REGION OF YORK

Income Trend Analysis, 1980-2012

Neighbourhood Change Research Partnership

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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 York Region 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.

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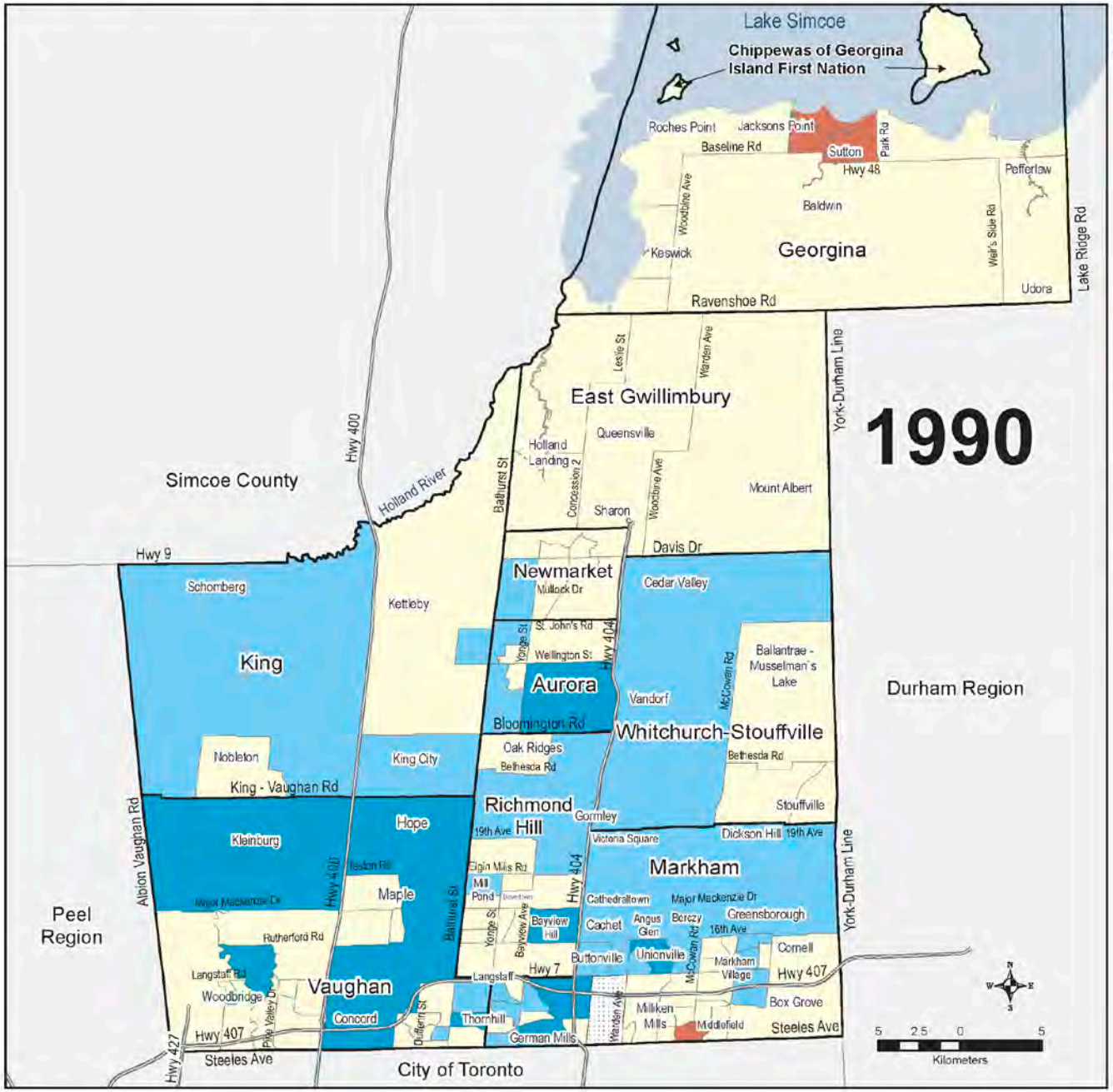
Two key national income trends — the growing gap between the rich and the poor and the progressively smaller middle-income group — have major social implications at the neighbourhood level that we are only beginning to identify, understand, and explain.

Average Individual Income, 5-income groups

INCOME DISTRIBUTION BY CENSUS TRACT, MAPS, 1980 TO 2012

Average Individual Income, York Regional Municipality, 1980

Average Individual Income, York Regional Municipality, 1990



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

- Very High - 140% to 168% (11 CTs, 10% of York region)
- High - 120% to 140% (22 CTs, 20% of York region)
- Middle Income - 80% to 120% (72 CTs, 67% of York region)
- Low - 76% to 80% (3 CTs, 3% of York region)
- Very Low - Less than 60% (0 CTs, 0% of York region)
- Not Available
- Local Municipalities or Equivalent (1991)
- Major Highways (2011)
- Vaughan — Name of Municipality (1991)
- Woodbridge — Community Name

Source: Statistics Canada, Census Profile Series, 1991

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.

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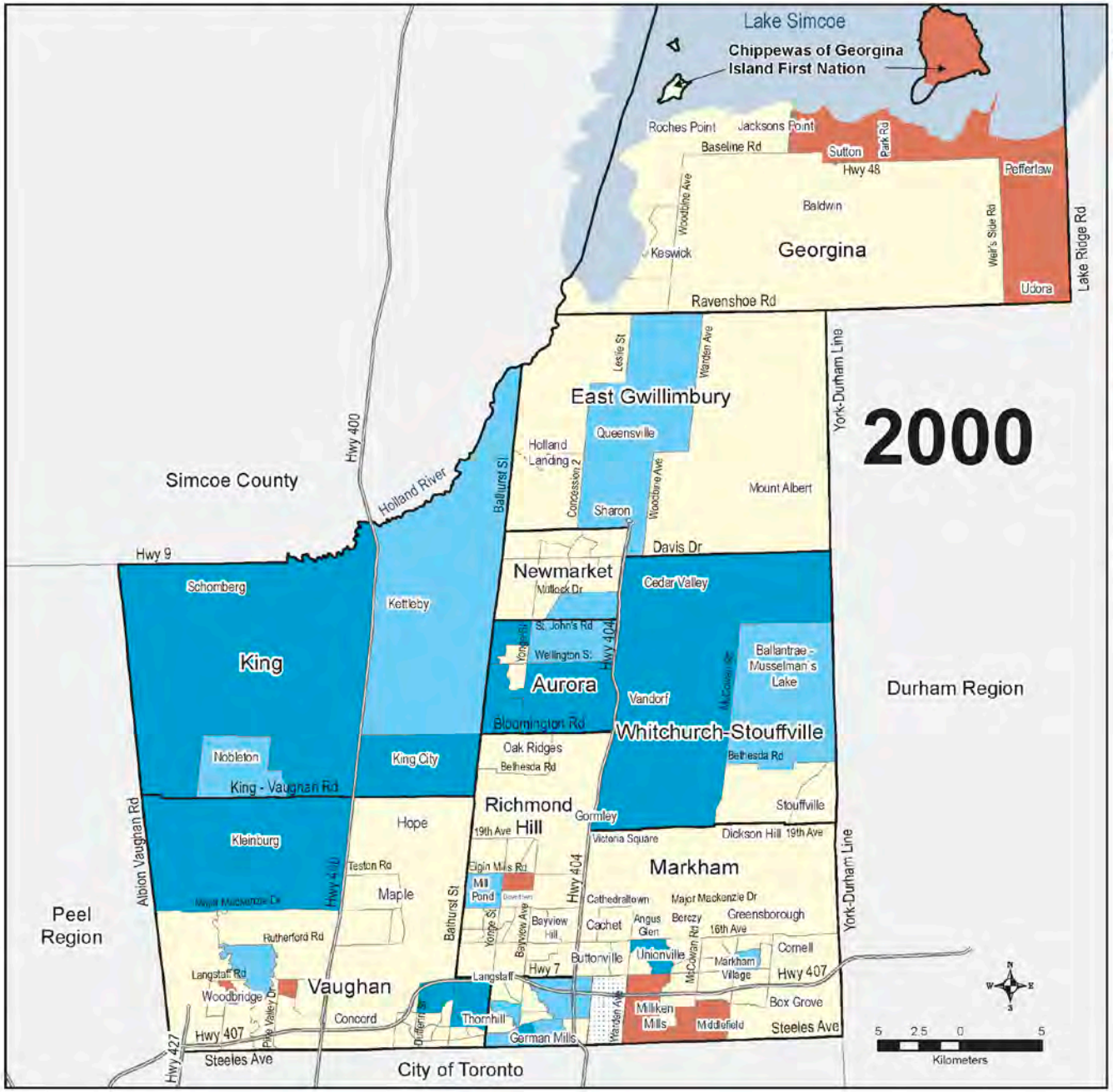
Average Individual Income, York Regional Municipality, 2000



