

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

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Sarah Wakefield (University of Toronto, Mississauga)

Neighbourhood Change & Building Inclusive Communities from Within,
SSHRC Partnership



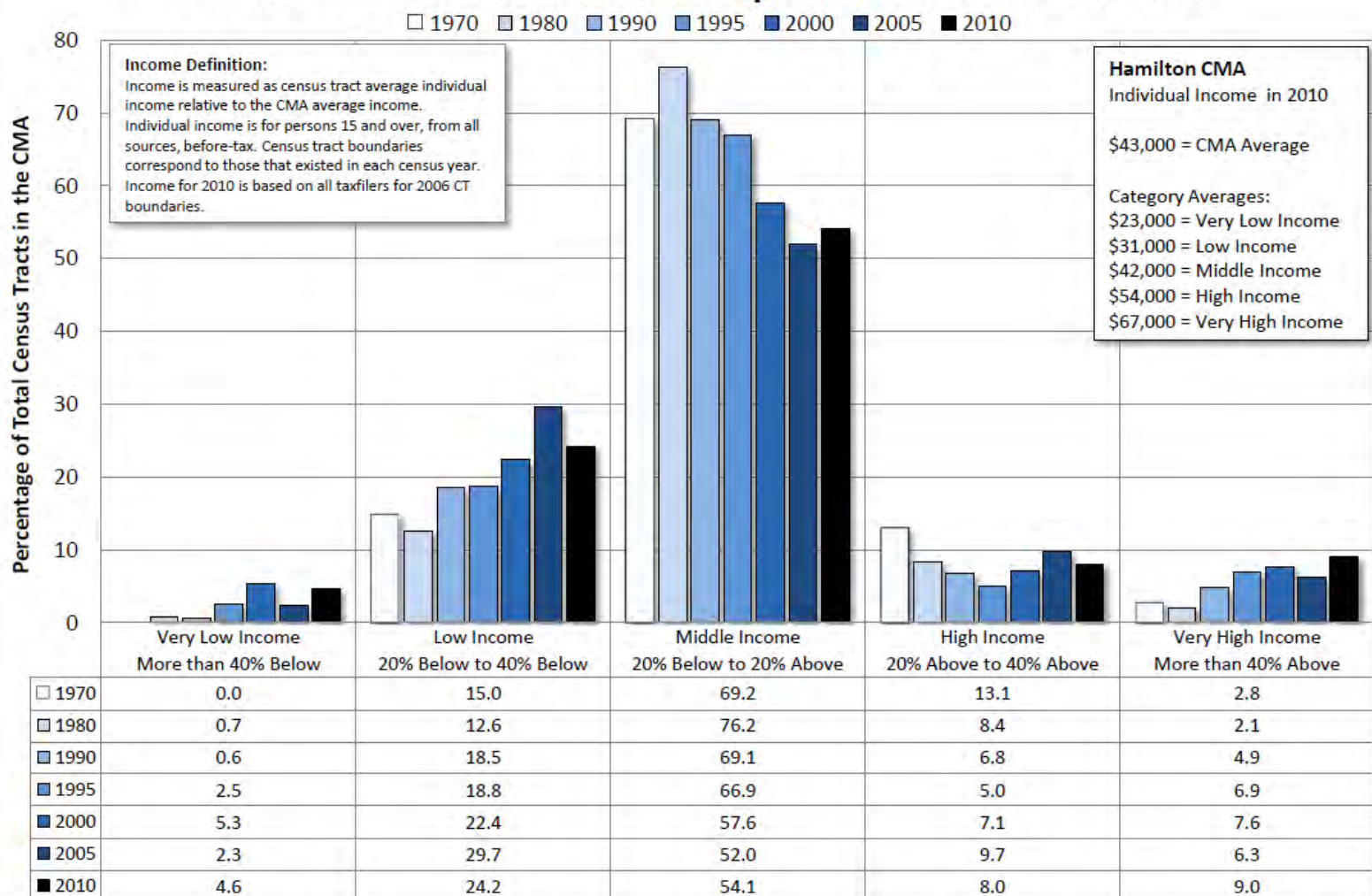
For presentation at the NCRP Research Day, 16 October 2014

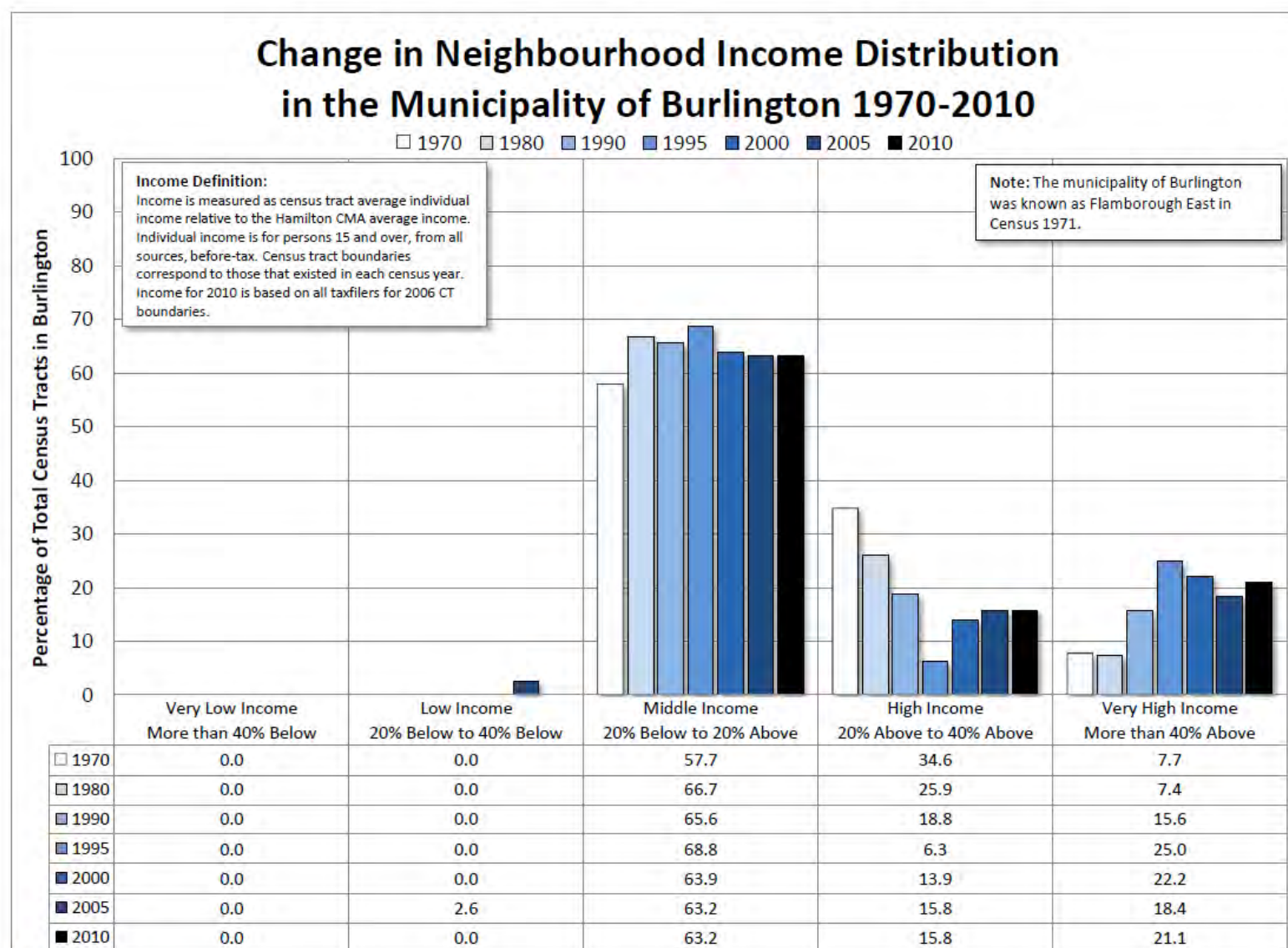
Major trends

- **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)

