 15-24
13a	.98	1.11	.81	.85	1.07	1.05	.87	.91
13b	.80	1.22	.79	.95	1.79	1.00	1.17	.99
13c	1.31	1.42	.58	.66	1.93	.99	.89	1.07
13d	1.25	1.04	.76	1.14	1.43	1.07	1.21	.91
14b	1.00	.83	1.06	.43	.93	.96	.77	1.12
14c	1.03	1.26	.80	.69	1.21	.95	.92	1.11
15a	1.25	1.32	.85	.54	3.00	.86	1.17	.91
15b	1.36	1.26	.43	.48	2.43	.99	.79	.99
15c	-	1.35	.69	.06	.29	-	.53	.96
16a	1.16	1.24	.62	1.13	1.50	1.01	.81	.88
16b; 16c	1.63	1.16	.28	1.28	.93	1.08	.81	.87

RAPID GROWTH DISTRICTS, SCARBOROUGH, 1951-1971

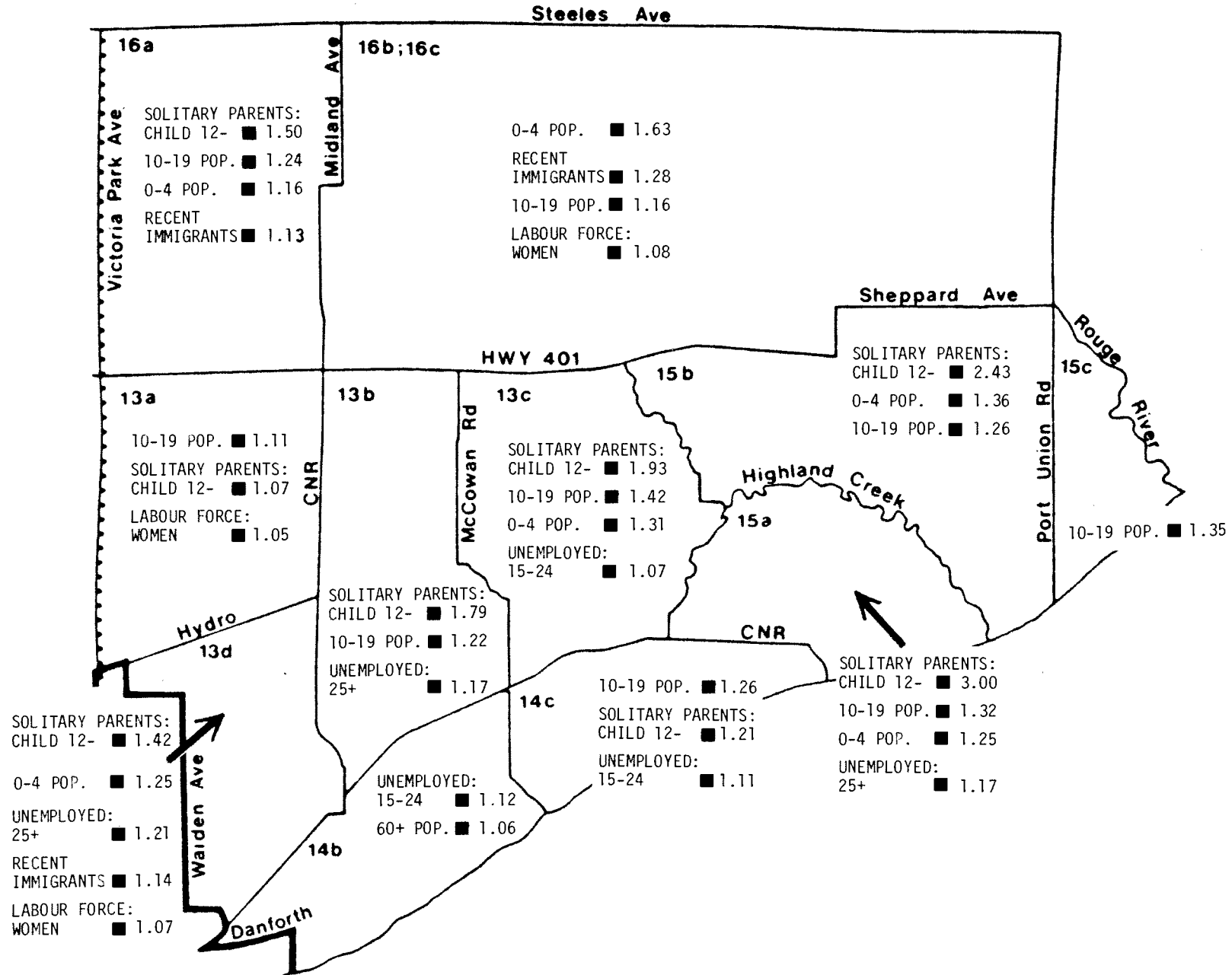
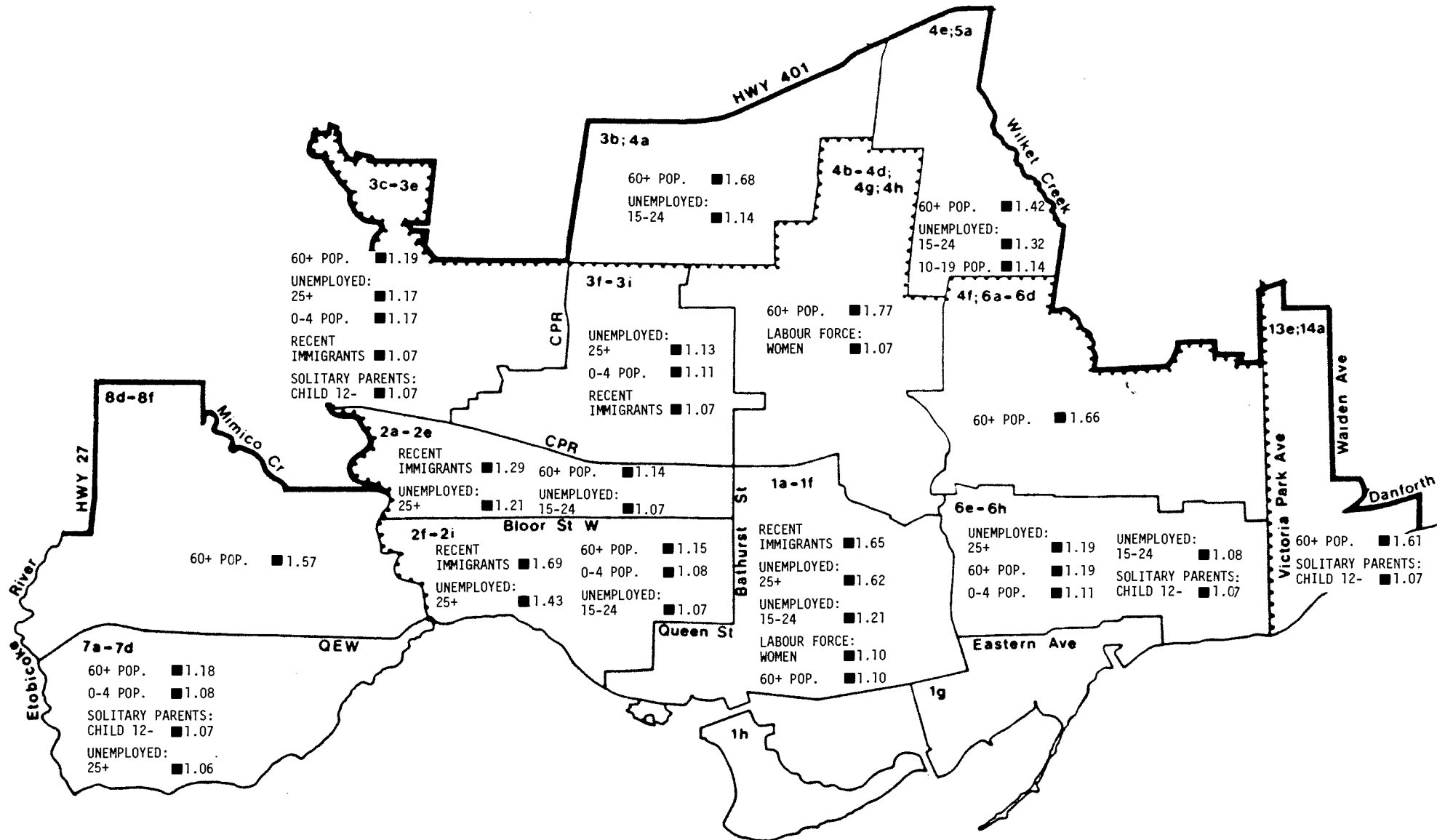


