A City on the Cusp: Neighbourhood Change in Hamilton since 1970

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Neighbourhood Change & Building Inclusive Communities from Within, SSHRC Partnership

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Major trends

• **Income polarisation** (Gini coefficient)
  Hamilton (1980-2000 : 0.343 – 0.386)
  (Toronto : 0.360 – 0.380)
  (Winnipeg : 0.371 – 0.383)
  (Vancouver : 0.381 – 0.392) *(Walks, 2013: 28)*

• **Increased segregation of the poor** (segregation index)
  Hamilton (1961-2001 : 0.24 – 0.38)
  (Toronto : 0.32 – 0.31)
  (Winnipeg : 0.30 – 0.34)
  (Vancouver : 0.21 – 0.26)

  In 2000, very low-wage earners in Hamilton were “the most segregated in recent Canadian history” *(Stanger-Ross and Stanger-Ross, 2012: 225)*

• **Steady polarisation of neighbourhoods since 1980**
Percentage of Total Income from the Government, Persons 15 and Over by Census Tracts, Hamilton CMA, 1990

Census Tract Percentage of Total Income from Government Transfer Payments, Persons 15 and Over, 1990

- 0% to 4.9%
- 5% to 9.9%
- 10% to 14.9%
- 15% to 19.9%
- 20% to 29.9%
- 30% to 32%

Hamilton CMA: 11% of income is from the government

- Not Available
- Census Tract has Less than 250 Income Earners
- Municipalities (1991)
- Highways and Major Roads (2011)

Burlington
- Name of Municipality (1991)
- Niagara Escarpment (full extent in CMA not shown)

Source:
(1) Statistics Canada, Census Profile Series, 1991
(2) Statistics Canada, Census Road Network File 2011
(3) City of Hamilton Municipal GIS Data Update 2010

Notes: Census tract and municipal boundaries are for 1991.
Major trends – geographical patterns

Trends – since (at least) 1970:

• Steady decline of ‘lower city’ since 1970: effects of deindustrialisation and concentration of welfare poor
Average Individual Income, Hamilton Census Metropolitan Area, 1970

Census Tract Average Individual Income compared to the Hamilton CMA Average of $5,186

- Very High - 140% to 153% (3 CTs, 3% of the region)
- High - 120% to 140% (14 CTs, 13% of the region)
- Middle Income - 80% to 120% (74 CTs, 89% of the region)
- Low - 61% to 80% (16 CTs, 15% of the region)
- Very Low - Below 60% (0 CTs, 0% of the region)

Not Available

- Municipalities (1971)
- Highways and Major Roads (2011)

Burlington Name of Municipality (1971)

Niagara Escarpment (full extent in CMA not shown)

Source:
1. Statistics Canada, Census Profile Series, 1971
2. Statistics Canada, Census Road Network File 2011
3. City of Hamilton Municipal GIS Data Update 2010

Notes:
1. Census tract and municipal boundaries are for 1971.
2. Average Individual Income is for persons 15 and over and includes income from all sources, before-tax.

July 2013
Average Individual Income, Hamilton Census Metropolitan Area, 1980

Census Tract Average Individual Income compared to the Hamilton CMA Average of $13,172

- **Very High** - 140% to 162% (3 CTs, 2% of the region)
- **High** - 120% to 140% (12 CTs, 8% of the region)
- **Middle Income** - 80% to 120% (109 CTs, 76% of the region)
- **Low** - 60% to 80% (18 CTs, 13% of the region)
- **Very Low** - 57% (1 CT, 1% of the region)
- **Not Available**

Source:
2. Statistics Canada, Census Road Network File 2011
3. City of Hamilton Municipal GIS Data, Update 2010

Notes:
1. Census tract and municipal boundaries are for 1981.
2. Average Individual Income is for persons 15 and over and includes income from all sources, before-tax.
Average Individual Income, Hamilton Census Metropolitan Area, 2000

Census Tract Average Individual Income compared to the Hamilton CMA Average of $32,379

- Very High - 140% to 192% (13 CTs, 8% of the region)
- High - 120% to 140% (12 CTs, 7% of the region)
- Middle Income - 80% to 120% (98 CTs, 58% of the region)
- Low - 60% to 80% (38 CTs, 22% of the region)
- Very Low - 52% to 60% (9 CTs, 5% of the region)
- Not Available

Legend:
- Municipalities (2001)
- Former City of Hamilton (1996)
- Highways and Major Roads (2011)
- Hamilton Name of Municipality (2001)
- Dundas Community Name (Former Municipality)
- Niagara Escarpment (full extent in CMA not shown)

Source:
(1) Statistics Canada, Census Profile Summary, 2001
(2) Statistics Canada, Census Road Network File 2011
(3) City of Hamilton Municipal GIS Data Update 2016

Notes:
(1) Census tract and municipal boundaries are for 2001.
(2) Average Individual Income is for persons 15 and over and includes income from all sources, before-tax.
Average Individual Income, Hamilton Census Metropolitan Area, 2010

Census Tract Average Individual Income compared to the Hamilton CMA Average of $42,970