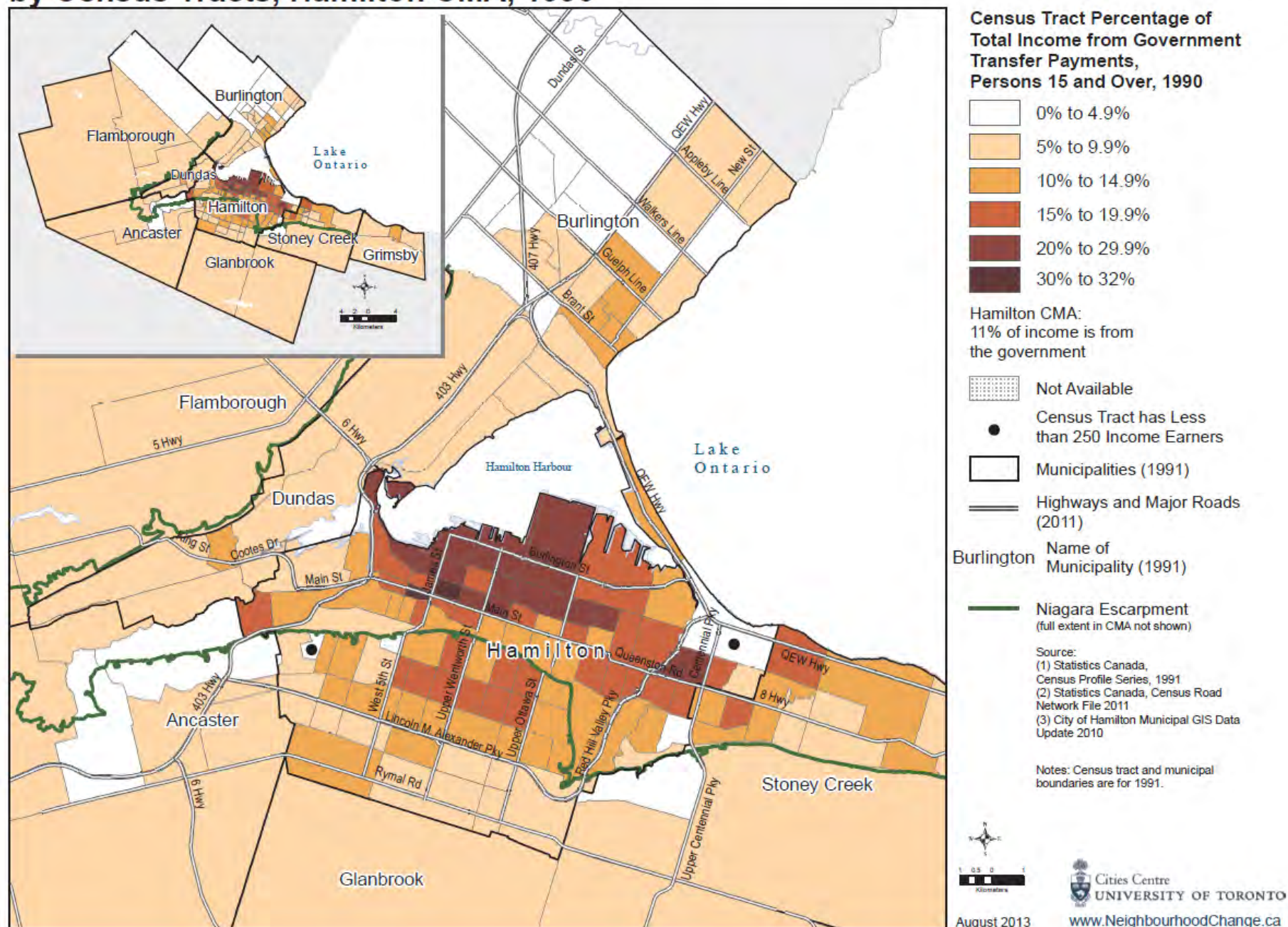
In 2000, very low-wage earners in Hamilton were
“the most segregated in recent Canadian history”
(Stanger-Ross and Stanger-Ross, 2012: 225)
- **Steady polarisation of neighbourhoods since 1980**

Change in Neighbourhood Income Distribution in the Hamilton Census Metropolitan Area 1970-2010





Percentage of Total Income from the Government, Persons 15 and Over by Census Tracts, Hamilton CMA, 1990