Table 18:
Social Development Patterns: Ratios in Relation to Metro Averages, 1976
Non-Rapid Growth Districts, Metropolitan Toronto, 1951 - 1971

Minor Planning District	% Population: Aged 0-4	% Population: Aged 10-19	% Population: Aged 60+	% Recent Immigrants	% Solitary Parents: Young Child 12-	Labour Force Rate: Women	% Unemployed: Aged 25+	% Unemployed: Aged 15-24
1a - 1f	.67	.66	1.10	1.65	.86	1.10	1.62	1.21
1g	1.16	1.24	1.09	.82	3.36	.75	1.09	2.71
1h	1.30	.81	.74	.74	1.57	1.09	1.02	.81
2a - 2e	1.03	.93	1.14	1.29	.57	.95	1.21	1.07
2f - 2i	1.08	.88	1.15	1.69	.79	.98	1.43	1.07
3b; 4a	.83	.87	1.68	.79	.79	.90	.92	1.14
3c - 3e	1.17	.91	1.19	1.07	1.07	.96	1.17	.88
3f - 3i	1.11	.97	1.03	1.07	.86	.97	1.13	.97
4b-4d; 4g;4h	.56	.65	1.77	.74	.21	1.07	.79	1.03
4e; 5a	.61	1.14	1.42	.64	.64	.81	.64	1.32
4f; 6a-6d	.94	.70	1.66	1.02	.64	1.03	.92	.92
6e - 6h	1.11	1.01	1.19	.90	1.07	.96	1.19	1.08
7a - 7d	1.08	.91	1.18	.64	1.07	1.03	1.06	.99
8d - 8f	.73	.82	1.57	.51	.93	1.00	.87	.86
13e; 14a	.86	.92	1.61	.60	1.07	.93	.98	1.02

NON-RAPID GROWTH DISTRICTS, METROPOLITAN TORONTO, 1951-1971



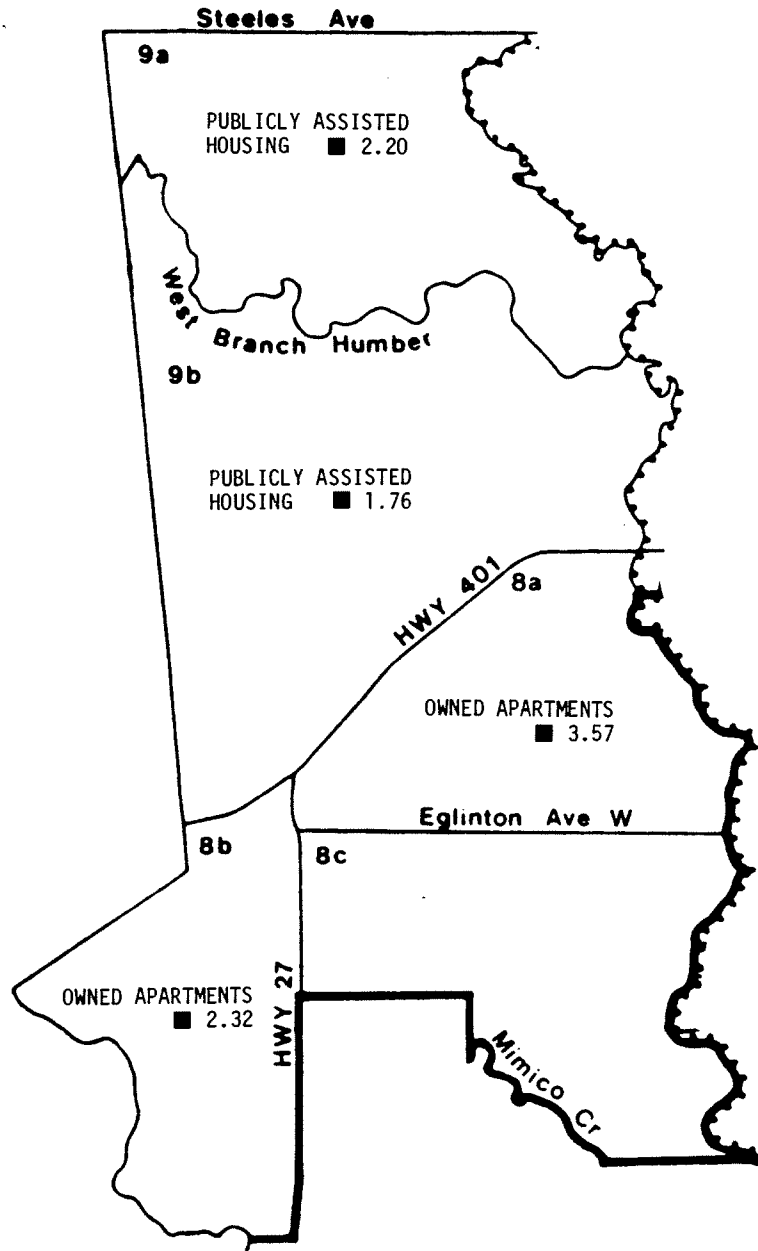
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■ Ratio to Metro average where the ratio is 1.05 or more

