Income inequality & polarization at the neighbourhood and municipal levels

• This file contains maps and charts focused on income change at the census tract level in the Region of Peel with comparisons to the Toronto Census Metropolitan Area (CMA).

• Census data is used up to 2006. The 2011 National Household Survey is not used. It is not trustworthy.

• Income data after 2006 is taxfiler data from the Canada Revenue Agency. Our analysis of census income data and CRA income data has found an almost exact match which allows us to continue the change analysis through recent decades.

www.NeighbourhoodChange.ca
Two key national income trends — the growing gap between the rich and the poor and the progressively smaller middle-income group — have major social implications at the neighbourhood level that we are only beginning to identify, understand, and explain.
Average Individual Income, Peel Region, MAPS (5-income groups)

INCOME DISTRIBUTION BY CENSUS TRACT, 1980 TO 2012


Average Individual Income, Peel Regional Municipality, 2010

Census Tract Average Individual Income compared to the Toronto CMA Average of $44,271

- **Very High** - 140% to 259% (8 CTs, 4% of Peel region)
- **High** - 120% to 140% (5 CTs, 2% of Peel region)
- **Middle Income** - 80% to 120% (100 CTs, 49% of Peel region)
- **Low** - 60% to 80% (83 CTs, 41% of Peel region)
- **Very Low** - 54% to 60% (9 CTs, 4% of Peel region)
- **Not Available**

Source: Canada Revenue Agency, T1FF Taxfiler Data, 2010

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


- **Middle Income Census Tracts:**
  - from 84% (1970) to 48% (2012)

- **Low Income Census Tracts:**
  - from 0% (1970) to 46% (2012)

- **High Income Census Tracts:**
  - from 16% (1970) to 6% (2012)

**Income Categories**
- **Low income:** more than 20% below the Toronto average
- **Middle income:** within 20% of the Toronto average
- **High Income:** more than 20% above the Toronto average

**Notes**
- Census tract average individual income from all sources, before tax.
- Income is measured relative to the Toronto metropolitan area average each year.
- Income 1970-2005 is from the Census Income for 1971-2005 is Canada Revenue Agency taxfiler data.
- Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

Source: Statistics Canada,
Census 1971-2005; Canada Revenue Agency Taxfiler data 2010-2012

November 2014
Neighbourhood Change Research Partnership
www.NeighbourhoodChange.ca

Contact: david.hulchanski@utoronto.ca
Toronto CMA

Changing Income Distribution in the Toronto Metropolitan Area, 1970-2012

Income Categories
- **Low income**: more than 20% below the Toronto average
- **Middle income**: within 20% of the Toronto average
- **High Income**: more than 20% above the Toronto average

Notes:
- Census tract average individual income from all sources, before tax
- Income is measured relative to the Toronto metropolitan area average each year
- Income 1970-2005 is from the Census Income for 1971-2005 is Canada Revenue Agency taxfiler data.
- Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

Source: Statistics Canada:
- Census 1971-2005: Canada Revenue Agency Taxfiler data 2010-2012

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Peel Region, 10 June 2015

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Contact: david.hulchanski@utoronto.ca
"905 Region"


Income Categories
Low income: more than 20% below the Toronto average
Middle income: within 20% of the Toronto average
High Income: more than 20% above the Toronto average

Notes
Census tract average individual income from all sources, before tax. Income is measured relative to the Toronto metropolitan area average each year.
Income 1970-2005 is from the Census Income for 1971-2005 is from Canada Revenue Agency taxfiler data.

Data provided by the 2011 National Household Survey (NHS), has been proven to be trustworthy, No NHS data is used here.

Low Income Census Tracts: from 0% (1970) to 26% (2012)
Middle Income Census Tracts: from 87% (1970) to 57% (2012)
High Income Census Tracts: from 13% (1970) to 17% (2012)
City of Toronto

Changing Income Distribution in the City of Toronto, 1970-2012

- **Income Categories**
  - **Low income**: more than 20% below the Toronto average
  - **Middle income**: within 20% of the Toronto average
  - **High Income**: more than 20% above the Toronto average

**Notes**
- Census tract average individual income from all sources, before tax.
- Income is measured relative to the Toronto metropolitan area average each year.
- Income 1976-2005 is from the Census Income for 2013-2012 is Canada Revenue Agency taxfiler data.
- Data provided by the 2011 National Household Survey (NHS), has been proven to be untrustworthy. No NHS data is used here.