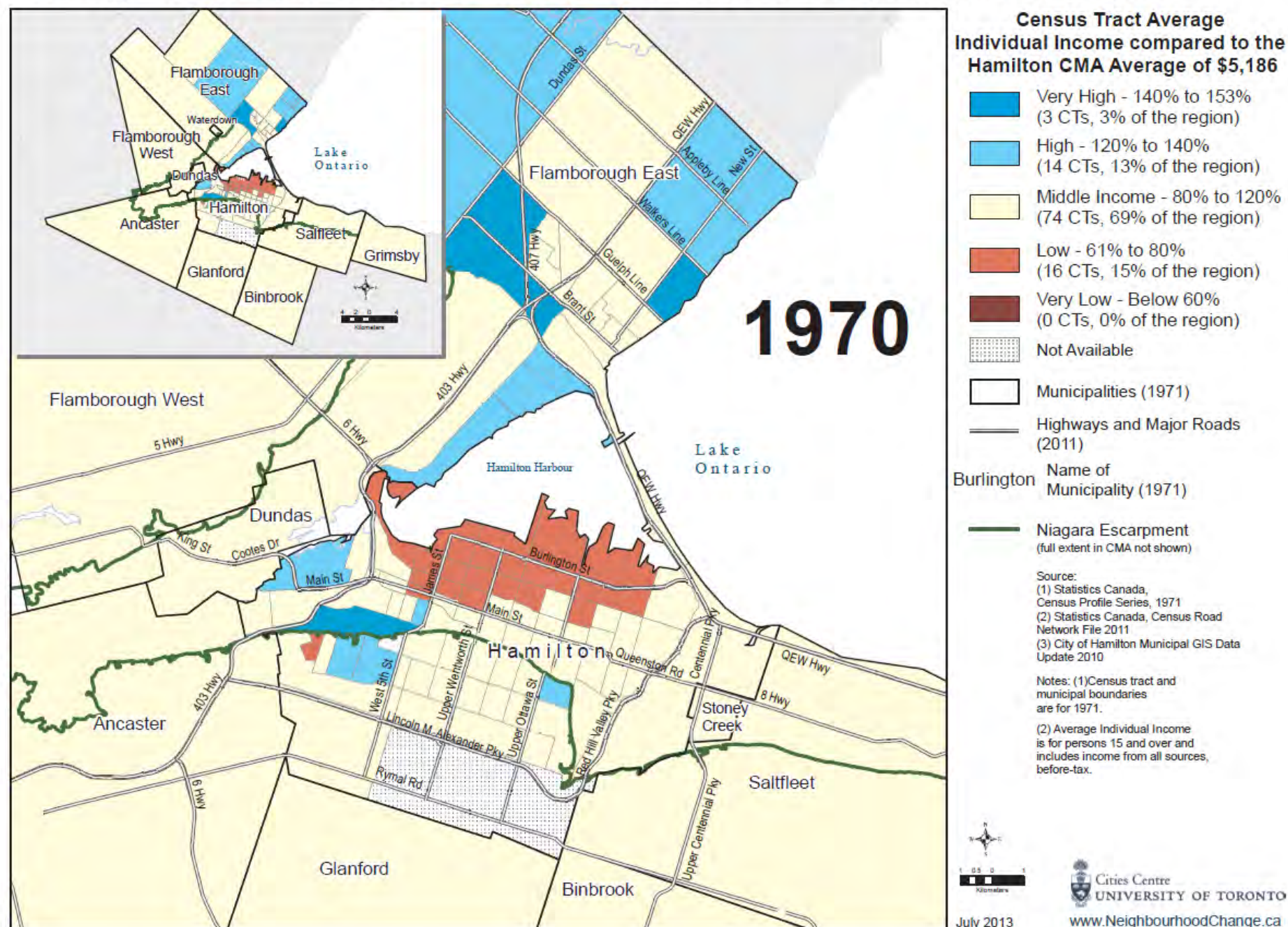


Major trends – geographical patterns

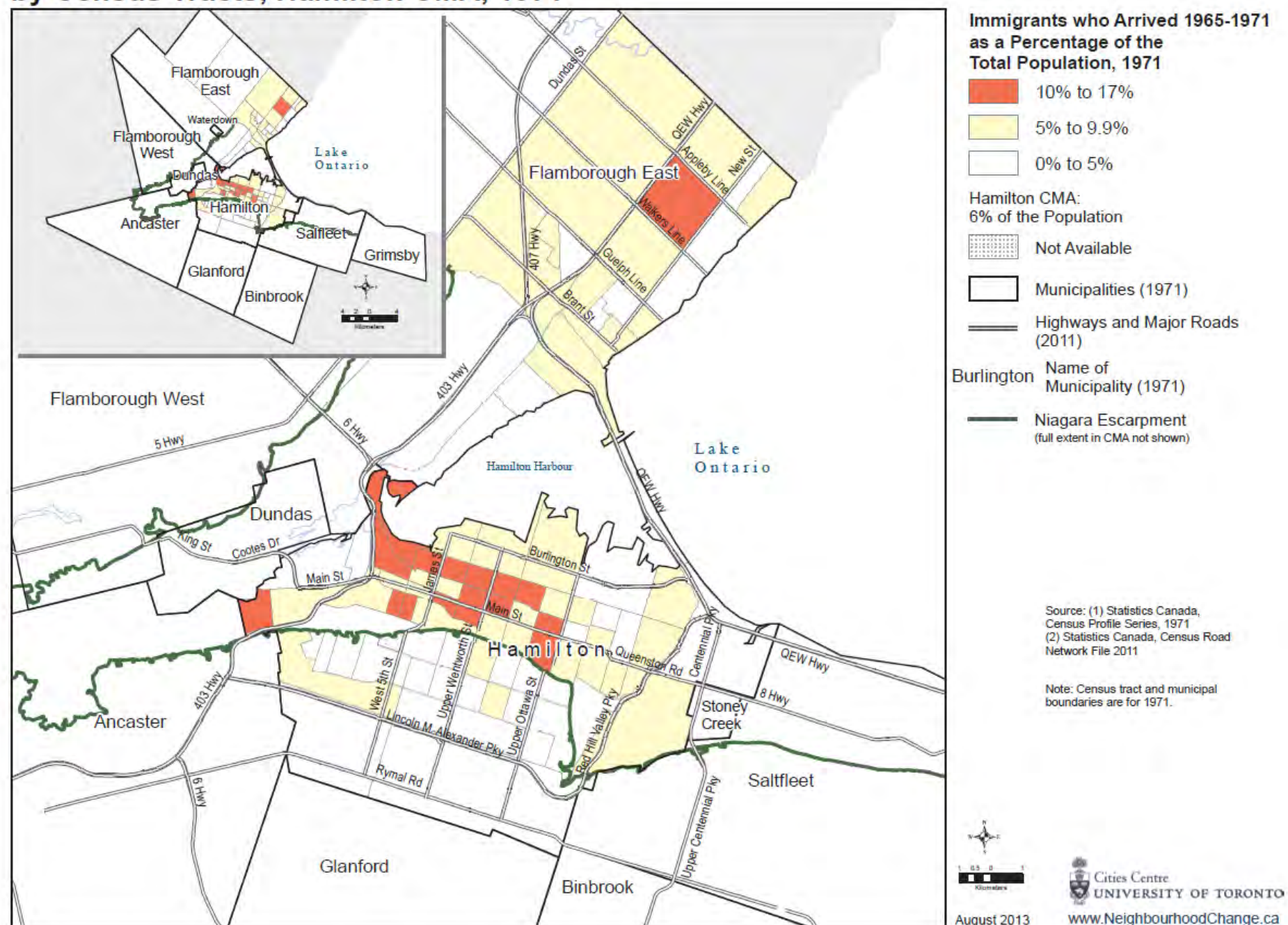
Trends – since (at least) 1970:

- Steady decline of 'lower city' since 1970: effects of deindustrialisation and concentration of welfare poor

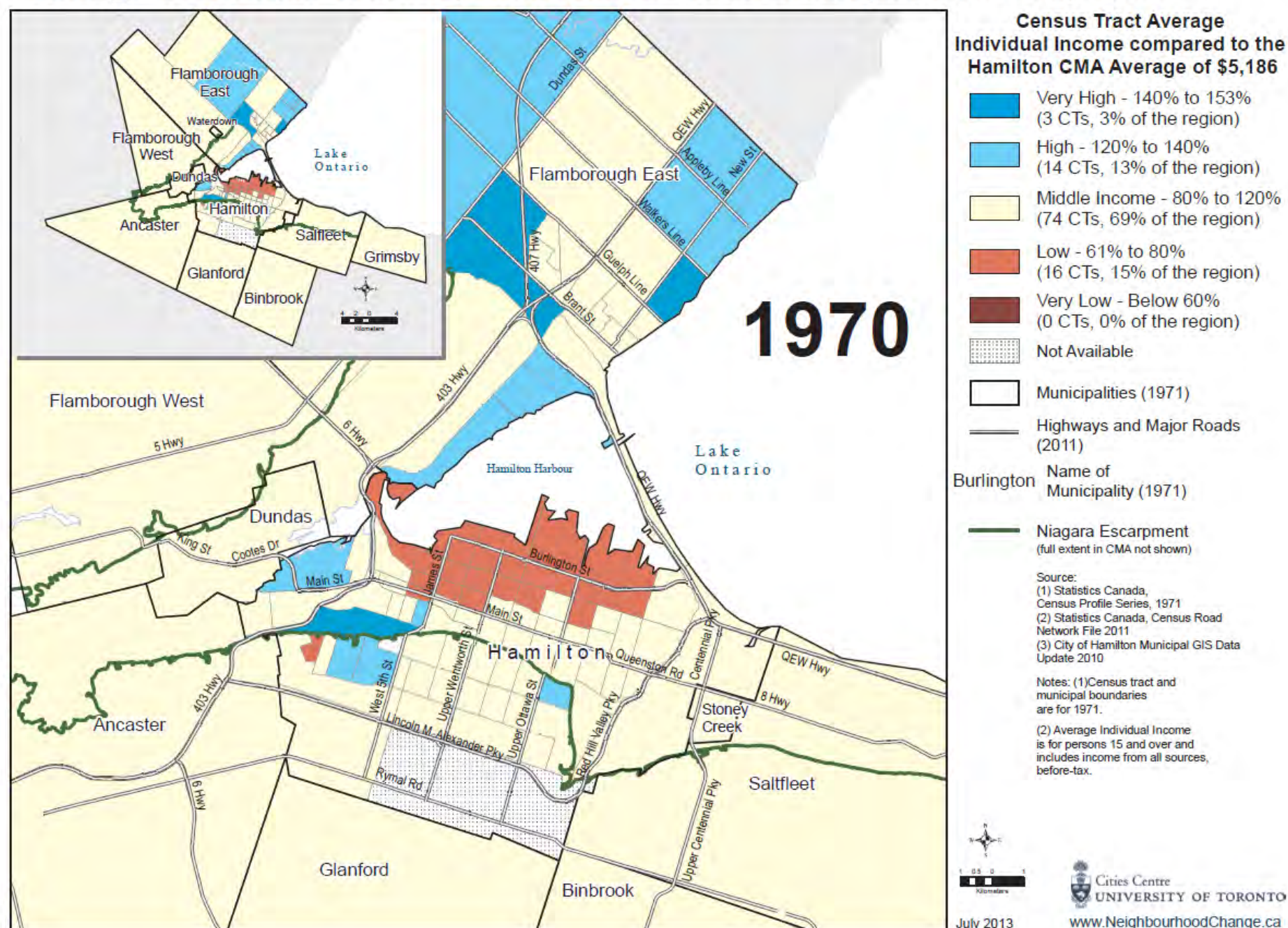
Average Individual Income, Hamilton Census Metropolitan Area, 1970