Table 19:
Non-Traditional Accommodation Patterns: Ratios in Relation to Metro Averages, 1976
Rapid Growth Districts, Etobicoke, 1951 - 1971

Minor Planning Districts	% Total Apartment Units	% Tenant Occupied Dwellings	% Owned Apartments	% Publicly Assisted Housing
8a	.93	.87	2.32	.88
8b	.96	.68	3.57	.38
8c	.68	.62	.43	.10
9a	.49	.82	.67	2.20
9b	.60	.74	.28	1.76

RAPID GROWTH DISTRICTS, ETOBICOKE 1951-1971



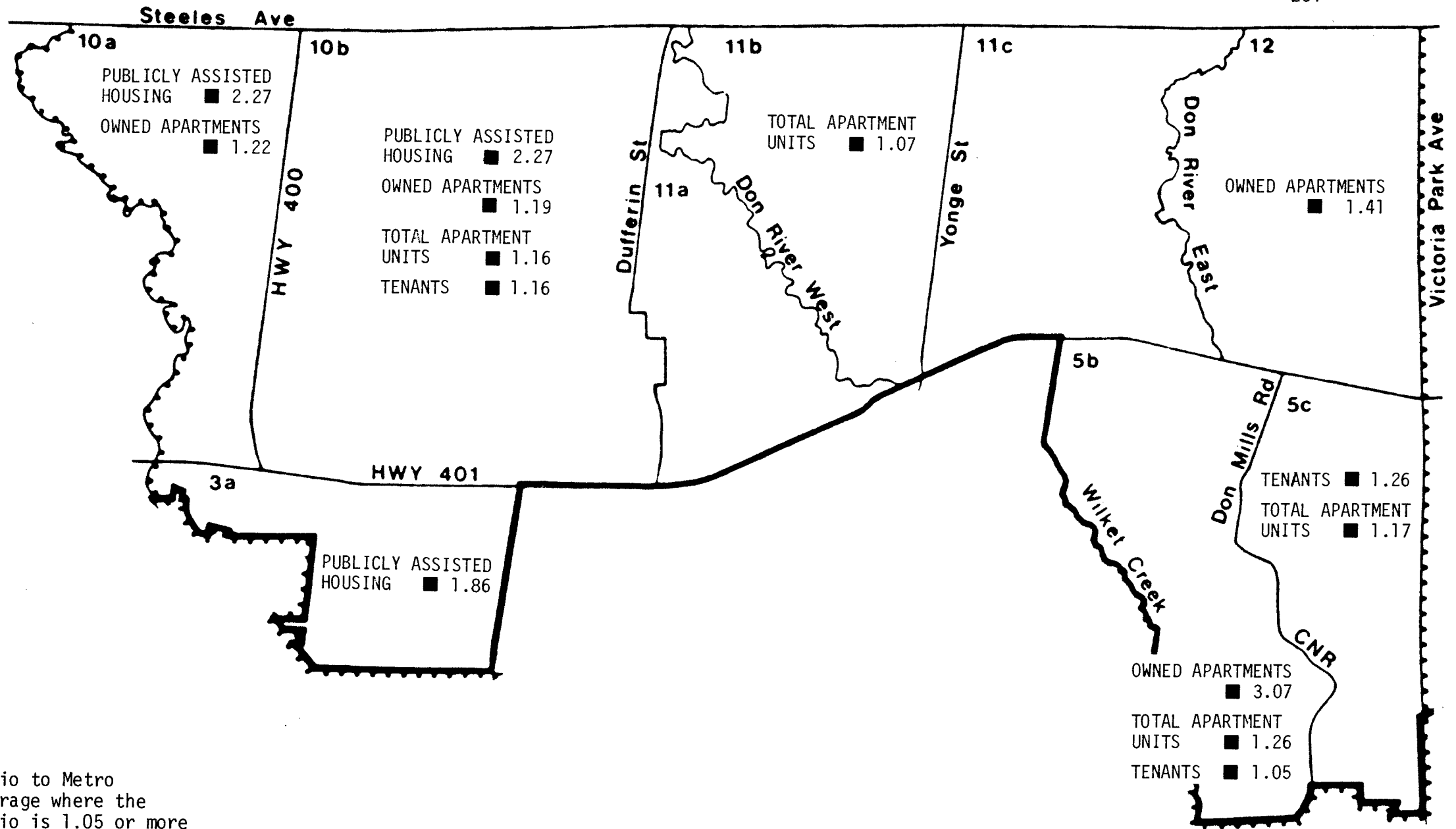
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■ Ratio to Metro average where the ratio is 1.05 or more