Source: Statistics Canada.
- Census 1971-2005: Canada Revenue Agency Taxfiler data 2010-2012

Peel Region, 10 June 2015
Contact: david.hulchanski@utoronto.ca

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**Graph Details**

- **Middle Income Census Tracts:**
  - from 58% (1970) to 30% (2012)

- **Low Income Census Tracts:**
  - from 26% (1970) to 49% (2012)

- **High Income Census Tracts:**
  - from 16% (1970) to 21% (2012)
Average Individual Income, Peel Region, MAP

32-YEAR INCOME TREND ANALYSIS,
1980-2012
Neighbourhood Income Change: Peel Region, 2012 vs. 1980

Peel Region

1980–2012

Change in Census Tract Average Individual Income as a percentage of the Toronto CMA Average, 1980-2012

City #1: Income Increase of 15% to 118% (8% of Peel's CTs)
City #2: Income Increase or Decrease is Less than 15% (30% of Peel's CTs)
City #3-L: Income Decrease of 15% to 39% and are low/very low income in 2012 (38% of Peel's CTs)
City #3-MH: Income Decrease of 15% to 43% and are middle/high/very high income in 2012 (24% of Peel's CTs)

Local Municipalities (1981)
Major Highways (2011)
Brampton Name of Municipality (1981)
Bolton Community Name

Data Sources:
Statistics Canada, Census Profile Series 1981
Canada Revenue Agency, T1FF Taxfiler data, 2012

Individual income for persons 15 and over, from all sources, before-tax.
Change is in terms of percentage points.
The 2012 average individual income of the census tract is divided by the metropolitan area average for that year and the same is done for 1980. The difference (2012 minus 1980) is multiplied by 100 to produce the percentage point change for each census tract.
Census tract boundaries are held constant to Census 1981.
Neighbourhood Income Change: Toronto Metropolitan Area, 2012 vs. 1980

Toronto CMA
1980–2012

Change in Census Tract Average Individual Income as a percentage of the Toronto CMA Average, 1980–2012

City #1
Income Increase of 15% to 453% (28% of the region's census tracts)

City #2
Income Increase or Decrease is Less than 15% (37% of the region's census tracts)

City #3-L
Income Decrease of 15% to 56% and are low/very low income in 2012 (25% of the region's census tracts)

City #3-MH
Income Decrease of 15% to 173% and are middle/high/very high income in 2012 (9% of the region's census tracts)

No Data for 1980 or 2012

Individual income for persons 15 and over. from all sources, before-tax.

Change is in terms of percentage points. The 2012 average individual income of the census tract is divided by the metropolitan area average for that year and the same is done for 1980. The difference (2012 minus 1980) is multiplied by 100 to produce the percentage point change for each census tract.

Census tract boundaries are held constant to Census 1981.

Data Sources:
Statistics Canada, Census Profile Series 1981
Canada Revenue Agency, T1FF Taxfiler data, 2012
Formerly Middle Income Neighbourhoods in Peel Region,
Change in Census Tract Average Individual Income, 1980–2012

Formerly Middle Income Census Tracts
47 of the 84 middle income census tracts in 1980 (20% above or below the
Toronto CMA average income) were no longer middle income in 2012

- 4 of these CTs went up in income
  (5% of the 1980 middle group)
- 43 of these CTs went down
  in income
  (51% of the 1980 middle group)

Formerly Middle Income Status
Not Applicable
No Data for 1980 or 2012

Local Municipalities (1981)
Major Municipalities (1981)
Name of
Municipality (1981)
Community Name
Bolton

Data Sources:
Statistics Canada, Census Profile Series 1981
Canada Revenue Agency, T1FF Taxfiler data, 2012

Individual income for persons 15 and over, from all sources, before-tax.
Income status is measured as percentage points. The 2012 average individual income of the census tract is divided by the metropolitan area average for that year and the same is done for 1980. Census tracts with income 80% to 119.9% versus the metropolitan area average are considered to be middle income at the time.

Census tract boundaries are held constant to Census 1981.

Contact: david.hulchanski@utoronto.ca

Peel Region, 10 June 2015  Page 17 of 59
Formerly Middle Income Neighbourhoods in the Toronto CMA, Change in Census Tract Average Individual Income, 1980–2012

Individual income for persons 15 and over, from all sources, before-tax.

Income status is measured as percentage points. The 2012 average individual income of the census tract is divided by the metropolitan area average for that year and the same is done for 1980. Census tracts with income 80% to 119.9% versus the metropolitan area average are considered to be middle income at the time.

Census tract boundaries are held constant to Census 1981.

Formerly Middle Income Census Tracts
210 of the 379 middle income census tracts in 1980 (20% above or below the Toronto CMA average income) were no longer middle income in 2012

- 58 of these census tracts went up in income (15% of the 1980 middle group)
- 152 of these census tracts went down in income (40% of the 1980 middle group)
- Formerly Middle Income Status Not Applicable
- No Data for 1980 or 2012

Data Sources:
Statistics Canada, Census Profile Series 1981
Canada Revenue Agency, T1FF Taxfile data, 2012

Contact: david.hulchanski@utoronto.ca
Average Individual Income, BAR GRAPHS

PEEL REGION INCOME POLARIZATION TRENDS, 1970-2010
Mississauga

Neighbourhood Income & Population, Mississauga, 1980–2010

Census Tract Average Income compared to the CMA Average
- High Income (More than 20% Above)
- Middle Income (Within 20%)
- Low Income (More than 20% Below)