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

- Very High - 140% to 220% (14 CTs, 11% of York region)
- High - 120% to 140% (14 CTs, 11% of York region)
- Middle Income - 80% to 120% (85 CTs, 67% of York region)
- Low - 66% to 80% (14 CTs, 11% of York region)
- Very Low - Less than 60% (0 CTs, 0% of York region)
- Not Available
- Local Municipalities or Equivalent (2001)
- Major Highways (2011)
- Vaughan — Name of Municipality (2001)
- Woodbridge — Community Name

Source: Statistics Canada, Census Profile Series, 2001

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.

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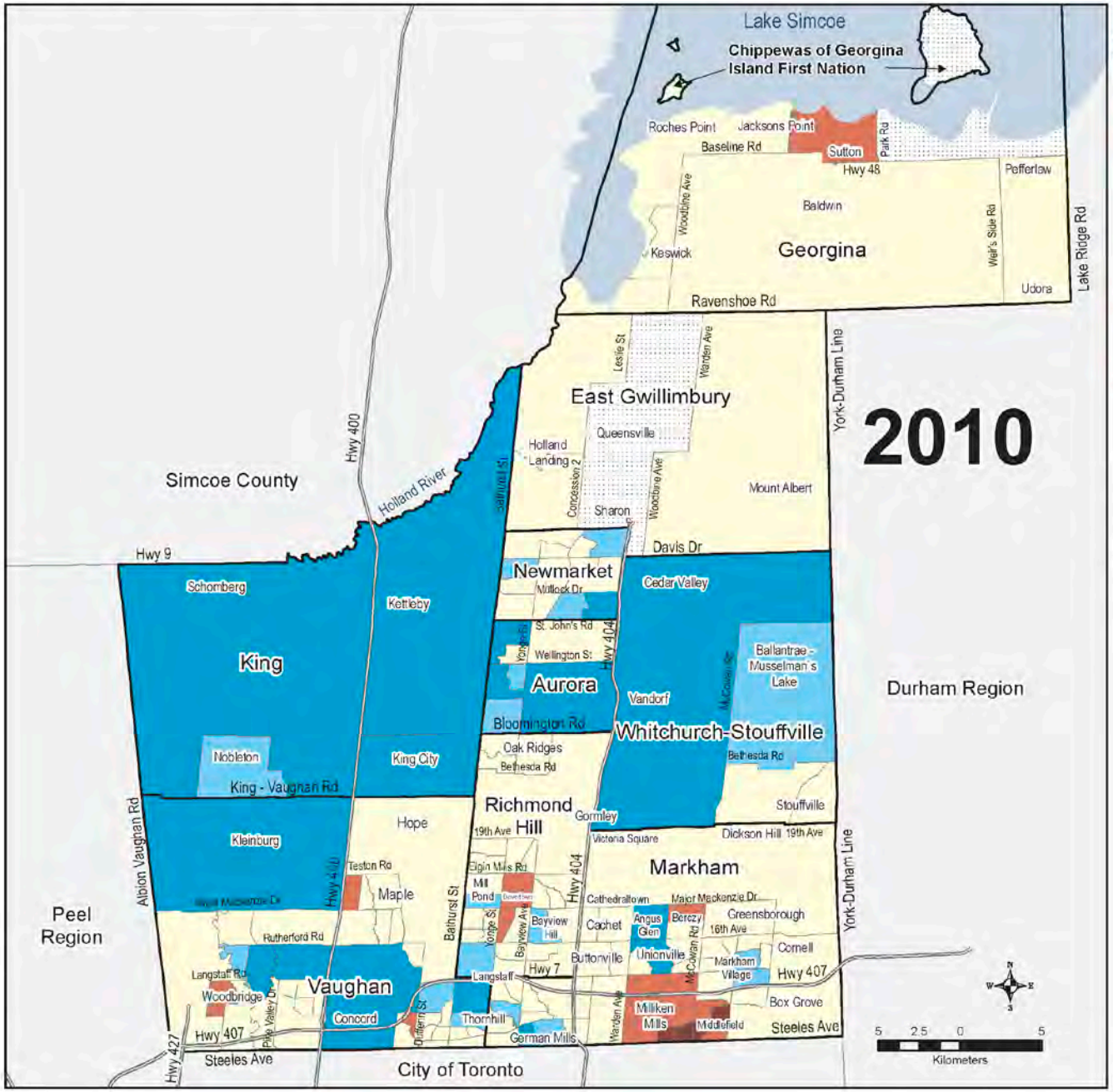
Average Individual Income, York Regional Municipality, 2010



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.