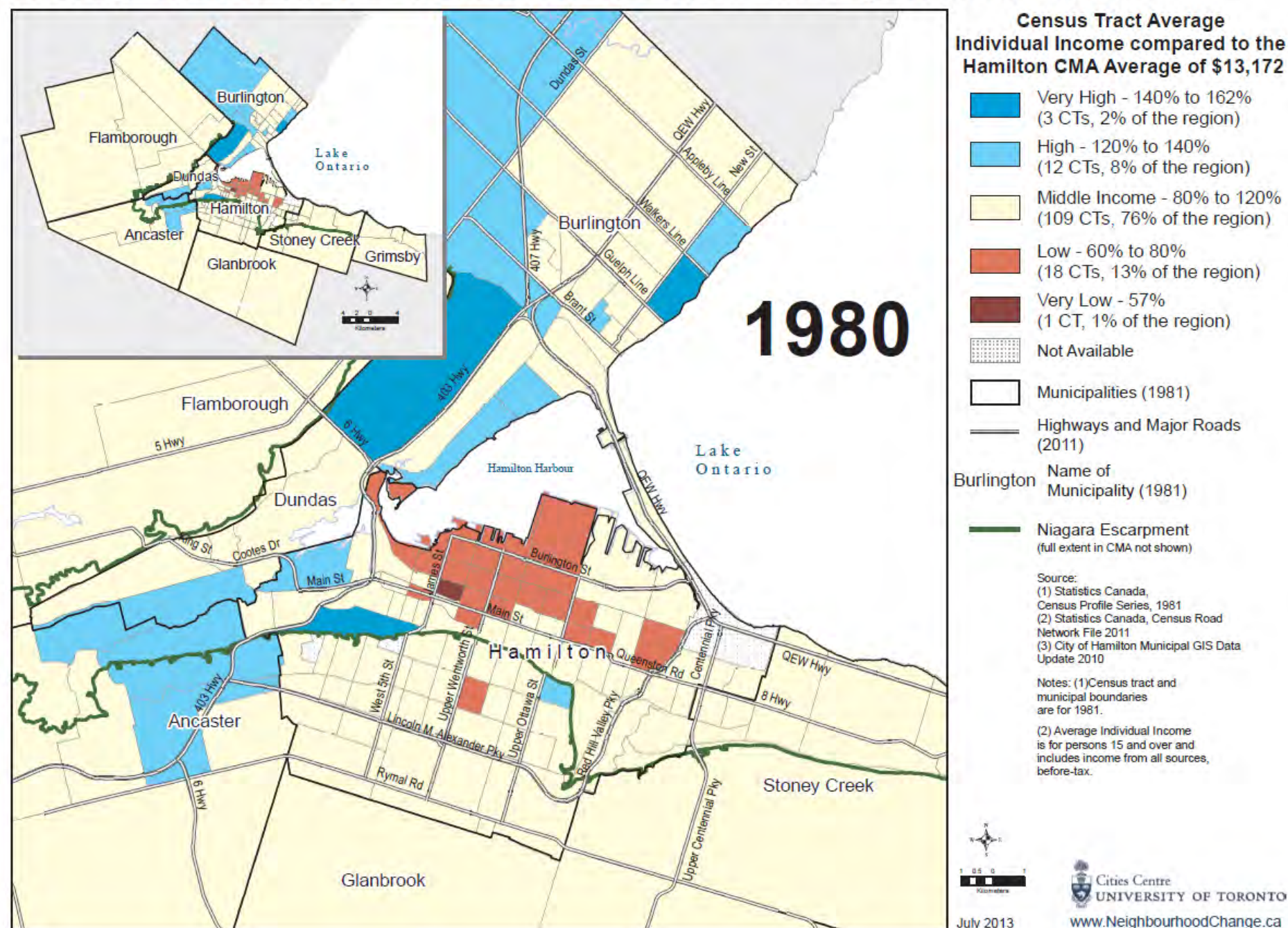
Recent Immigrant (1965-1971) Percentage of the Population by Census Tracts, Hamilton CMA, 1971



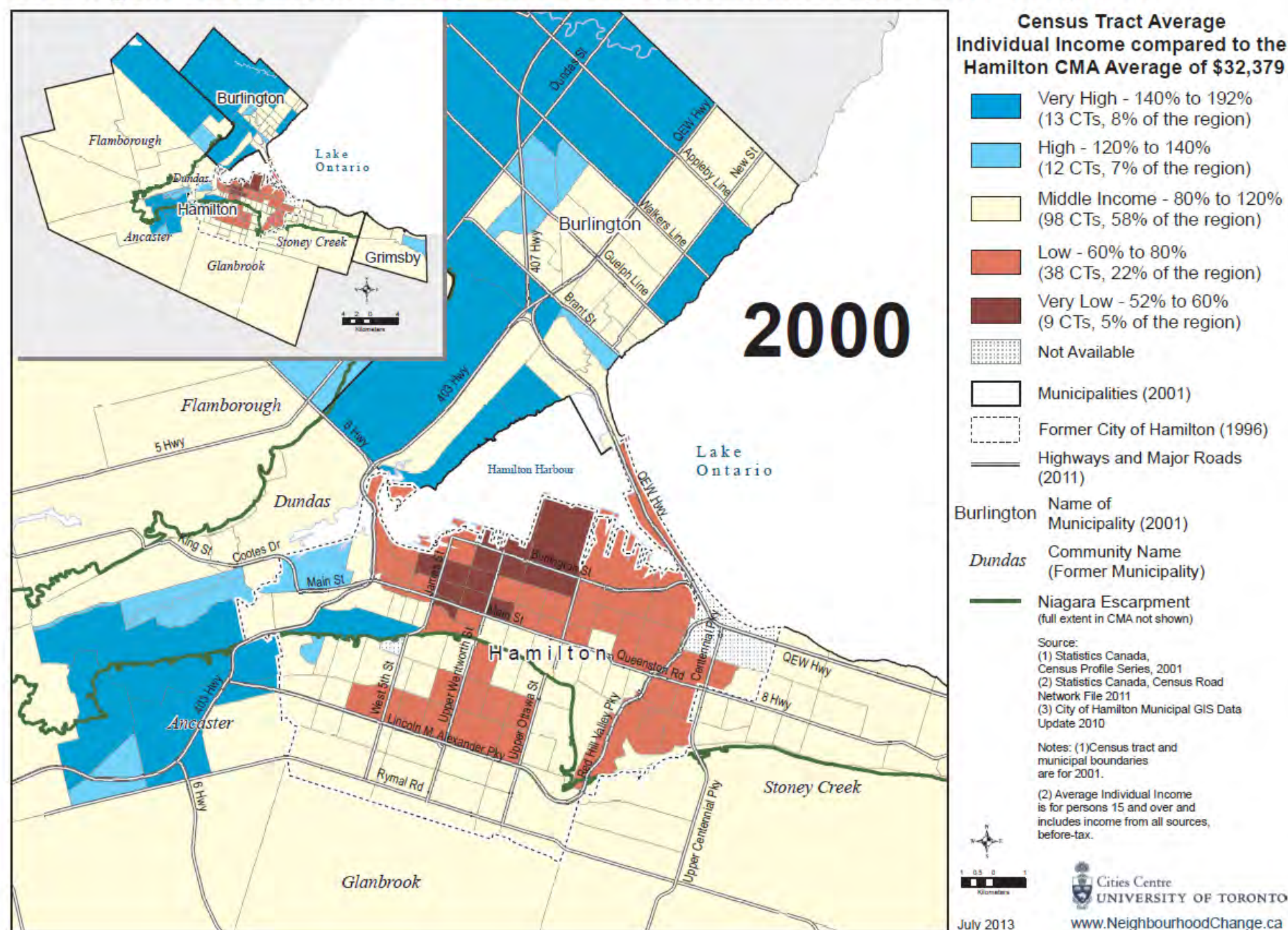
Average Individual Income, Hamilton Census Metropolitan Area, 1970