Total Population (thousands)

1980: 244, 79% (4, 1%)
1990: 348, 76% (54, 12%)
1995: 400, 74% (80, 15%)
2000: 414, 67% (146, 23%)
2005: 373, 56% (232, 35%)
2010: 402, 56% (268, 38%)

Source: Statistics Canada, Census 2011-2011, Canada Revenue Agency T1FF/TF1R after Date 2010

Income Definition Notes:
- Individual income refers to persons 15 and over from all sources, before tax
- Census tract boundaries correspond to those that existed in each census year
- Income for 2010 is based on all tax filers for 2009 CT boundaries
Brampton

Neighbourhood Income & Population, Brampton, 1980–2010

Census Tract Average Income compared to the CMA Average
- High Income (More than 20% Above)
- Middle Income (Within 20%)
- Low Income (More than 20% Below)

Total Population (thousands)

<table>
<thead>
<tr>
<th>Year</th>
<th>Low Income</th>
<th>Middle Income</th>
<th>High Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>145 (95%)</td>
<td>4,3%</td>
<td>4,3%</td>
</tr>
<tr>
<td>1990</td>
<td>224 (94%)</td>
<td>10,4%</td>
<td>5,2%</td>
</tr>
<tr>
<td>1995</td>
<td>253 (74%)</td>
<td>15,6%</td>
<td>5,2%</td>
</tr>
<tr>
<td>2000</td>
<td>241 (49%)</td>
<td>74%</td>
<td>12,4%</td>
</tr>
<tr>
<td>2005</td>
<td>210 (48%)</td>
<td>48%</td>
<td>9,2%</td>
</tr>
<tr>
<td>2010</td>
<td>149 (29%)</td>
<td>29%</td>
<td>29%</td>
</tr>
</tbody>
</table>

Income Definition Notes:
- Individual income refers to persons 15 years or over from all sources, before tax.
- Census tract boundaries correspond to those that existed in each census year.
- Income for 2010 is based on all tax filers for 2010 CT boundaries.

Source: Statistics Canada, Census 2011-2011, Canada Revenue Agency T1F1F1 after Date 2010
Toronto CMA

Neighbourhood Income & Population,
Toronto Census Metropolitan Area, 1970–2010

Census Tract Average Income compared to the CMA Average
- High Income (More than 20% Above)
- Middle Income (Within 20%)
- Low Income (More than 20% Below)

Income Definition Notes:
Individual income is for persons 15 and over, from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxfilers for 2006 CT boundaries.

Source: Statistics Canada,
Census 1971-2011, Canada Revenue Agency T1FFA file: Date 2010

Peel Region, 10 June 2015

Census Tract Average Income compared to the CMA Average
- High Income (More than 20% Above)
- Middle Income (Within 20%)
- Low Income (More than 20% Below)

Toronto's "905 Region" is defined as the census tracts outside the City of Toronto and within the Toronto census metropolitan area. This area consists of Peel region, York region and large parts of Durham and Halton regions which together are commonly referred to as "outer suburbs" of Toronto.

Income Definition Notes:
Individual income refers to persons 15 and over from all sources before-tax. Census tract boundaries correspond to those that existed in each census year. Income for 2020 is based on all taxfilers for 2019 CT boundaries.

Source: Statistics Canada, Census 1971-2011, Canada Revenue Agency T1FF Taxfiler Date 2019
City of Toronto

Neighbourhood Income & Population,
City of Toronto, 1970–2010

Census Tract Average Income compared to the CMA Average
- High Income (More than 20% Above)
- Middle Income (Within 20%)
- Low Income (More than 20% Below)

Income Definition Notes:
- Individual income is for persons 15 and over, from all sources, before-tax.
- Census tract boundaries correspond to those that existed in each census year.
- Income for 2010 is based on all taxfilers for 2006 CT boundaries.

June 2015
Neighbourhood Change Research Partnership
www.NeighbourhoodChange.ca

Source: Statistics Canada,
Census 1971-2011, Canada Revenue Agency T1FF arrest Date 2013
Peel Region

Change in Neighbourhood Income Distribution in the Regional Municipality of Peel 1970-2010

Income Definition:
Income is measured as census tract average individual income relative to the Toronto census metropolitan area average income. Individual income is for persons 15 and over, from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxpayers for 2006 CT boundaries.

Peel Region includes the local municipalities of Mississauga, Brampton and Caledon.

