WHO LIVED WHERE IN 2006?

A Neighbourhood Typology of Eight Canadian Metropolitan Areas

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The Neighbourhood Change Research Partnership is examining inequality, diversity, and change at the neighbourhood level in urban Canada with a focus on better understanding the connection between inequality and socio-spatial exclusion. As a key part of the research agenda, we seek to identify similarities and differences among major metropolitan areas. The research presented here introduces a typology of neighbourhoods for eight Canadian CMAs, using a joint analysis of 2006 census tract data.

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As part of a research project on neighbourhood change in cities across Canada, we have developed a typology of neighbourhoods for eight Canadian Census Metropolitan Areas (CMAs): Halifax, Montréal, Ottawa, Toronto, Hamilton, Winnipeg, Calgary, and Vancouver. We created this typology using 2006 census data for 3,139 census tracts in the eight CMAs. We focused on 30 variables related to economic status, age, family and household status, immigrant and ethnic status, migrant status, and housing status.

By analysing the relationships among these variables using component analysis and undertaking a cluster analysis of the component scores, we were able to identify 15 clusters of census tracts that characterize distinct urban neighbourhoods. We have organized these 15 clusters into six larger groups: Older Working Class, Urban/Suburban Homeowner, Old City Establishment, Young, Single, and Mobile Renters, Disadvantaged Groups, and Family Ethnoburbs. Not all clusters appear in all CMAs. Toronto includes all 15 clusters, while Halifax (the smallest city in the study) has only nine. Larger and more socially complex CMAs exhibit the largest number of clusters.

We mapped the groups and associated clusters for each CMA and noticed some common patterns:

- The “Older Working Class” group is generally found in the inner suburbs.
- The “Urban/Suburban Homeowner” group is located primarily in stable residential areas constructed mainly after the Second World War.
- The “Old City Establishment” group is situated in older high-income, inner-city areas and areas in which gentrification has taken place, especially in Ottawa, Toronto, and, to a lesser extent, Montréal.
- “Young, Single, and Mobile Renters” are found in the central areas of many CMAs.

- “Disadvantaged Groups” exhibits a complex distribution that varies by its four component clusters as well as by CMA.
- “Family Ethnoburbs” are found primarily in the suburbs of four of the CMAs studied, especially Toronto and Vancouver and to a lesser extent Calgary and Ottawa.

We hope that this analysis will provide a comparable way to classify neighbourhoods among the eight CMAs. Researchers studying neighbourhood differentiation and change in each of the CMAs can use this information to draw comparisons between their CMA and the other seven CMAs.
GROUP A: OLDER WORKING CLASS

These neighbourhoods are generally lower middle class: slightly lower than average levels of educational achievement and income. There is also an above-average incidence of seniors and single-person households, as well as renters living in older low-rise apartments where maintenance is a problem. Almost one-quarter of the census tracts fall into this group.

Cluster A1 (Non-Immigrant) is of lower economic status, with a larger proportion of single-person households, single-parent families, and seniors. This cluster also has a lower incidence of immigrant population, but a relatively high prevalence of Aboriginals.

Cluster A2 (Immigrant) is distinguished by a higher incidence of immigrants, including Southern Europeans. Many of the people in these neighbourhoods are employed in manufacturing.

Cluster A3 (Almost Middle Class) includes persons of a slightly higher economic status, many of whom have a university degree and are employed in managerial or professional occupations. As with Cluster A1 (Non-Immigrant), there is a relatively high level of single-person households. The housing stock is a mix of older low-rise and high-rise housing.

GROUP B: URBAN/SUBURBAN HOMEOWNER

This group is characterized by a high level of homeownership and varying levels of economic status. Census tracts in this group also have a high incidence of single detached dwellings, a low incidence of immigrants, a relatively high proportion of persons from British and other European ethnic backgrounds, and a low level of residential turnover. These tend to be stable residential areas constructed primarily in the post–Second World War period, often, but not always, in the outer suburbs. This group accounts for about one-third of the census tracts in the analysis, almost evenly split between the two clusters.

Cluster B1 (Affluent) includes persons with a relatively high level of educational achievement and household income. The population is strongly British and other European.

Cluster B2 (Working Class) contains a population with lower levels of educational achievement and more people employed in the manufacturing sector. It also contains proportionately more Aboriginals and people of French ethnic background than Cluster B1.

GROUP C: OLD CITY ESTABLISHMENT

Group C, with only one cluster (C1: Affluent Professionals), is characterized by the highest incidence of persons with university degrees and employment in managerial and professional occupations. Many households in this cluster have high incomes. Almost 40 percent of the housing stock in these neighbourhoods was built before 1946 and about 40 percent of the stock is rental. Many of these neighbourhoods contain high-rise housing. Members of this group spend a relatively low proportion of their income on housing. Like Group B, this cluster includes a comparatively low proportion of immigrants and a high proportion of persons of British and other European origins.