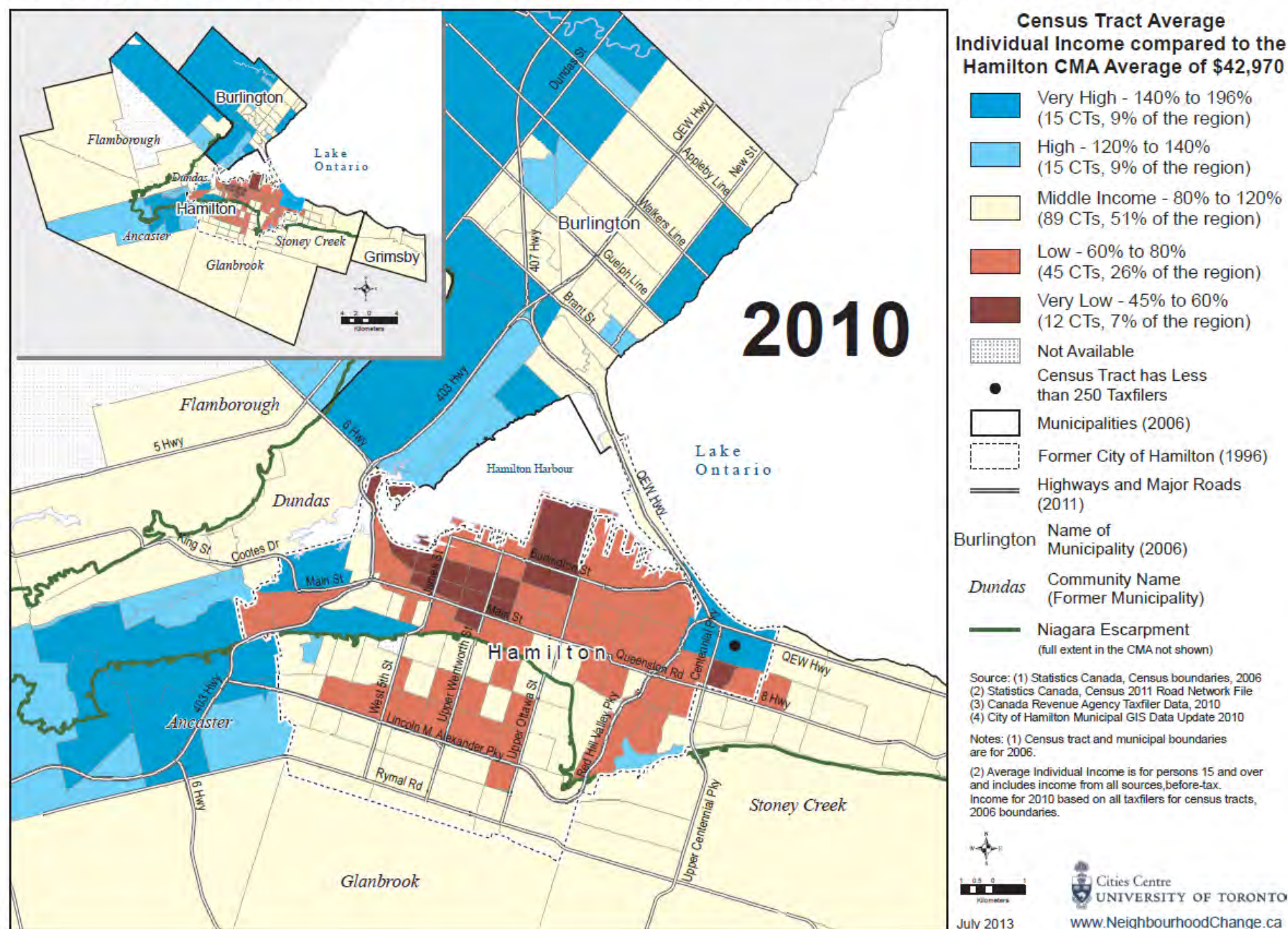
Average Individual Income, Hamilton Census Metropolitan Area, 1980



Average Individual Income, Hamilton Census Metropolitan Area, 2000



Average Individual Income, Hamilton Census Metropolitan Area, 2010



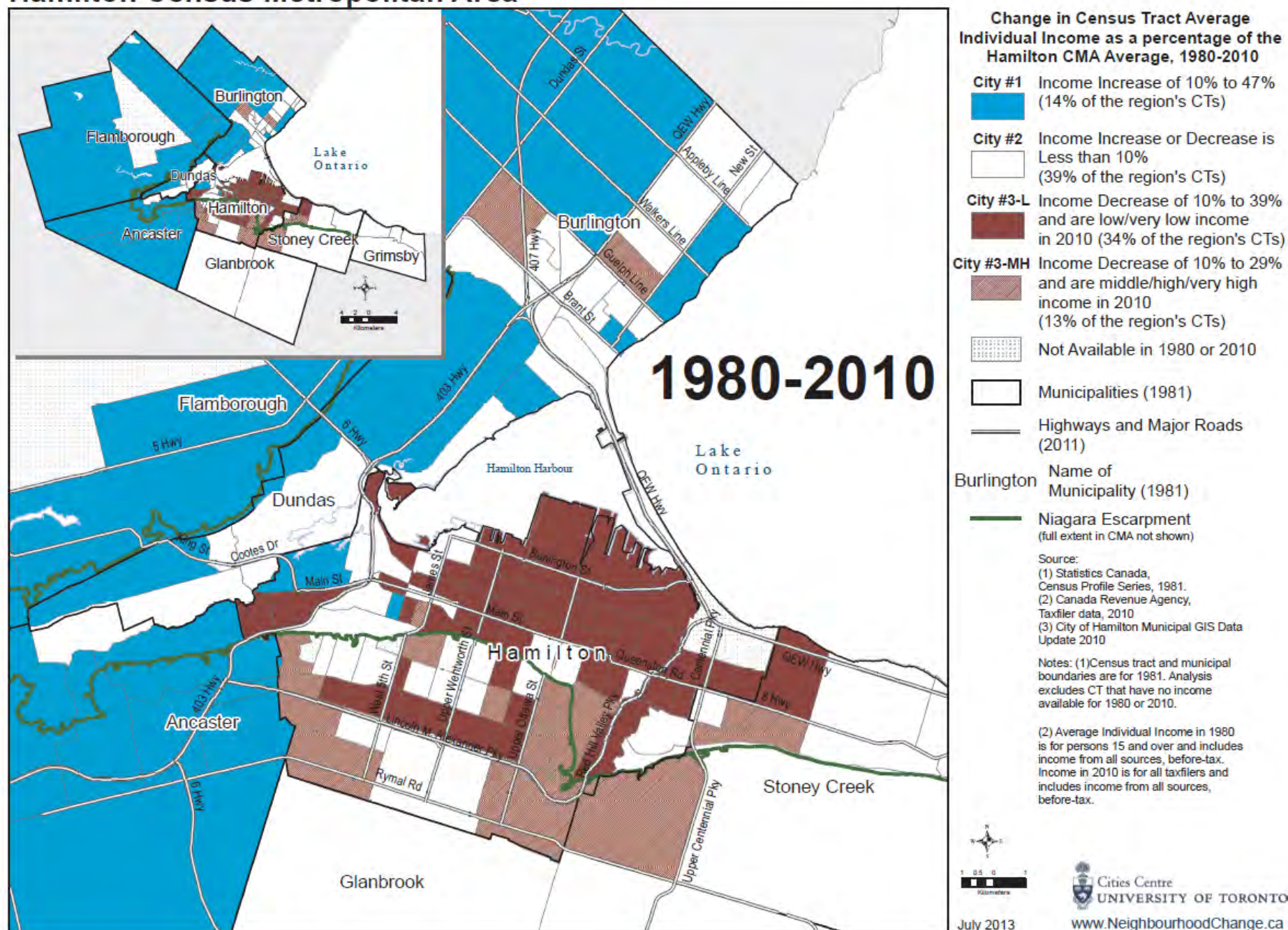
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Trends – since (at least) 1970:

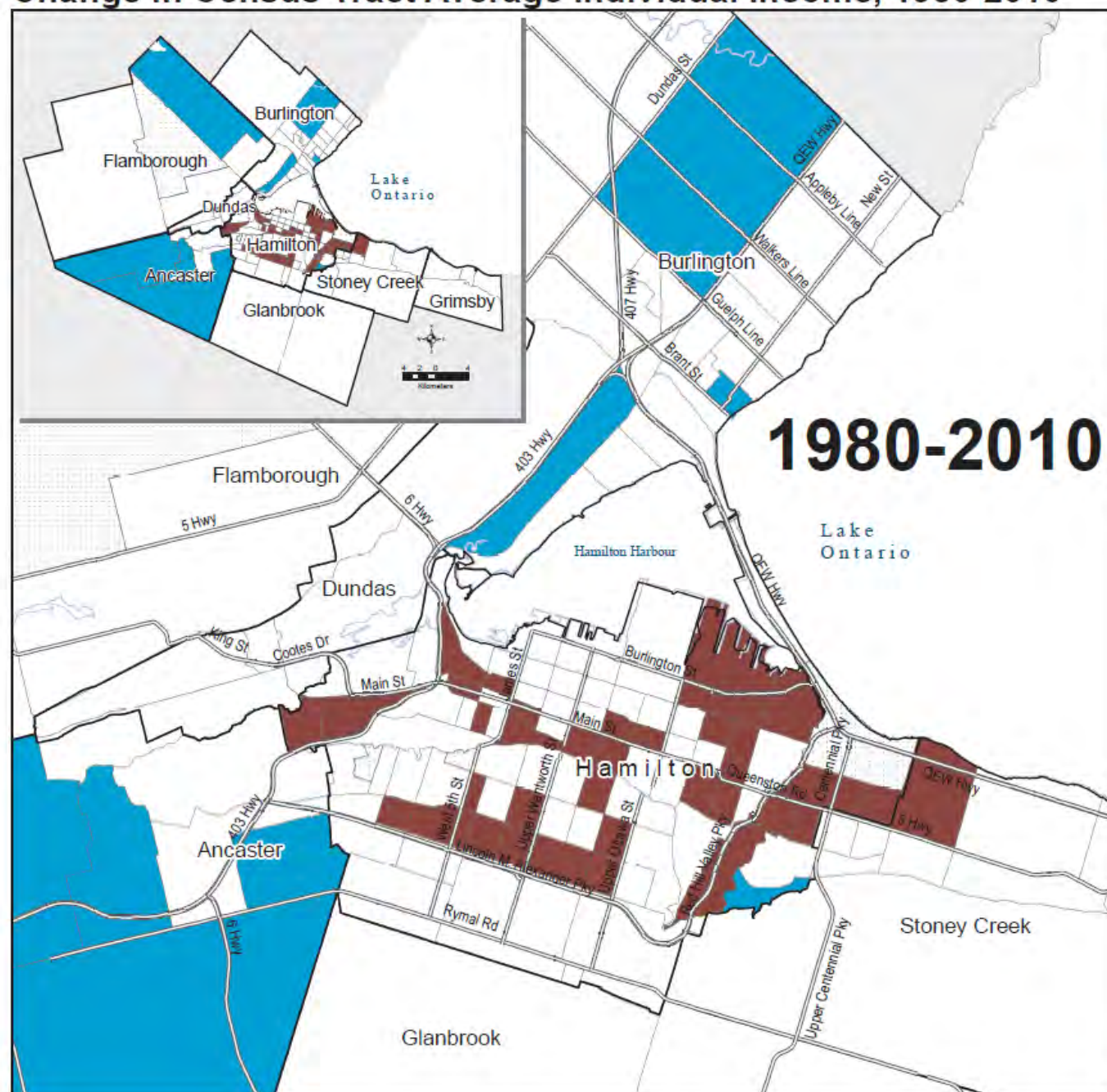
- Steady decline of 'lower city' since 1970: effects of deindustrialisation and concentration of welfare poor
- Steady rise of westerns suburbs, incl. Burlington

Change in Census Tract Average Individual Income, 1980-2010

Hamilton Census Metropolitan Area



Formerly Middle Income Neighbourhoods in the Hamilton CMA, Change in Census Tract Average Individual Income, 1980-2010



Formerly Middle Income Census Tracts
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

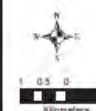
- 8 of these CTs went up in income (7% of the 1980 middle group)
- 35 of these CTs went down in income (33% of the 1980 middle group)
- Formerly Middle Income Status Not Applicable
- Not Available in 1980 or 2010
- Municipalities (1981)
- Highways and Major Roads (2011)

Burlington Name of Municipality (1981)

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.