<table>
<thead>
<tr>
<th>Year</th>
<th>Very Low Income More than 40% Below</th>
<th>Low Income 20% Below to 40% Below</th>
<th>Middle Income 20% Below to 20% Above</th>
<th>High Income 20% Above to 40% Above</th>
<th>Very High Income More than 40% Above</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.0</td>
<td>0.0</td>
<td>84.0</td>
<td>6.0</td>
<td>10.0</td>
</tr>
<tr>
<td>1980</td>
<td>0.0</td>
<td>2.0</td>
<td>85.9</td>
<td>9.1</td>
<td>3.0</td>
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<td>1990</td>
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<td>81.4</td>
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<tr>
<td>1995</td>
<td>0.0</td>
<td>12.9</td>
<td>76.4</td>
<td>6.4</td>
<td>4.3</td>
</tr>
<tr>
<td>2000</td>
<td>0.6</td>
<td>21.5</td>
<td>66.7</td>
<td>6.8</td>
<td>4.5</td>
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<tr>
<td>2005</td>
<td>2.9</td>
<td>34.6</td>
<td>52.7</td>
<td>4.9</td>
<td>4.9</td>
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<tr>
<td>2010</td>
<td>4.4</td>
<td>40.5</td>
<td>48.8</td>
<td>2.4</td>
<td>3.9</td>
</tr>
</tbody>
</table>

Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

www.NeighbourhoodChange.ca

Contact: david.hulchanski@utoronto.ca

Peel Region, 10 June 2015

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Mississauga

Change in Neighbourhood Income Distribution in the Municipality of Mississauga 1970-2010

Income Definition:
Income is measured as census tract average individual income relative to the Toronto census metropolitan area average income. Individual income is for persons 15 and over, from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxfilers for 2006 CT boundaries.

<table>
<thead>
<tr>
<th>Year</th>
<th>Very Low Income More than 40% Below</th>
<th>Low Income 20% Below to 40% Below</th>
<th>Middle Income 20% Below to 20% Above</th>
<th>High Income 20% Above to 40% Above</th>
<th>Very High Income More than 40% Above</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.0</td>
<td>0.0</td>
<td>80.0</td>
<td>8.6</td>
<td>11.4</td>
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<tr>
<td>1980</td>
<td>0.0</td>
<td>1.5</td>
<td>81.5</td>
<td>12.3</td>
<td>4.6</td>
</tr>
<tr>
<td>1990</td>
<td>0.0</td>
<td>13.0</td>
<td>75.0</td>
<td>7.6</td>
<td>4.3</td>
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<td>1995</td>
<td>0.0</td>
<td>17.4</td>
<td>70.7</td>
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<td>6.5</td>
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<tr>
<td>2000</td>
<td>0.9</td>
<td>21.9</td>
<td>65.8</td>
<td>7.0</td>
<td>4.4</td>
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<td>2005</td>
<td>3.2</td>
<td>32.8</td>
<td>52.8</td>
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<td>5.6</td>
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<td>2010</td>
<td>5.6</td>
<td>32.0</td>
<td>55.2</td>
<td>1.6</td>
<td>5.6</td>
</tr>
</tbody>
</table>

Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

April 2013
www.NeighbourhoodChange.ca
Brampton

Change in Neighbourhood Income Distribution in the Municipality of Brampton 1970-2010

Income Definition:
Income is measured as census tract average individual income relative to the Toronto census metropolitan area average income. Individual income is for persons 15 and over from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxfilers for 2006 CT boundaries.

Brampton figures for 1970 are approximated by counting all census tracts in the the pre-amalgamation municipalities of Brampton, Toronto Gore and Chinguacousy. Figures for 1970 to 1995 are based on a Steeles Ave West census tract boundary to really divide Brampton CTs from Mississauga CTS. Figures for 2000 to 2010 are based on the revised CT boundary line along the green belt corridor to the south of Steeles Ave to divide Brampton from Mississauga.

Source: Statistics Canada, Census Tract Profile Series 1971-2006, Canada Revenue Agency Taxfiler Data 2010
Change in Neighbourhood Income Distribution in the Toronto Census Metropolitan Area 1970-2010

Income Definition:
Income is measured as census tract average individual income relative to the CMA average income. Individual income is for persons 15 and over, from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxfilers for 2006 CT boundaries.

Toronto CMA
Individual Income in 2010
$44,000 = CMA Average

Category Averages:
$24,000 = Very Low Income
$31,000 = Low Income
$43,000 = Middle Income
$57,000 = High Income
$99,000 = Very High Income

<table>
<thead>
<tr>
<th></th>
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<tr>
<td>Very Low Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>More than 40%</td>
<td>1.6</td>
<td>0.8</td>
<td>1.1</td>
<td>2.6</td>
<td>5.1</td>
<td>7.4</td>
<td>8.5</td>
</tr>
<tr>
<td>20% Below to 40%</td>
<td>19.0</td>
<td>19.7</td>
<td>19.7</td>
<td>26.3</td>
<td>28.9</td>
<td>30.3</td>
<td>29.4</td>
</tr>
<tr>
<td>20% Below to 20%</td>
<td>64.3</td>
<td>63.9</td>
<td>60.7</td>
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<td>47.6</td>
<td>44.1</td>
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<td>High Income</td>
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<td>20% Above to 40%</td>
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<tr>
<td>Very High Income</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>More than 40%</td>
<td>8.5</td>
<td>7.7</td>
<td>9.0</td>
<td>11.1</td>
<td>11.9</td>
<td>12.0</td>
<td>12.8</td>
</tr>
</tbody>
</table>
"905 Region"

Change in Neighbourhood Income Distribution in Toronto's "905 Region" 1970-2010

Income Definition: Income is measured as census tract average individual income relative to the Toronto census metropolitan area average income. Individual income is for persons 15 and over, from all sources, before tax. Census tract boundaries correspond to those that existed in each census year. Income for 2010 is based on all taxfilers for 2006 CT boundaries.