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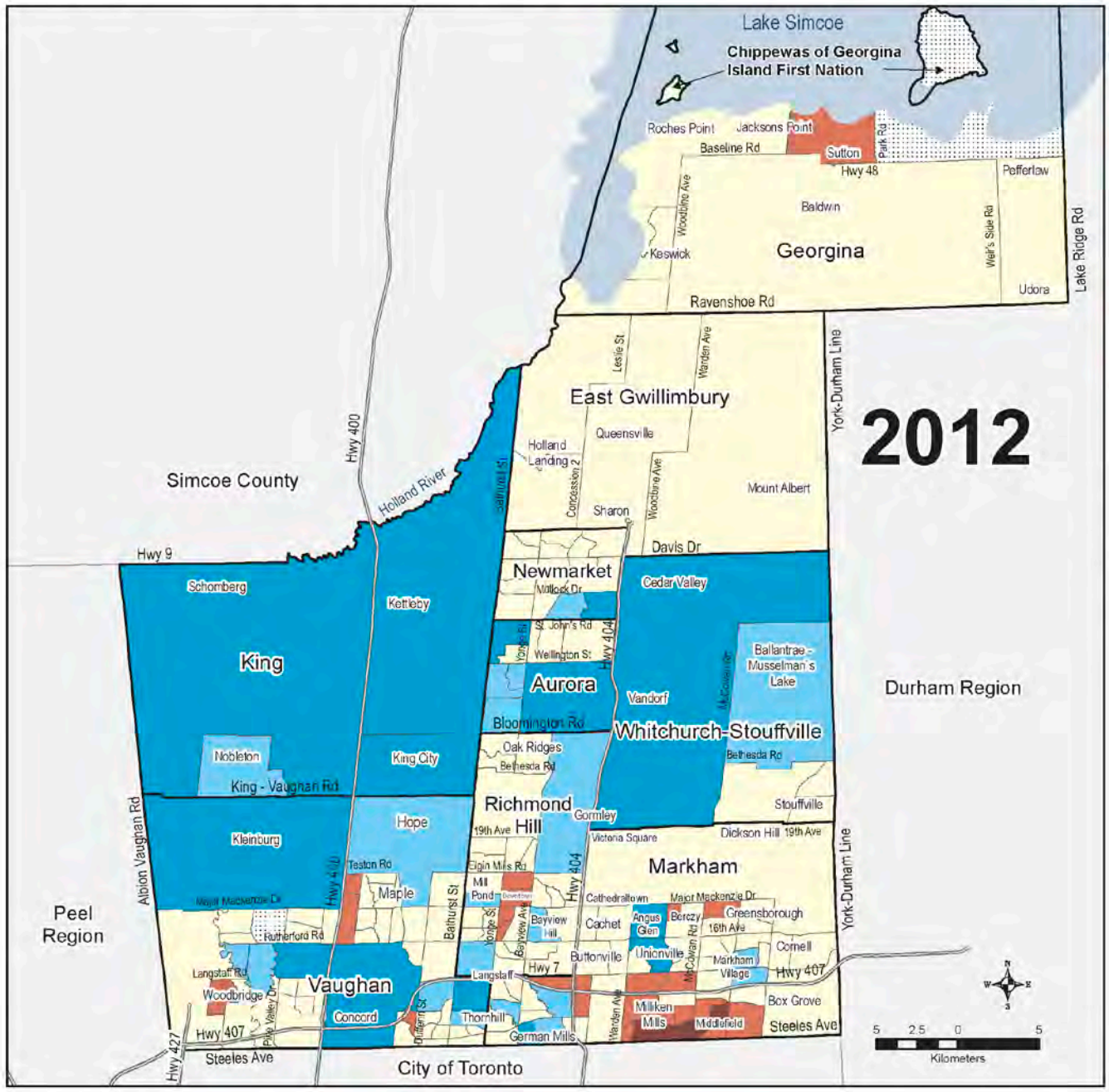
Average Individual Income, York Regional Municipality, 2012



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

- Very High - 140% to 200% (15 CTs, 8% of York region)
- High - 120% to 140% (20 CTs, 11% of York region)
- Middle Income - 80% to 120% (122 CTs, 66% of York region)
- Low - 60% to 80% (22 CTs, 12% of York region)
- Very Low - 55% to 60% (7 CTs, 4% of York region)
- Not Available
- Local Municipalities or Equivalent (2011)
- Major Highways (2011)
- Vaughan — Name of Municipality (2011)
- Woodbridge — Community Name

Source: Canada Revenue Agency, T1FF Taxfiler Data, 2012

Notes: (1)Census tract and municipal boundaries are for 2011.

(2) Average Individual Income includes income from all sources, before-tax. Income for 2012 based on all taxfilers for census tracts 2011 boundaries.

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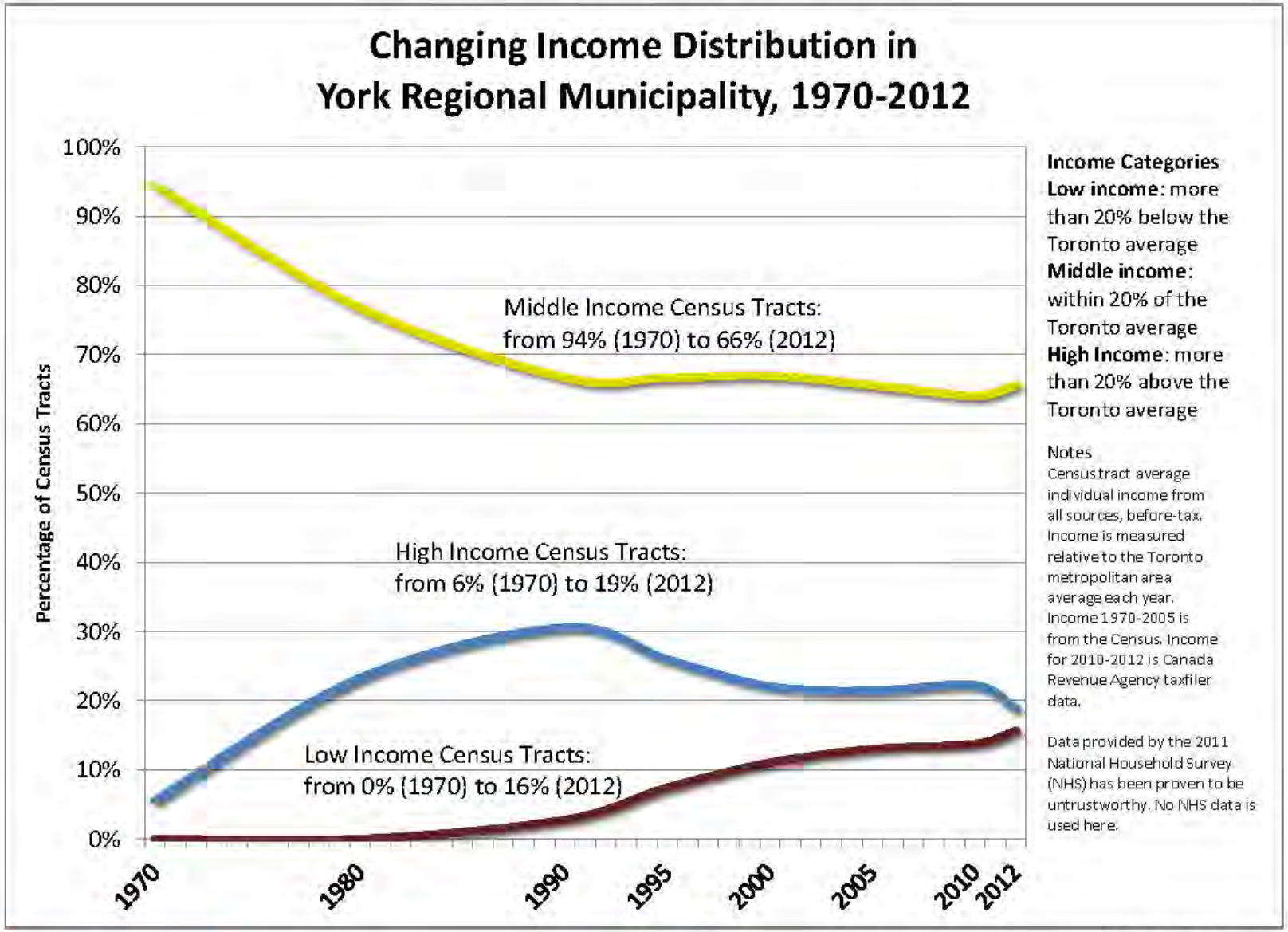
High, Middle and Low Average Individual Income