July 2013

 **Cities Centre**
UNIVERSITY OF TORONTO
www.NeighbourhoodChange.ca

Major trends – geographical patterns

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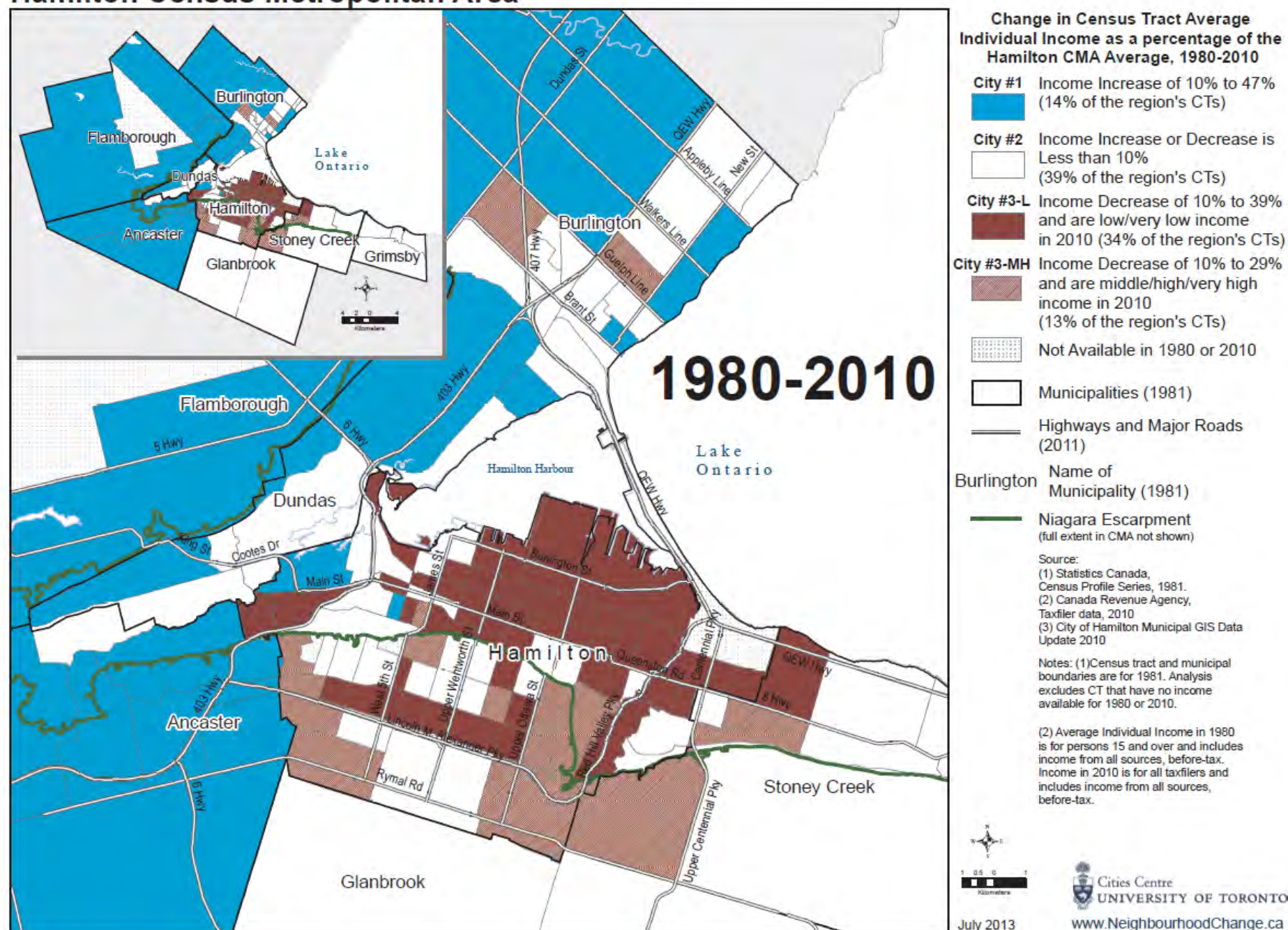
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Trend – since the 1980s

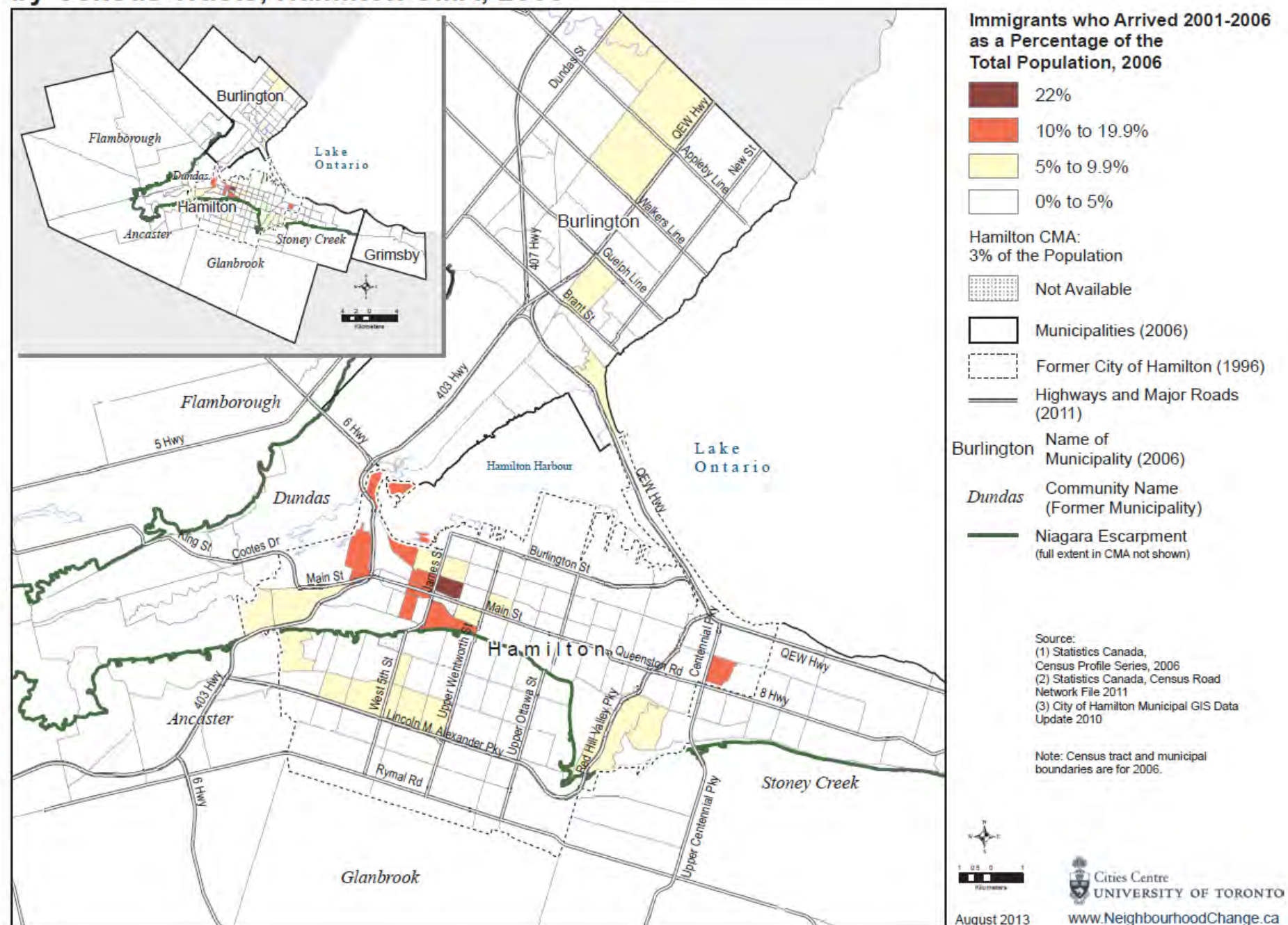
- Decline of 'inner suburbs' to east and south