Table 20:
 Non-Traditional Accommodation Patterns: Ratios in Relation to Metro Averages, 1976
 Rapid Growth Districts, North York, 1951 - 1971

Minor Planning Districts	% Total Apartment Units	% Tenant Occupied Dwellings	% Owned Apartments	% Publicly Assistant Housing
3a	1.02	1.02	.61	1.86
5b	1.26	1.05	3.07	.45
5c	1.17	1.26	.76	.57
10a	.64	.63	1.22	2.27
10b	1.16	1.16	1.19	2.27
11a	.85	.86	.67	.04
11b	1.07	1.02	.96	.73
11c	.65	.76	.22	.43
12	.84	.80	1.41	.47

RAPID GROWTH DISTRICTS, NORTH YORK 1951-1971



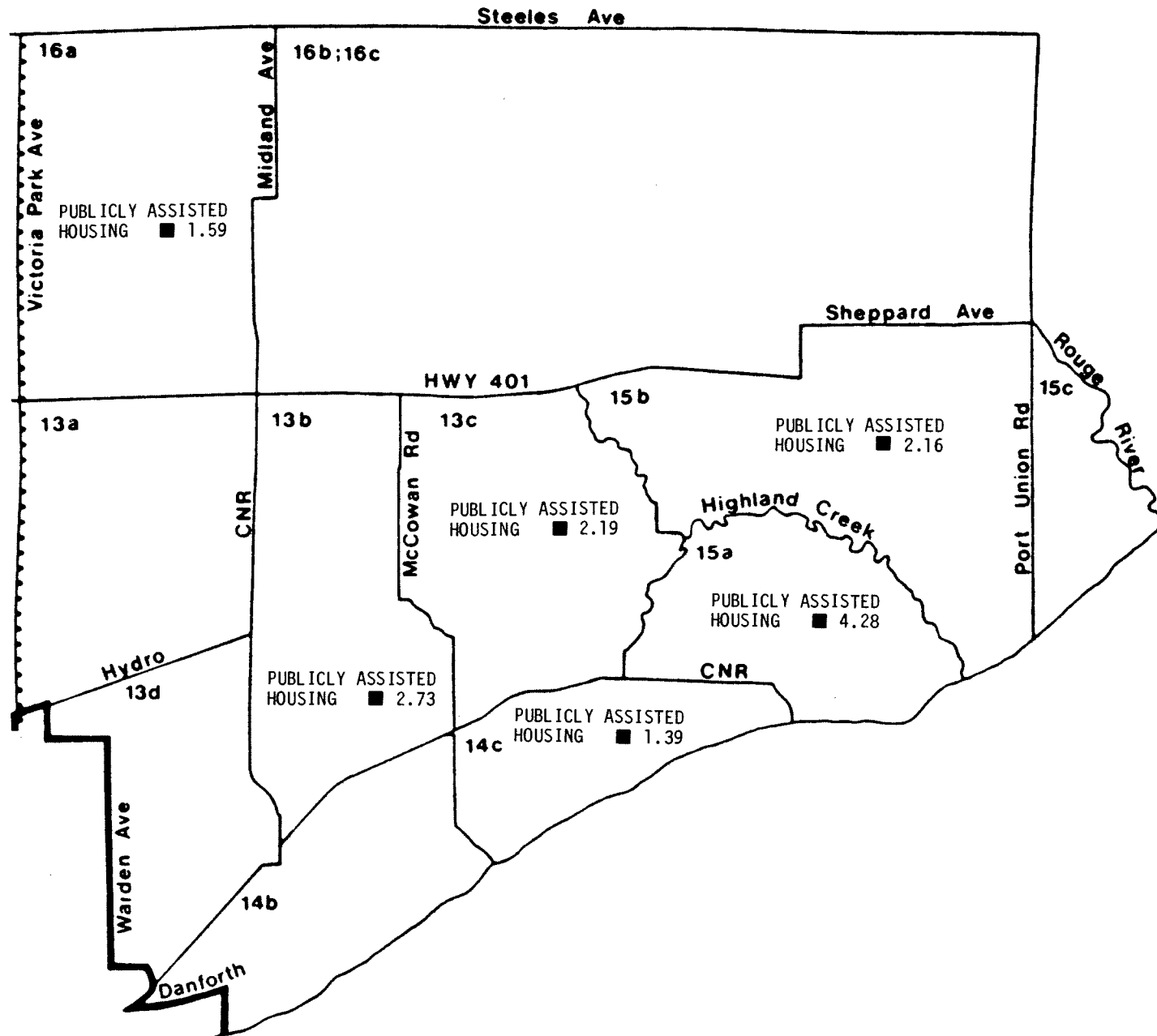
LEGEND

■ Ratio to Metro average where the ratio is 1.05 or more

Table 21:
 Non-Traditional Accommodation Patterns: Ratios in Relation to Metro Averages, 1976
 Rapid Growth Districts, Scarborough, 1951 - 1971

Minor Planning Districts	% Total Apartment Units	% Tenant Occupied Dwellings	% Owned Apartments	% Publicly Assisted Housing
13a	.68	.73	.98	.96
13b	.53	.95	.26	2.73
13c	.84	.85	.26	2.19
13d	.97	1.04	.59	1.04
14b	.52	.57	.28	.39
14c	1.04	1.02	.76	1.39
15a	.89	.97	.44	4.28
15b	.52	.36	.20	2.16
15c	.03	.07	.02	-
16a	.96	.80	.98	1.59
16b; 16c	.13	.19	.63	.41