CHANGING NEIGHBOURHOOD INCOME DISTRIBUTION TRENDS, CHARTS, 1970 TO 2012

York Region


Changing Income Distribution in
York Regional Municipality, 1970-2012
Percentage of Census Tracts
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
1970
1980
1990
1995
2000
2005
2010
2012
Middle Income Census Tracts:
from 94% (1970) to 66% (2012)
High Income Census Tracts:
from 6% (1970) to 19% (2012)
Low Income Census Tracts:
from 0% (1970) to 16% (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 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.
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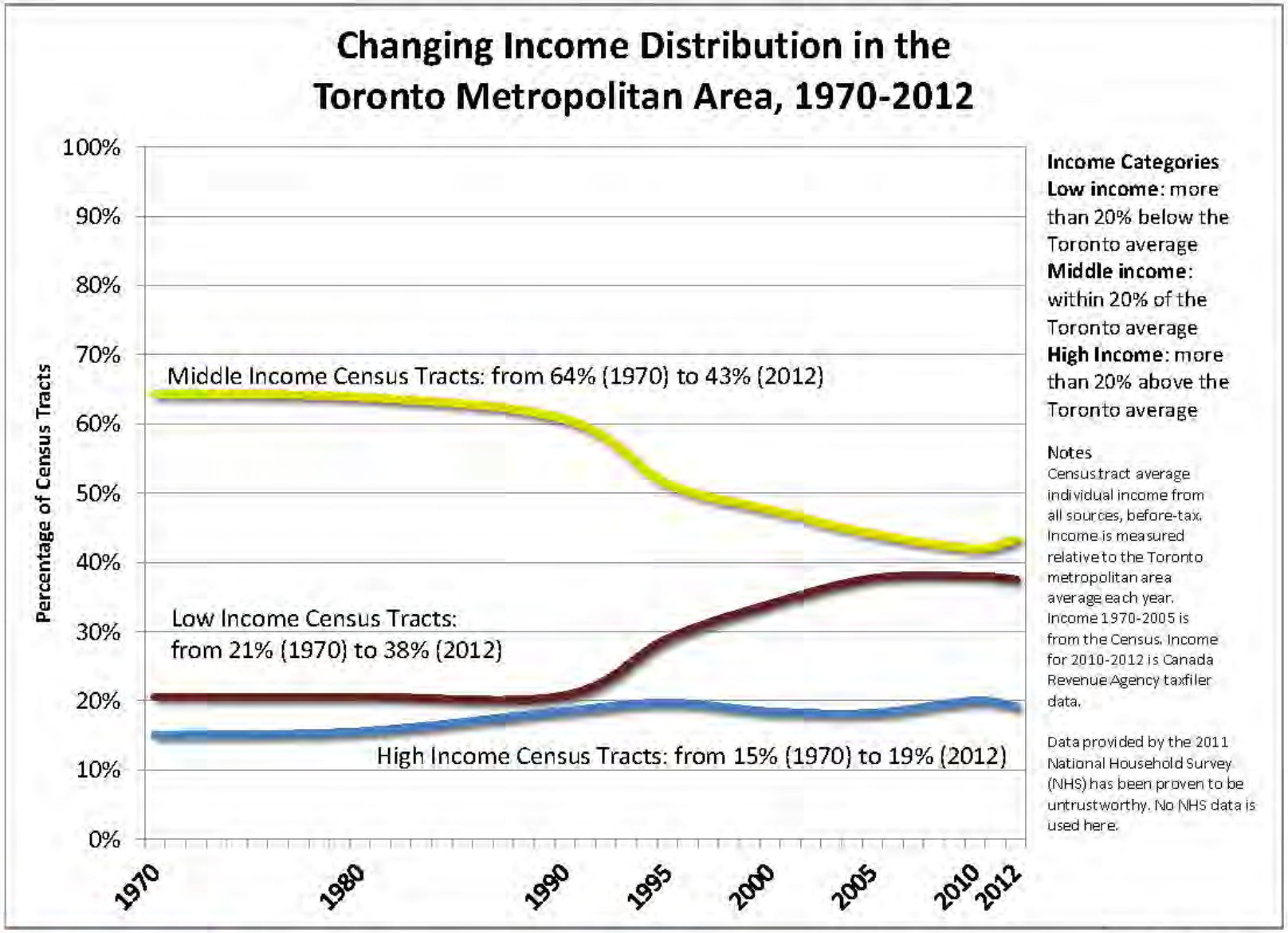
Source: Statistics Canada, Census 1971-2006; Canada Revenue Agency Taxfiler data 2010-2012