Toronto's "905 Region" is defined as the census tracts outside the City of Toronto and within the Toronto census metropolitan area. This area consists of Peel region, York region and large parts of Durham and Halton regions which together are commonly referred to as "outer suburbs" of Toronto.

<table>
<thead>
<tr>
<th>Year</th>
<th>Very Low Income (More than 40% Below)</th>
<th>Low Income (20% Below to 40% Below)</th>
<th>Middle Income (20% Below to 20% Above)</th>
<th>High Income (20% Above to 40% Above)</th>
<th>Very High Income (More than 40% Above)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.0</td>
<td>0.0</td>
<td>86.6</td>
<td>6.2</td>
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<tr>
<td>1980</td>
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<tr>
<td>1990</td>
<td>0.0</td>
<td>5.2</td>
<td>76.0</td>
<td>13.1</td>
<td>5.8</td>
</tr>
<tr>
<td>1995</td>
<td>0.0</td>
<td>7.9</td>
<td>71.3</td>
<td>12.5</td>
<td>8.2</td>
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<td>2000</td>
<td>0.2</td>
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<td>67.7</td>
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<td>9.5</td>
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<td>2005</td>
<td>1.3</td>
<td>20.9</td>
<td>61.1</td>
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<td>9.1</td>
</tr>
<tr>
<td>2010</td>
<td>2.8</td>
<td>22.4</td>
<td>57.1</td>
<td>8.8</td>
<td>9.0</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

November 2012
www.NeighbourhoodChange.ca
Average Individual Income, PIE CHARTS

VISIBILITY MINORITIES,
PEEL REGION, 2006 CENSUS
Peel Region

Population by Visible Minority Status
Peel Regional Municipality

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>South Asian</th>
<th>Black</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>69%</td>
<td>11%</td>
<td>7%</td>
<td>9%</td>
</tr>
<tr>
<td>2006</td>
<td>50%</td>
<td>24%</td>
<td>8%</td>
<td>13%</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, Census Profile Series, 1996 and 2006
Mississauga

Population by Visible Minority Status
City of Mississauga

1996

- White: 66%
- South Asian: 11%
- Black: 6%
- Chinese: 6%
- Other: 11%

2006

- White: 51%
- South Asian: 20%
- Black: 6%
- Chinese: 7%
- Other: 16%

Source: Statistics Canada, Census Profile Series, 1996 and 2006
Population by Visible Minority Status
City of Brampton

1996
- White: 70%
- South Asian: 13%
- Black: 8%
- Other: 7%
- Chinese: 2%

2006
- White: 43%
- South Asian: 32%
- Black: 12%
- Other: 11%
- Chinese: 2%

Source: Statistics Canada, Census Profile Series, 1996 and 2006
Average Individual Income 2010, MAPS

AGE 65+ PERCENTAGE,
PEEL REGION, 2011 CENSUS
Average Income of Age 65+ Relative to the Census Tract Average Income and Age 65+ Percentage, Peel Regional Municipality, 2011

Peel Region Age 65+ Population = 135,860, 10.5% of the Population. Average Income = $32,000, 72% of the CMA Average (Age 15+)

Average Income of Persons Age 65+ in 2010 compared to the Census Tract Average Income (Age 15+)

- **Very High** - 148% (1 CT, 0.5% of Peel)
- **High** - 120% to 140% (9 CTS, 0% of Peel)
- Income is Similar - 80% to 120% (112 CTS, 55% of Peel)
- **Low** - 60% to 80% (70 CTS, 34% of Peel)
- **Very Low** - 48% to 60% (22 CTS, 11% of Peel)
- Income Not Available (less than 100 taxfilers age 65+)

Census Tract Percentage of Persons Age 65 and Over, 2011

- **High Percentage** (1.5 or More Above the CMA Average of 12.7%)
- **Above Average Percentage** (1.0 to 1.5 Above the CMA Average of 12.7%)
- **Below Average Percentage** (less than the CMA Average of 12.7%)

Local Municipalities (2006)

Major Highways (2011)

Brampton Name of Municipality (2006)

<table>
<thead>
<tr>
<th>Community Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source: (1) Statistics Canada, Census Profile Series, 2011</td>
</tr>
<tr>
<td>(2) Canada Revenue Agency, Taxfiler data, 2010</td>
</tr>
<tr>
<td>Notes: (1) Census tract and municipal boundaries are for 2006.</td>
</tr>
</tbody>
</table>