- Very High - 140% to 196% (15 CTS, 9% of the region)
- High - 120% to 140% (15 CTS, 9% of the region)
- Middle Income - 80% to 120% (80 CTS, 51% of the region)
- Low - 60% to 80% (45 CTS, 26% of the region)
- Very Low - 45% to 60% (12 CTS, 7% of the region)
- Not Available

Census Tract has Less than 250 Taxfilers

Municipalities (2006)
Former City of Hamilton (1990)
Highways and Major Roads (2011)

Burlington Name of Municipality (2006)
Dundas Community Name (Former Municipality)

Source: (1) Statistic Canada, Census boundaries, 2006
(2) Statistics Canada, Census 2011 Road Network File
(3) Canada Revenue Agency Taxfiler Data, 2010
(4) City of Hamilton Municipal GIS Data Update 2010

Notes: (1) Census tract and municipal boundaries are for 2006.
(2) Average Individual Income is for persons 15 and over and includes income from all sources, before-tax.
Income for 2010 based on all taxfilers for census tracts, 2006 boundaries.

July 2013
Major trends – geographical patterns

Trends – since (at least) 1970:

• Steady decline of ‘lower city’ since 1970: effects of deindustrialisation and concentration of welfare poor
• Steady rise of westerns suburbs, incl. Burlington
Change in Census Tract Average Individual Income, 1980-2010

Hamilton Census Metropolitan Area

Source:
(1) Statistics Canada, Census Profile Series, 1981
(2) Canada Revenue Agency, Tax data, 2010
(3) City of Hamilton Municipal GIS Data Update 2010

Notes:
(1) Census tract and municipal boundaries are for 1981. Analysis excludes CT that have no income available for 1980 or 2010.

(2) Average Individual Income in 1980 is for persons 15 and over and includes income from all sources, before-tax. Income in 2010 is for all tax filers and includes income from all sources, before-tax.
Formerly Middle Income Neighbourhoods in the Hamilton CMA, Change in Census Tract Average Individual Income, 1980-2010

43 of the 107 middle income census tracts in 1980 (20% above or below the Hamilton CMA average income) were no longer middle income in 2010.

- 8 of these CTs went up in income (7% of the 1980 middle group)
- 35 of these CTs went down in income (33% of the 1980 middle group)

Source:
(1) Statistics Canada, Census Profile Series, 1981.
(2) Canada Revenue Agency, Taxfiler data, 2010

Notes:
(1) Census tract and municipal boundaries are for 1981. Analysis excludes CT that have no income available for 1980 or 2010.
(2) Average Individual Income in 1980 is for persons 15 and over and includes income from all sources, before-tax.
Income in 2010 is for all taxfilers and includes income from all sources, before-tax.
Major trends – geographical patterns

Trends – since (at least) 1970:

• Steady decline of ‘lower city’ since 1970: effects of deindustrialisation and concentration of welfare poor
• Steady rise of westerns suburbs, incl. Burlington

Trend – since the 1980s

• Decline of ‘inner suburbs’ to east and south

Immigrants who Arrived 2001-2006 as a Percentage of the Total Population, 2006
- 22%
- 10% to 19.9%
- 5% to 9.9%
- 0% to 5%
- Not Available

Hamilton CMA: 3% of the Population

Municipalities (2006)
Former City of Hamilton (1990)
Highways and Major Roads (2011)

Burlington
Name of Municipality (2006)

Dundas
Community Name (Former Municipality)

Niagara Escarpment (full extent in CMA not shown)

Source:
1. Statistics Canada, Census Profile Series, 2006
2. Statistics Canada, Census Road Network File 2011
3. City of Hamilton Municipal GIS Data Update 2010

Note: Census tract and municipal boundaries are for 2006.
Hamilton CMA
Refugees [Landing: 1980 - 2011]

Location Quotients

0.00 - 0.50
0.51 - 0.85
0.86 - 1.15
1.16 - 1.50
1.51 - 3.00
3.01 - 6.49
No Data

Source: CIC custom tables,
2011 National Household Survey,
Immigration Landing File data base

Kilometers

3.75 7.5 15 22.5 30

Note: refugees account for
2.69% of the total population
of Hamilton CMA
*see note on linked data

Map produced by Craig E. Jones
Major trends – geographical patterns

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Trend – since the 1980s

- Decline of ‘inner suburbs’ to east and south

Emergent trend – since 2010

- Beginnings of a revival of areas adjacent to downtown
SPECIAL REPORT | Sold! How a hot real estate market is changing Hamilton

First of CBC Hamilton's four-part series on the city's housing market

By Samantha Craggs, CBC News  Posted: Sep 03, 2013 7:03 AM ET  |  Last Updated: Sep 03, 2013 9:37 AM ET

Developer Greg Hart of Skyway Construction is selling a newly renovated home on Dundurn Street South for more than half a million after the property sat vacant for seven years. He attributes this to Hamilton's boom in housing prices. (Samantha Craggs/CBC)
Percentage increase of average real estate price (2002 - 2013)

- James Street North
- Locke Street

33% increase
66% increase
100% increase
Locke Street Festival, 2014

James Street North