Toronto CMA


Changing Income Distribution in the Toronto Metropolitan Area, 1970-2012
Percentage of Census Tracts
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
1970
1980
1990
1995
2000
2005
2010
2012
Middle Income Census Tracts: from 64% (1970) to 43% (2012)
Low Income Census Tracts: from 21% (1970) to 38% (2012)
High Income Census Tracts: from 15% (1970) to 19% (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 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.
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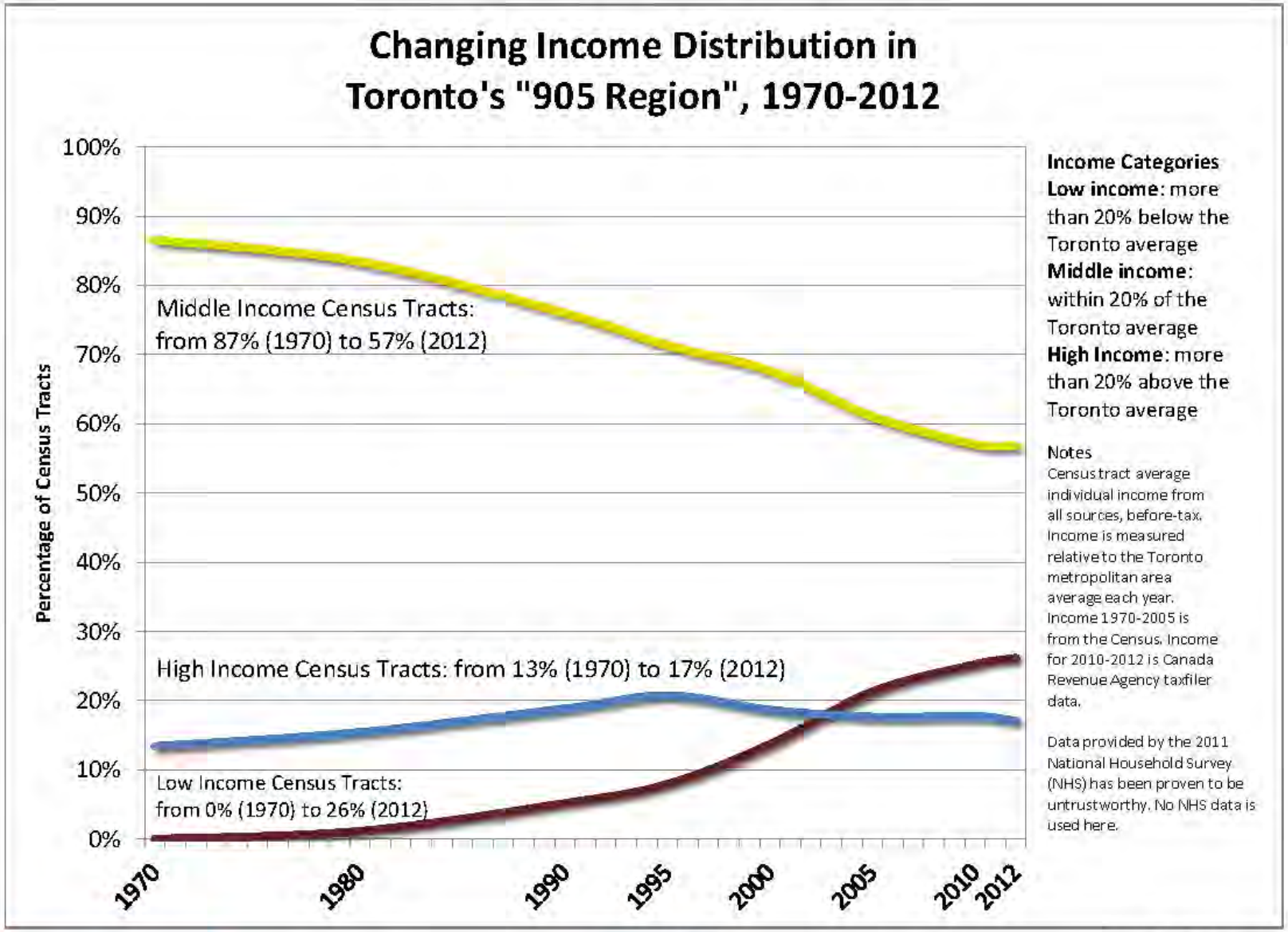
Source: Statistics Canada, Census 1971-2006; Canada Revenue Agency Taxfiler data 2010-2012

"905 Region"


Changing Income Distribution in Toronto's "905 Region", 1970-2012
Percentage of Census Tracts
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
1970
1980
1990
1995
2000
2005
2010
2012
Middle Income Census Tracts: from 87% (1970) to 57% (2012)
High Income Census Tracts: from 13% (1970) to 17% (2012)
Low Income Census Tracts: from 0% (1970) to 26% (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 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.
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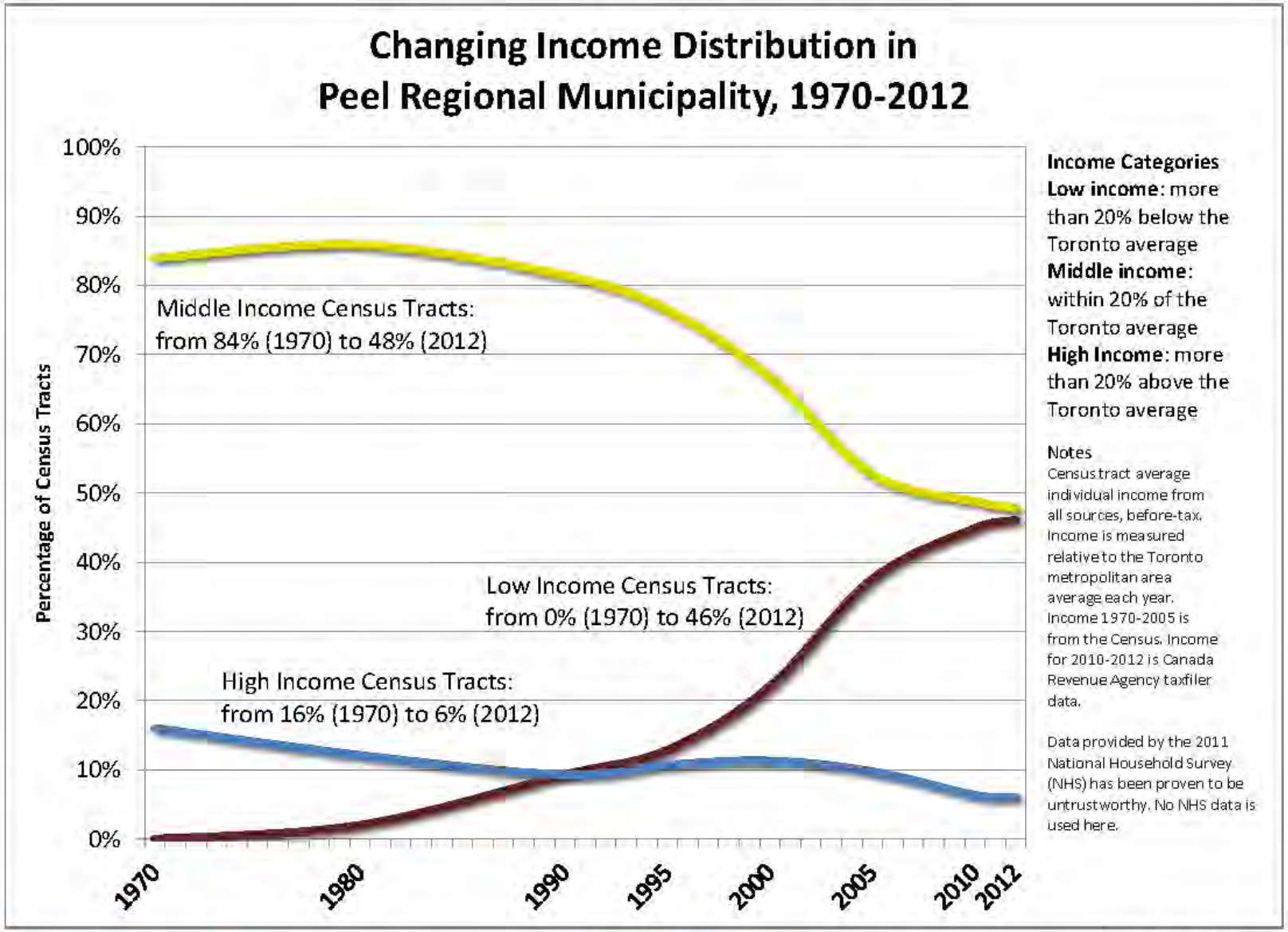
Source: Statistics Canada, Census 1971-2006; Canada Revenue Agency Taxfiler data 2010-2012