May 2013

www.NeighbourhoodChange.ca
Census Tract Average Income of Population Age 65+ in 2010 and Percentage Age 65+ Who Are South Asian in 2006, Peel Regional Municipality

Peel Region, 2006: South Asians
Age 65+ = 16,395,
16.4% of All Persons
Age 65+ in Peel

Census Tract Average Individual Income of Persons Age 65+ in 2010 compared to the Toronto CMA Average of $44,271 (Age 15+)
- Very High - 140% to 195% (6 CTs, 3% of Peel)
- High - 120% to 140% (6 CTs, 3% of Peel)
- Middle Income - 80% to 120% (40 CTs, 20% of Peel)
- Low - 60% to 80% (85 CTs, 41% of Peel)
- Very Low - 34% to 60% (68 CTs, 33% of Peel)
- Income Not Available (less than 100 taxfilers age 65+)

Census Tract Percentage of Persons Age 65 and Over Who Are South Asian Visible Minority in 2006
- Most Persons Age 65+ are South Asian (50.1% to 75%)
- Some Persons Age 65+ are South Asian (20% to 50%)
- Few or None of the Persons Age 65+ are South Asian (less than 20%)

Local Municipalities (2006)

May 2013
www.NeighbourhoodChange.ca
Average Individual Income, Toronto CMA, from Census

PEEL REGION IN THE TORONTO CMA, INCOME, 1980 TO 2012
Average Individual Income, Toronto Census Metropolitan Area, 1980

Source: Statistics Canada, Census Profile Series, 1981

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.

Census Tract Average Individual Income compared to the Toronto CMA Average of $14,384

- Very High - 140% to 403% (46 CTs, 8% of the region)
- High - 120% to 140% (47 CTs, 8% of the region)
- Middle Income - 80% to 120% (382 CTs, 64% of the region)
- Low - 60% to 80% (118 CTs, 20% of the region)
- Very Low - 42% to 60% (5 CTs, 1% of the region)
- Not Available

December 2014
Average Individual Income, Toronto Census Metropolitan Area, 1990

1990

Census Tract Average Individual Income compared to the Toronto CMA Average of $28,817

- Very High - 140% to 297% (72 CTs, 9% of the region)
- High - 120% to 140% (77 CTs, 10% of the region)
- Middle Income - 80% to 120% (488 CTs, 61% of the region)
- Low - 60% to 80% (158 CTs, 20% of the region)
- Very Low - 44% to 60% (9 CTs, 1% of the region)
- Not Available

Notes: (1) Census tract and municipal boundaries are for 1991.
(2) Average Individual Income is for persons 15 and over and includes income from all sources, before-tax.

Source: Statistics Canada, Census Profile Series, 1991
Average Individual Income, Toronto Census Metropolitan Area, 2000

Census Tract Average Individual Income compared to the Toronto CMA Average of $35,618

- Very High - 140% to 701% (110 CTs, 12% of the region)
- High - 120% to 140% (60 CTs, 7% of the region)
- Middle Income - 80% to 120% (439 CTs, 48% of the region)
- Low - 60% to 80% (266 CTs, 29% of the region)
- Very Low - 38% to 60% (47 CTs, 5% of the region)
- Not Available

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.

Source: Statistics Canada, Census Profile Series, 2001

Contact: david.hulchanski@utoronto.ca
Average Individual Income, Toronto Census Metropolitan Area, 2005

Census Tract Average Individual Income compared to the Toronto CMA Average of $40,704

- Very High - 140% to 772% (119 CTs, 12% of the region)
- High - 120% to 140% (62 CTs, 6% of the region)
- Middle Income - 80% to 120% (438 CTs, 44% of the region)
- Low - 60% to 80% (301 CTs, 30% of the region)
- Very Low - 36% to 60% (73 CTs, 7% of the region)
- Not Available

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.

Source: Statistics Canada, Census Profile Series, 2006

December 2014
Average Individual Income, Toronto Census Metropolitan Area, 2012

Notes: (1) Census tract and municipal boundaries are for 2011.
(2) Average Individual Income includes income from all sources, before-tax. Income for 2010 based on all taxfilers for census tracts 2011 boundaries.

Census Tract Average Individual Income compared to the Toronto CMA Average of $46,666

- Very High - 140% to 697% (130 CTs, 12% of the region)
- High - 120% to 140% (77 CTs, 7% of the region)
- Middle Income - 80% to 120% (468 CTs, 43% of the region)
- Low - 60% to 80% (316 CTs, 29% of the region)
- Very Low - 36% to 60% (89 CTs, 8% of the region)
- Not Available
Average Individual Income, Toronto CMA

TORONTO AREA INCOME, ON RESIDENTIAL LAND USE MAP, 1980 TO 2012
Average Individual Income, Toronto Census Metropolitan Area, 2012

Census Tract Average Individual Income compared to the Toronto CMA Average of $46,666