GROUP D: YOUNG, SINGLE, AND MOBILE RENTERS

This group is characterized by people with university degrees and those working in professional occupations, a young adult population, single-person households, a high incidence of residential turnover in the previous five years, rental tenancy, and occupancy of older apartment buildings, many needing major repair. This group includes many low-income individuals. This is a relatively highly qualified group professionally that has not yet
achieved a high level of household earnings. A disproportionate number of persons in this group are of French ethnic origin. Group D accounts for about 9 percent of the tracts.

Cluster D1 (Well-Educated Professionals) is distinguished by a higher proportion of degree holders and professional employees and slightly higher household incomes than Cluster D2 (Low-income Recent Immigrants).

Cluster D2 (Low-income Recent Immigrants) is characterized by lower economic status, especially income, a relatively high incidence of unemployment and government transfer payments, and a greater prevalence of recent immigrants. Housing tends to be in greater need of major repair.

Group E: Disadvantaged Groups

Group E is characterized by persons with a low level of educational achievement, those engaged in manufacturing occupations, low incomes, a relatively high incidence of unemployment and government transfer payments, a high proportion of single-parent families, and a relatively high incidence of immigrants and recent immigrants, including persons of Caribbean and Latin American, African, South Asian and Southern European ethnic origins. Persons in this group tend to live in rented high-rise or low-rise apartments. Group E accounts for almost 16 percent of the tracts in the analysis.

Cluster E1 (Impoverished Recent Immigrants in High-Rise Housing) exhibits the lowest economic status of the four clusters. A disproportionate number of residents live in high-rise apartments that are often crowded and in need of substantial repair. Many residents spend a large proportion of their income on rent.

Cluster E2 (Lower Status in Older Low-Rise Apartments) is characterized by a relatively high proportion of single-person households, a lower proportion of immigrants than the other three clusters, a higher proportion of Aboriginals and persons of Latin America and Caribbean origins, and a high incidence of low-rise and older housing that is often in need of major repair. In contrast to the other three clusters, these apartments tend to be more affordable and less crowded.

Cluster E3 (Better-Educated Recent Immigrants in High-Rise Apartments) includes persons with an average level of educational achievement and low, but not very low, incomes. This cluster has the highest incidence of recent immigrants and the second-highest incidence of total immigrants. It also has the highest incidence of people living in crowded high-rise apartments. This reflects the personal and housing status of recently arrived immigrants, many of whom are well educated, but have difficulty finding a well-paying job and therefore spend a high proportion of their income on rent.

Cluster E4 (Immigrant Diversity in Mixed Residential Areas) has a high incidence of persons of Southern European origin, and a relatively large number of persons of Caribbean and Latin American, African, and South Asian origins. The dwelling indicators of affordability, suitability, and condition of dwelling are not as negative as for the other three clusters.

Group F: Family Ethnoburbs

These are areas of immigrant settlement in the suburbs, distinguished by an above-average number of persons per household, a very high immigrant and recent immigrant population, and recently constructed housing stock, primarily single detached, mostly of recent construction and in good condition. Group F accounts for 14 percent of the census tracts in the analysis.

Cluster F1 (East Asian Lower Income) is an East Asian (primarily Chinese) immigrant enclave. This cluster has a higher incidence of degree holders than the other two clusters, and a considerably higher incidence of low-income families. In addition, the housing stock is slightly older.

Cluster F2 (Multicultural Middle Income) is characterized by a considerably higher income than the other two clusters, a substantially lower level of recent immigration, more Southern Europeans and single-parent families, and a greater prevalence of single detached dwellings and recently constructed houses.

Cluster F3 (South Asian Larger Families) is differentiated by a lower level of educational attainment than the other two clusters and more people working in manufacturing jobs. Incomes and other indicators of economic status are about average. These households have more members and a higher proportion of children under 15 than the other two clusters. Although South Asian immigrants predominate, other ethnic origins are also represented. The housing stock is relatively new and affordability is a potential problem, more so than for any of the other 14 clusters.
Eight Canadian Metropolitan Areas
A Typology of Neighbourhoods by Census Tracts, 2006

Map Legend
Neighbourhood Clusters, 2006 Analysis

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income
- F2 Multicultural Middle Income
- F3 South Asian Larger Families
MAP 1: HALIFAX CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant*
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts*
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts*
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income*
- F2 Multicultural Middle Income*
- F3 South Asian Larger Families*

* indicates that the particular cluster is not present on the map

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 5 broad groups based on their statistical similarity across these variables.

Source: (1) Statistics Canada, Census Profile Series, 2006
(2) Statistics Canada, Census Road Network, 2011

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MAP 2: MONTRÉAL CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income
- F2 Multicultural Middle Income
- F3 South Asian Larger Families*

* indicates that the particular cluster is not present on the map

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.
**MAP 3: OTTAWA - GATINEAU CMA**
**TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006**

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant *
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income *
- F2 Multicultural Middle Income
- F3 South Asian Larger Families *

* indicates that the particular cluster is not present on the map.

**Note:** The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 8 broad groups based on their statistical similarity across these variables.
Who Lived Where in 2006?