Change in Census Tract Average Individual Income, 1980-2010

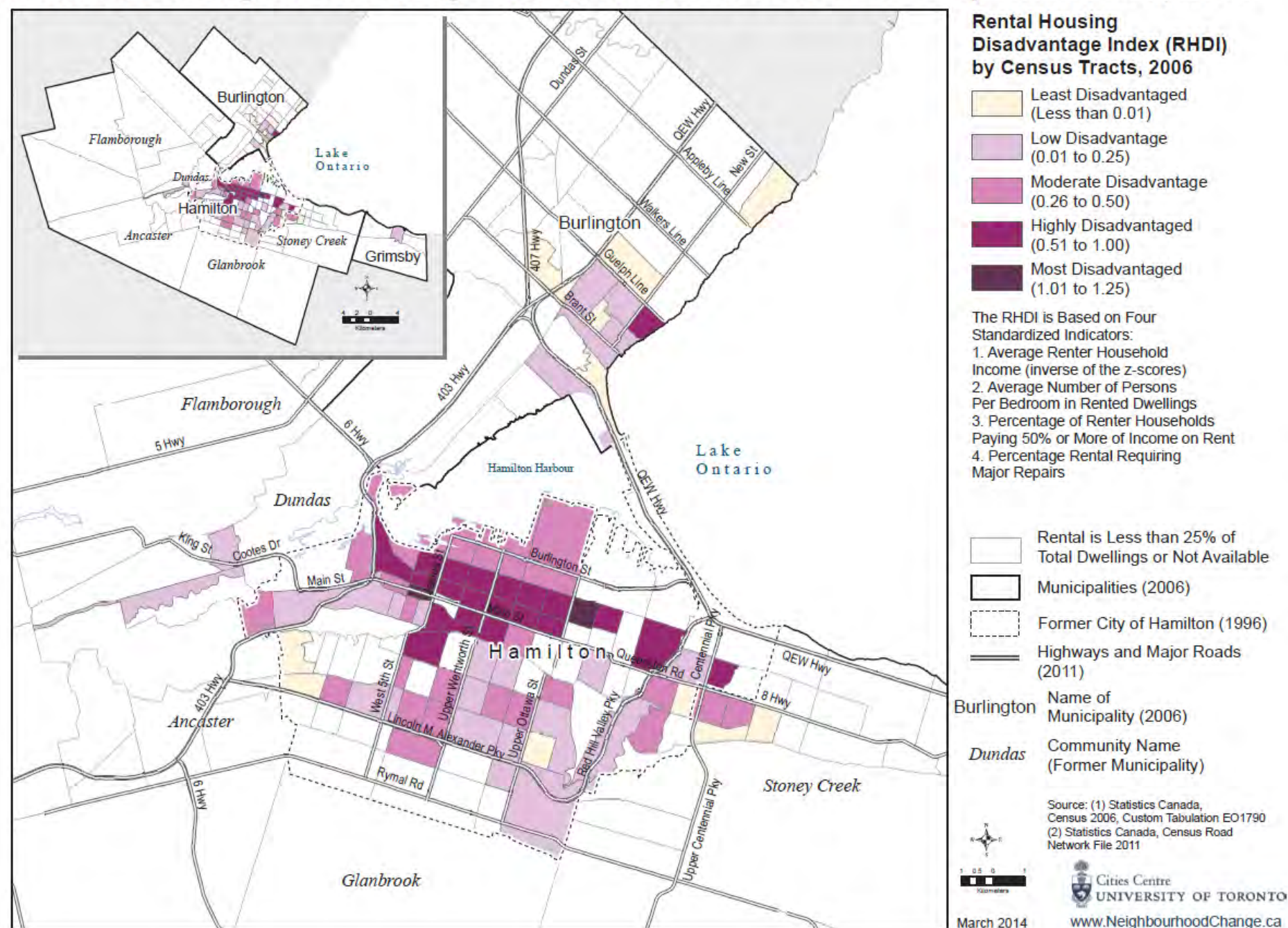
Hamilton Census Metropolitan Area

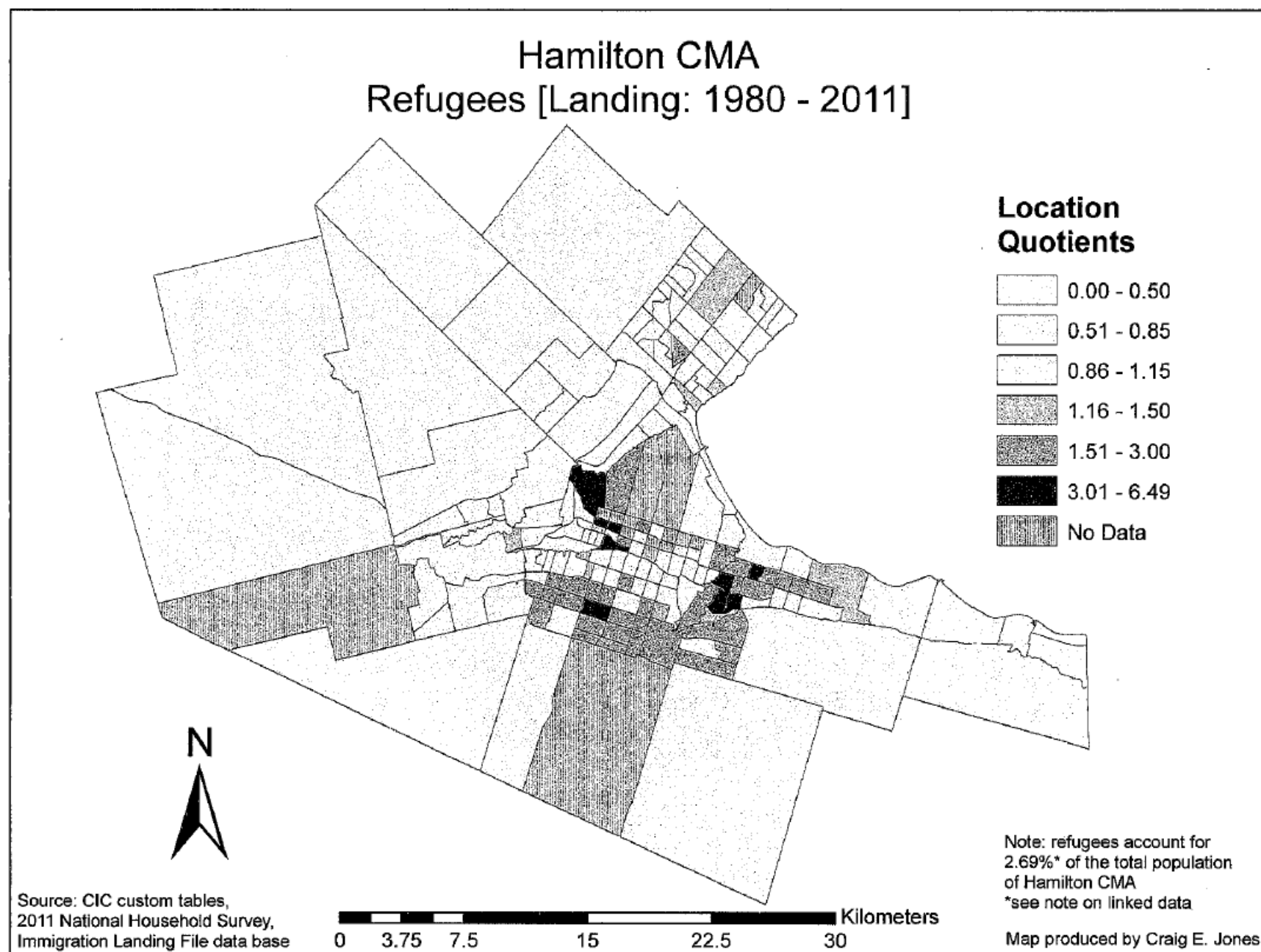


Recent Immigrant (2001-2006) Percentage of the Population by Census Tracts, Hamilton CMA, 2006



Rental Housing Disadvantage Index, Hamilton Census Metropolitan Area, 2006





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

Emergent trend – since 2010

- Beginnings of a revival of areas adjacent to downtown

HAMILTON'S NEIGHBOURHOOD ACTION STRATEGY BOUNDARIES



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)

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- Locke Street

Locke Street Festival, 2014



James Street North