- Very High - 140% to 697%
  - CMA = 130 CTs, 12%
  - City of Toronto = 87 CTs, 16%
- High - 120% to 140%
  - CMA = 77 CTs, 7%
  - City of Toronto = 28 CTs, 5%
- Middle Income - 80% to 120%
  - CMA = 468 CTs, 43%
  - City of Toronto = 162 CTs, 30%
- Low - 60% to 80%
  - CMA = 316 CTs, 29%
  - City of Toronto = 162 CTs, 36%
- Very Low - 36% to 60%
  - CMA = 89 CTs, 8%
  - City of Toronto = 72 CTs, 13%

Notes:
1. 2012 average individual income is from the Canada Revenue Agency’s taxfiler data and includes income from all sources, before-tax.
2. Statistics Canada census tract and municipal boundaries are for 2011.
3. Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

Land Use Categories:
- GREEN: Parks and Other Recreational Uses
- GREY: Commercial, Industrial, Institutional, Resource and Government Uses
- WHITE: Open Space, Water and Rural Uses
Average Individual Income, Peel Regional Municipality, 2012

Census Tract Average Individual Income compared to the Toronto CMA Average of $46,666

- **Very High** - 140% to 252% (8 CTs, 3% of Peel region)
- **High** - 120% to 140% (6 CTs, 3% of Peel region)
- **Middle Income** - 80% to 120% (111 CTs, 48% of Peel region)
- **Low** - 60% to 80% (97 CTs, 42% of Peel region)
- **Very Low** - 54% to 60% (10 CTs, 4% of Peel region)

**Land Use Categories**
- **Green** - Parks and Other Recreational Uses
- **Grey** - Commercial, Industrial, Institutional, Resource and Government Uses
- **White** - Open Space, Water and Rural Uses

**Notes**
1. 2012 average individual income is from the Canada Revenue Agency’s taxfiler data and includes income from all sources, before-tax.
2. Statistics Canada census tract and municipal boundaries are for 2011.
3. Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.
Average Individual Income, Toronto CMA, GINI & COP

INCOME INEQUALITY (GINI) & POLARIZATION (COP) BETWEEN CENSUS TRACTS, 1980 TO 2012
Income Inequality Between Census Tracts: Gini Coefficient
Five Regions of the Greater Toronto Area, 1970–2012

Relative Increase in Inequality 2012 vs. 1970
- City of Toronto (96%)
- Halton Region (65%)
- York Region (56%)
- Peel Region (46%)
- Durham Region (28%)

A Gini coefficient value of 0.0 represents perfect equality. All census tracts would have the exact same proportion of income relative to their share of the population. A Gini coefficient value of 1.0 represents perfect inequality. All of the income would be taken by one single census tract while others take none.

Notes:
- Calculated from census tract average individual income from all sources, before-tax. Income 1970–2005 is from the Census. Income for 2010–2012 is Canada Revenue Agency Taxfiler data.
- Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

Sources:
Income Polarization Between Census Tracts: COP
Five Regions of the Greater Toronto Area, 1970–2012

A COP value of 0.0 represents the complete absence of polarization. All census tracts would be middle income, each having the exact same average. As census tracts move away from each other, towards higher or lower incomes, the COP value increases with no maximum.

Notes
Calculated from census tract average individual income from all sources, before-tax. Income 1970–2005 is from the Census. Income for 2010–2012 is Canada Revenue Agency Taxfiler data.

Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.
### Income Inequality Between Census Tracts: Gini Coefficient 1970–2012

#### Five Regions of the Greater Toronto Area

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Toronto</th>
<th>Peel</th>
<th>York</th>
<th>Halton</th>
<th>Durham</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.1410</td>
<td>0.0889</td>
<td>0.0833</td>
<td>0.0885</td>
<td>0.0749</td>
</tr>
<tr>
<td>1980</td>
<td>0.1415</td>
<td>0.0823</td>
<td>0.0823</td>
<td>0.0939</td>
<td>0.0735</td>
</tr>
<tr>
<td>1990</td>
<td>0.1666</td>
<td>0.0842</td>
<td>0.1000</td>
<td>0.1014</td>
<td>0.0740</td>
</tr>
<tr>
<td>1995</td>
<td>0.1957</td>
<td>0.1020</td>
<td>0.1119</td>
<td>0.1137</td>
<td>0.0792</td>
</tr>
<tr>
<td>2000</td>
<td>0.2390</td>
<td>0.1208</td>
<td>0.1222</td>
<td>0.1339</td>
<td>0.0914</td>
</tr>
<tr>
<td>2005</td>
<td>0.2728</td>
<td>0.1360</td>
<td>0.1472</td>
<td>0.1493</td>
<td>0.0886</td>
</tr>
<tr>
<td>2010</td>
<td>0.2790</td>
<td>0.1315</td>
<td>0.1327</td>
<td>0.1433</td>
<td>0.0964</td>
</tr>
<tr>
<td>2012</td>
<td>0.2766</td>
<td>0.1300</td>
<td>0.1298</td>
<td>0.1459</td>
<td>0.0960</td>
</tr>
</tbody>
</table>