Peel Region



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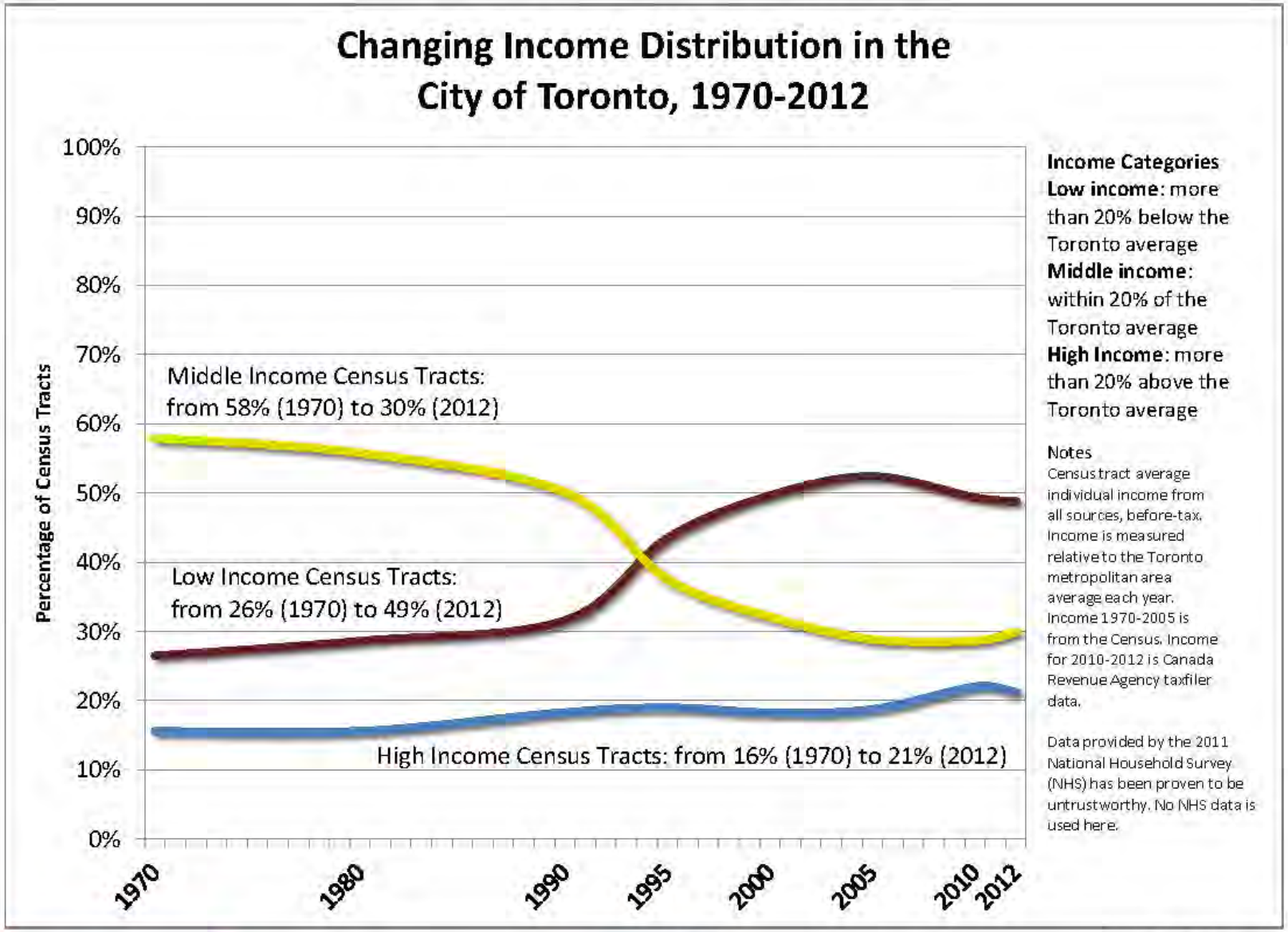
Source: Statistics Canada, Census 1971-2006; Canada Revenue Agency Taxfiler data 2010-2012