MAP 4: TORONTO CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
   A1 Non-Immigrant
   A2 Immigrant
   A3 Almost Middle Class

B: Urban/Suburban Homeowner
   B1 Affluent
   B2 Working Class

C: Old City Establishment
   C1 Affluent Professionals

D: Young, Single & Mobile Renters
   D1 Well-Educated Professionals
   D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
   E1 Impoverished Recent Immigrants in High-Rise Apts
   E2 Lower Status in Older Low-Rise Apts
   E3 Better-Educated Recent Immigrants in High-Rise Apts
   E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
   F1 East Asian Lower Income
   F2 Multicultural Middle Income
   F3 South Asian Larger Families

Source: (1) Statistics Canada, Census Profile Series, 2006
(2) Geobase Road Network File, 7.0 Edition

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.
MAP 5: CITY OF TORONTO
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
- A1: Non-Immigrant
- A2: Immigrant
- A3: Almost Middle Class

B: Urban/Suburban Homeowner
- B1: Affluent
- B2: Working Class

C: Old City Establishment
- C1: Affluent Professionals

D: Young, Single & Mobile Renters
- D1: Well-Educated Professionals
- D2: Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1: Impoverished Recent Immigrants in High-Rise Apts
- E2: Lower Status in Older Low-Rise Apts
- E3: Better-Educated Recent Immigrants in High-Rise Apts
- E4: Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1: East Asian Lower Income
- F2: Multicultural Middle Income
- F3: South Asian Larger Families

Source: Statistics Canada, Census Profile Series, 2006

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.
Map 6: Hamilton CMA
Typology of Neighbourhoods by Census Tracts, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income
- F2 Multicultural Middle Income
- F3 South Asian Larger Families

* Indicates that the particular cluster is not present on the map

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.
MAP 7: WINNIPEG CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals*

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts*
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income*
- F2 Multicultural Middle Income
- F3 South Asian Larger Families*

* Indicates that the particular cluster is not present on the map

Note: The map is based on a hierarchical cluster analysis using 5 component scores derived from 30 variables at the census tract level in 6 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.
MAP 8: CALGARY CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
   - A1 Non-Immigrant
   - A2 Immigrant
   - A3 Almost Middle Class

B: Urban/Suburban Homeowner
   - B1 Affluent
   - B2 Working Class

C: Old City Establishment
   - C1 Affluent Professionals

D: Young, Single & Mobile Renters
   - D1 Well-Educated Professionals
   - D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
   - E1 Impoverished Recent Immigrants in High-Rise Apts*
   - E2 Lower Status in Older Low-Rise Apts
   - E3 Better-Educated Recent Immigrants in High-Rise Apts*
   - E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
   - F1 East Asian Lower Income*
   - F2 Multicultural Middle Income
   - F3 South Asian Larger Families

* indicates that the particular cluster is not present on the map

Note: The map is based on a hierarchical cluster analysis using 3 component scores derived from 30 variables at the census tract level in 6 census metropolitan areas. The 15 distinct clusters are organized into 6 broad groups based on their statistical similarity across these variables.

Source:
(1) Statistics Canada, Census Profile Series, 2006
(2) GetBase Road Network, Alberta Edition 9

MAP 9: VANCOUVER CMA
TYPOLOGY OF NEIGHBOURHOODS BY CENSUS TRACTS, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts*
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income
- F2 Multicultural Middle Income
- F3 South Asian Larger Families

* indicates that the particular cluster is not present on the map

Not Classified
Highways and Major Roads (2011)
Major Rivers and Lakes
Rapid Transit (2011)
Municipalities (2006)
Name of Municipality or Equivalent (2006)

Source:
(1) Statistics Canada, Census boundaries, 2006
(2) Statistics Canada, Census Road Network, 2011

Note: The map is based on a hierarchical cluster analysis using 9 component scores derived from 30 variables at the census tract level in 8 census metropolitan areas. The 15 distinct clusters are organized into 8 broad groups based on their statistical similarity across these variables.

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EIGHT CANADIAN METROPOLITAN AREAS
A Typology of Neighbourhoods by Census Tracts, 2006

A: Older Working Class
- A1 Non-Immigrant
- A2 Immigrant
- A3 Almost Middle Class

B: Urban/Suburban Homeowner
- B1 Affluent
- B2 Working Class

C: Old City Establishment
- C1 Affluent Professionals

D: Young, Single & Mobile Renters
- D1 Well-Educated Professionals
- D2 Low-Income Recent Immigrants

E: Disadvantaged Groups
- E1 Impoverished Recent Immigrants in High-Rise Apts
- E2 Lower Status in Older Low-Rise Apts
- E3 Better-Educated Recent Immigrants in High-Rise Apts
- E4 Immigrant Diversity in Mixed Residential Areas

F: Family Ethnoburbs
- F1 East Asian Lower Income
- F2 Multicultural Middle Income
- F3 South Asian Larger Families

Source: Statistics Canada, Census Profile 2006