RAPID GROWTH DISTRICTS, SCARBOROUGH 1951-1971



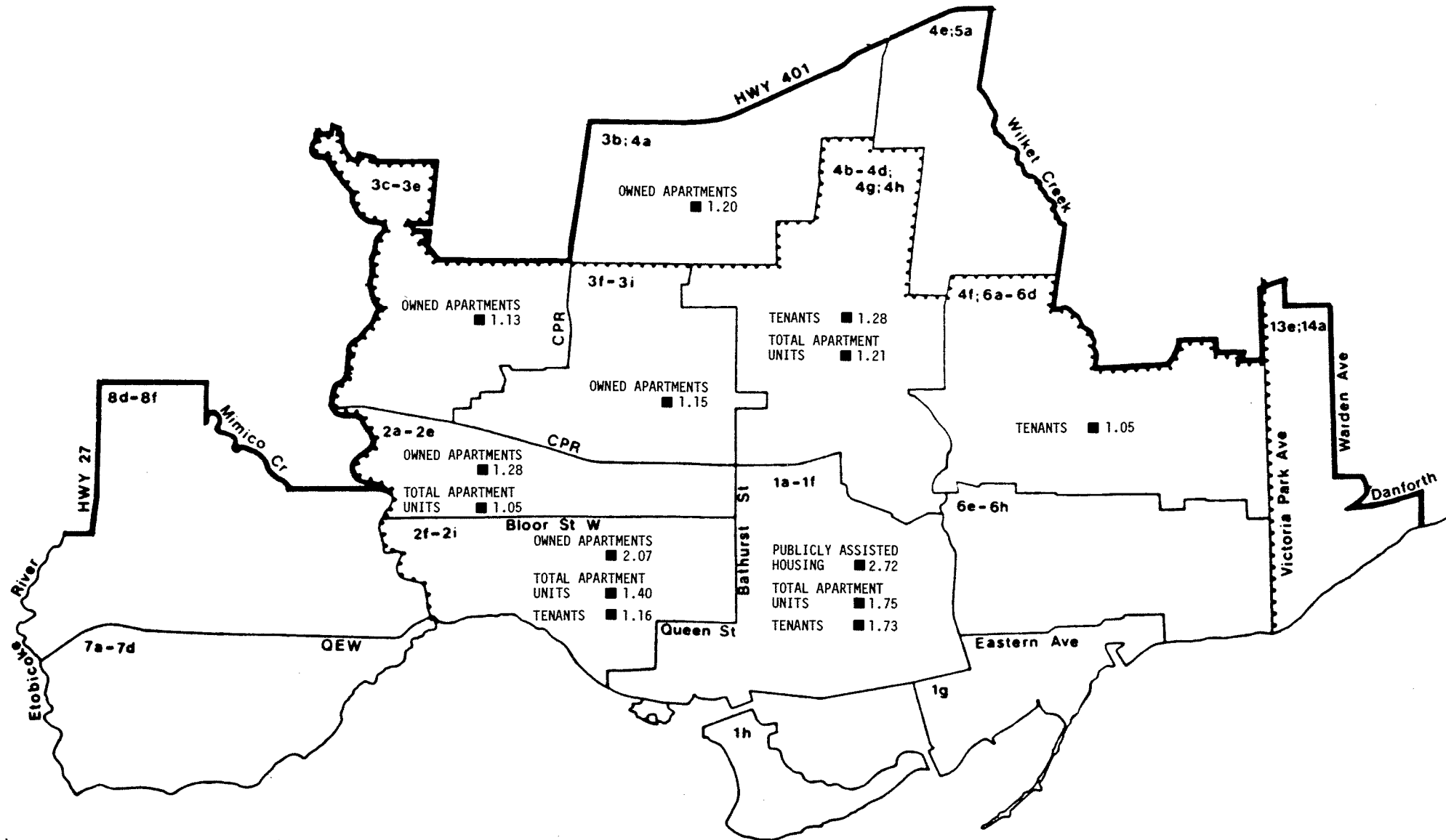
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■ Ratio to Metro average where the ratio is 1.05 or more

Table 22:
 Non-Traditional Accommodation Patterns: Ratios in Relation to Metro Averages, 1976
 Non-Rapid Growth Districts, Metropolitan Toronto, 1951 - 1971

Minor Planning District	% Total Apartment Units	% Tenant Occupied Dwellings	% Owned Apartments	% Publicly Assisted Housing
1a - 1f	1.75	1.73	1.02	2.72
1g	.51	.86	-	.80
1h	-	.71	-	-
2a - 2e	1.05	.89	1.28	.41
2f - 2i	1.40	1.16	2.07	.45
3b; 4a	.87	.90	1.20	1.00
3c - 3e	1.01	1.03	1.13	.73
3f - 3i	.82	.93	1.15	.30
4b-4d; 4g; 4h	1.21	1.28	.57	.02
4e; 5a	.52	.56	.09	-
4f; 6a - 6d	.99	1.05	.89	.47
6e - 6h	.91	.90	.91	.99
7a - 7d	.74	1.02	.50	.22
8d - 8f	.82	.84	.28	.81
13e; 14a	.84	.94	.26	1.85

ENCLOSURE 54: NON-TRADITIONAL ACCOMMODATION PATTERNS: RATIOS ABOVE METRO AVERAGES, 1976
 NON-RAPID GROWTH DISTRICTS, METROPOLITAN TORONTO, 1951-1971



LEGEND

■ Ratio to Metro average where the ratio is 1.05 or more