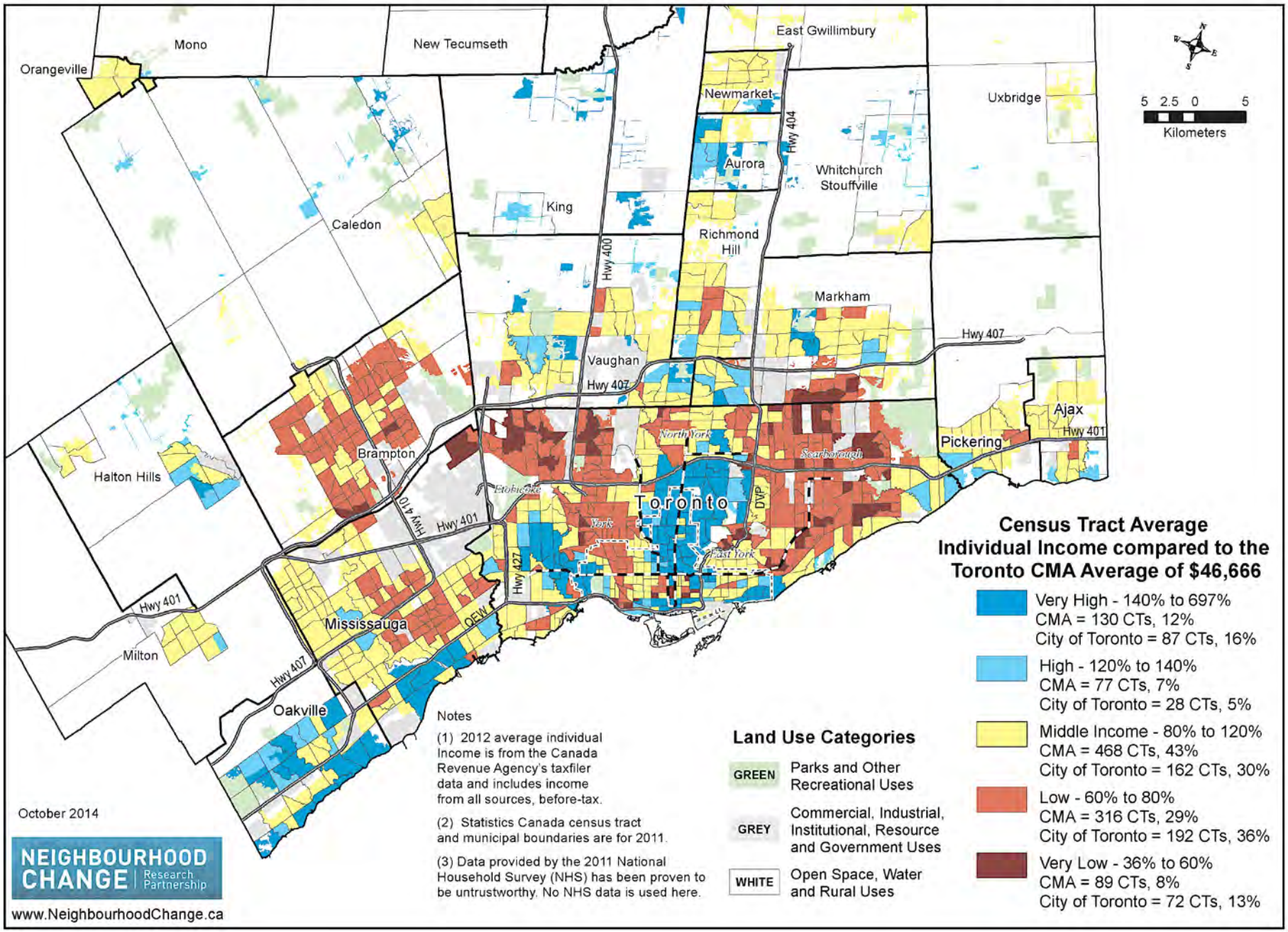
City of Toronto



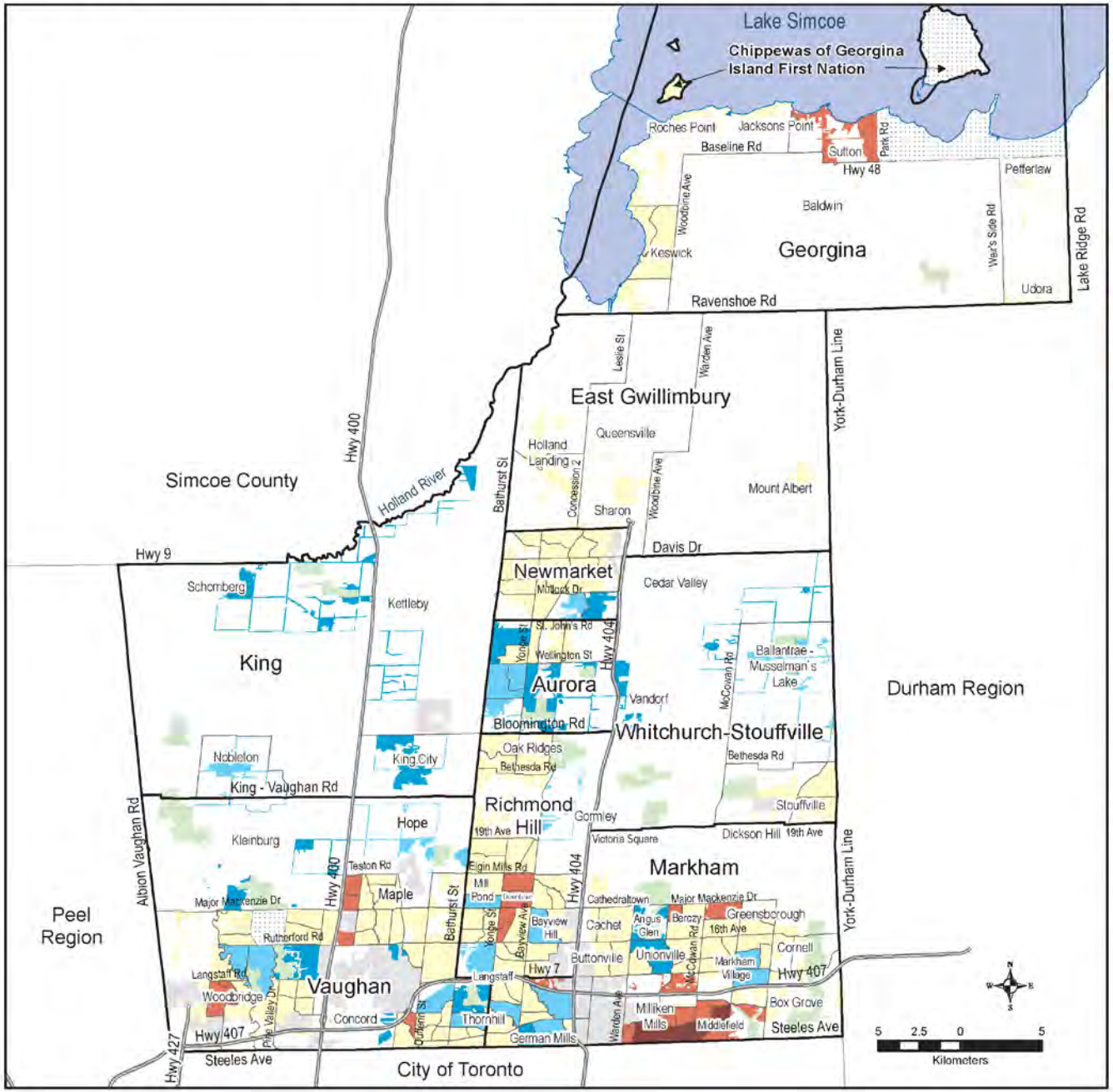
Average Individual Income, Toronto CMA

TORONTO AREA INCOME, ON A RESIDENTIAL LAND USE MAP, 2012

Average Individual Income, Toronto Census Metropolitan Area, 2012



Average Individual Income, York Regional Municipality, 2012



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

- Very High - 140% to 200% (15 CTs, 8% of York region)
- High - 120% to 140% (20 CTs, 11% of York region)
- Middle Income - 80% to 120% (122 CTs, 66% of York region)
- Low - 60% to 80% (22 CTs, 12% of York region)
- Very Low - 55% to 60% (7 CTs, 4% of York region)
- Data Not Available

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.