### Income Polarization Between Census Tracts: COP 1970–2012

#### Five Regions of the Greater Toronto Area

<table>
<thead>
<tr>
<th>Year</th>
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<th>Peel</th>
<th>York</th>
<th>Halton</th>
<th>Durham</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.2043</td>
<td>0.1276</td>
<td>0.0950</td>
<td>0.1266</td>
<td>0.1048</td>
</tr>
<tr>
<td>1980</td>
<td>0.1991</td>
<td>0.1166</td>
<td>0.1168</td>
<td>0.1318</td>
<td>0.1061</td>
</tr>
<tr>
<td>1990</td>
<td>0.2233</td>
<td>0.1147</td>
<td>0.1496</td>
<td>0.1437</td>
<td>0.1059</td>
</tr>
<tr>
<td>1995</td>
<td>0.2641</td>
<td>0.1417</td>
<td>0.1595</td>
<td>0.1591</td>
<td>0.1186</td>
</tr>
<tr>
<td>2000</td>
<td>0.3041</td>
<td>0.1675</td>
<td>0.1739</td>
<td>0.1903</td>
<td>0.1314</td>
</tr>
<tr>
<td>2005</td>
<td>0.3392</td>
<td>0.1869</td>
<td>0.2034</td>
<td>0.2018</td>
<td>0.1282</td>
</tr>
<tr>
<td>2010</td>
<td>0.3566</td>
<td>0.1871</td>
<td>0.1978</td>
<td>0.1915</td>
<td>0.1464</td>
</tr>
<tr>
<td>2012</td>
<td>0.3529</td>
<td>0.1771</td>
<td>0.1831</td>
<td>0.1971</td>
<td>0.1465</td>
</tr>
</tbody>
</table>

**Notes:**


Based on census tract boundaries as they exist each year within each census division.

Average individual income from all sources, before-tax.


Durham consists of a group of census tracts from both the Toronto CMA and Oshawa CMA.

Halton consists of a group of census tracts from both the Toronto CMA and Hamilton CMA.

Peel, York, Halton and Durham did not exist as regional municipalities in 1971 but there were some CTs defined in these areas at the time.

**TYPOLOGY OF NEIGHBOURHOOD TYPES IN PEEL, 2006**

WHO LIVED WHERE IN 2006?

A Neighbourhood Typology of Eight Canadian Metropolitan Areas

BY ROBERT MURDIE, JENNIFER LOGAN, AND RICHARD MAARANEN
Peel Region: 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.

Source: Statistics Canada, Census Profile Series, 2006

June 2015
Toronto CMA: Typology of Neighbourhoods by Census Tracts, 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.

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Source: Statistics Canada, Census Profile Series, 2006

www.NeighbourhoodChange.ca

April 2015
From report: *How Neighbourhoods Are Changing, 1981-2006*

**TYPOLOGY OF NEIGHBOURHOOD CHANGE IN PEEL, 1981-2006**

HOW NEIGHBOURHOODS ARE CHANGING

A Neighbourhood Change Typology for Eight Canadian Metropolitan Areas, 1981–2006

BY ROBERT MURDIE, RICHARD MAARANEN, AND JENNIFER LOGAN
Peel Region: Typology of Neighbourhood Change by Census Tracts 
Based on Six Groups and Seventeen Clusters, 1981–2006

Note: Data for 1981–2006 has been mapped to the 2006 census tract geography. The map is based on a hierarchical cluster analysis using 6 component scores derived from 24 change variables at the census tract level in 6 census metropolitan areas. The 17 clusters are organized into 6 broad groups based on their statistical similarity across these variables.
Note: Data for 1981-2006 has been mapped to the 2006 census tract geography. The map is based on a hierarchical cluster analysis using 6 component scores derived from 24 change variables at the census tract level in 8 census metropolitan areas. The 17 clusters are organized into 6 broad groups based on their statistical similarity across these variables.

Source: Statistics Canada, Census Profile Series, 1981-2006

U: Aging in Place
U1: Increase in Disadvantaged Adults 65 and Over
U2: Increase in Disadvantaged Adults 50 and Over
U3: Increase in Higher Status Older Adults

V: Immigrant Minorities Lagging Behind
V1: Older Central City Immigrant
V2: Younger Suburban Immigrant

W: Increased Socioeconomic Status
W1: Emerging Middle Class
W2: Emerging Young Professionals
W3: Emerging New Elite

X: Embedded Economic Status
X1: Middle Status in the Outer Suburbs
X2: Middle Status in the Central City
X3: Central City Elite Reinforcement
X4: Declining Rental Housing

Y: Increased Asian Presence
Y1: New Asian High-Rise
Y2: Asian Diversification
Y3: East Asian Succession

Z: Increased South Asian Presence
Z1: Emerging South Asian
Z2: South Asian Succession

January 2015