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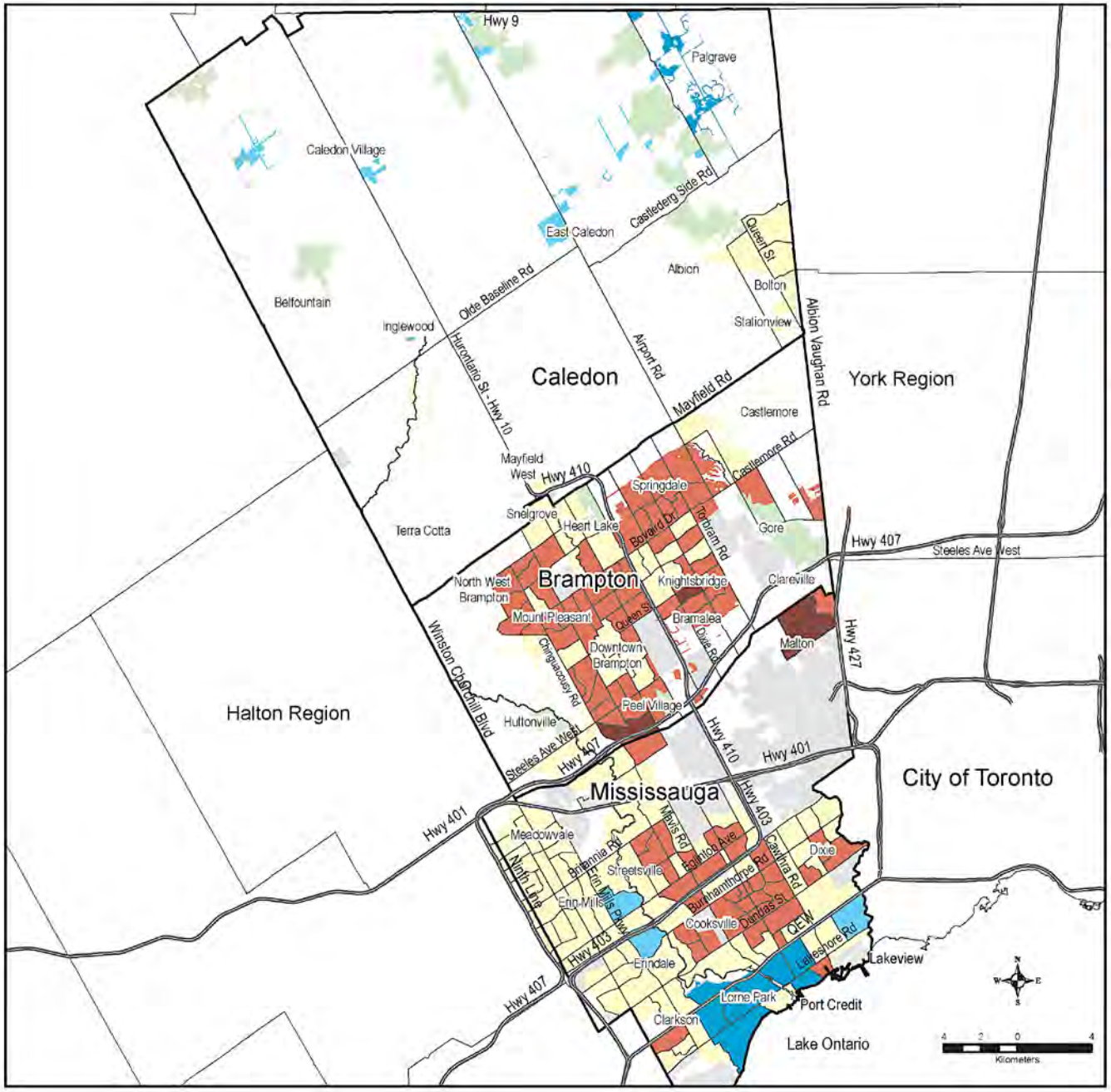
Average Individual Income, Peel Regional Municipality, 2012



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.

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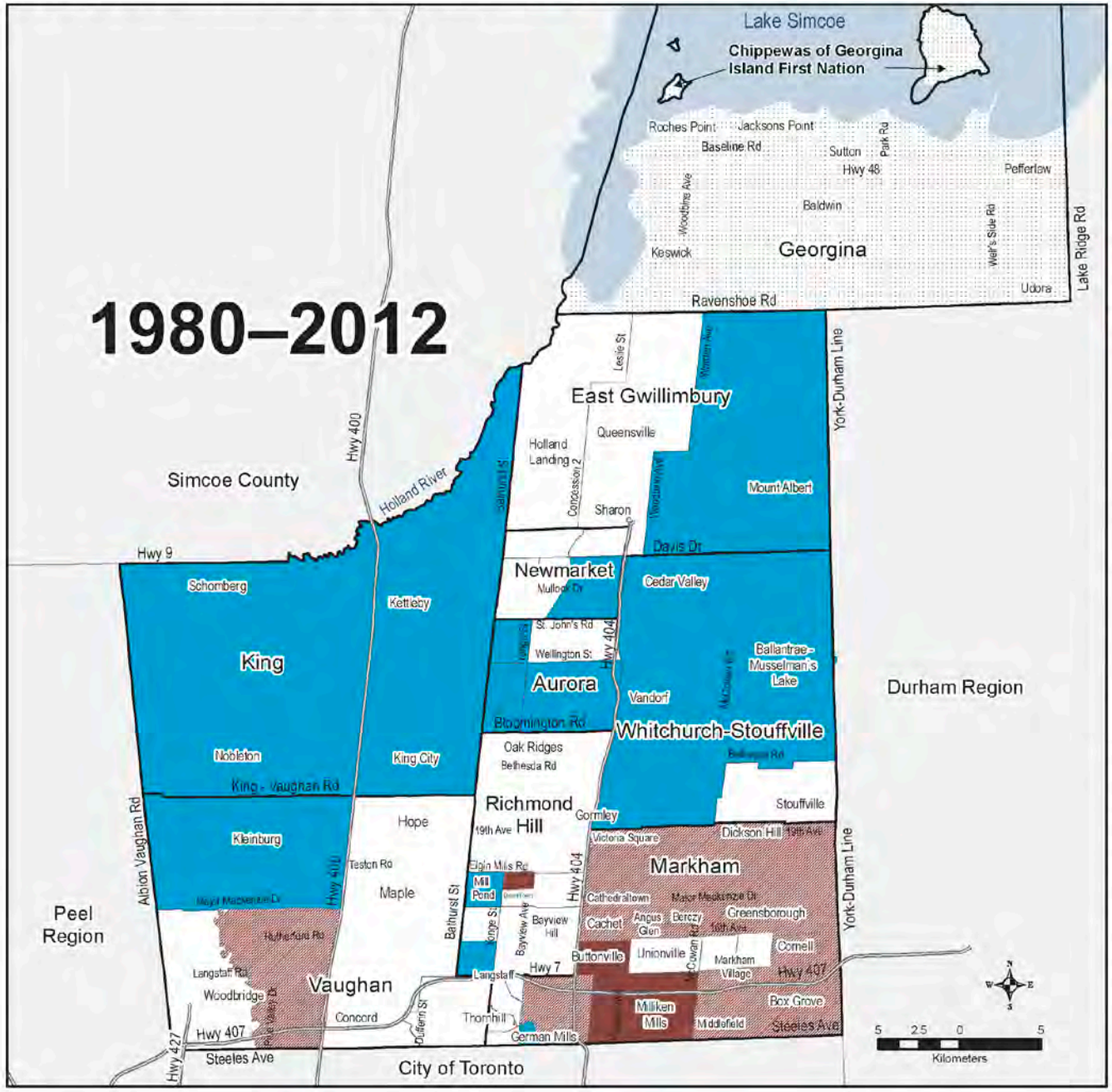
Average Individual Income, York Region, Map

32-YEAR INCOME TREND ANALYSIS, 1980-2012

Neighbourhood Income Change: York Region, 2012 vs. 1980



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

City #1	Income Increase of 15% to 51% (30% of York's CTs)
City #2	Income Increase or Decrease is Less than 15% (51% of York's CTs)
City #3-L	Income Decrease of 15% to 36% and are low/very low income in 2012 (5% of York's CTs)
City #3-MH	Income Decrease of 15% to 46% and are middle/high/very high income in 2012 (14% of York's CTs)
	No Data for 1980 or 2012
	Local Municipalities or Equivalent (1981)
	Major Highways (2011)
Vaughan	Name of Municipality (1981)
Woodbridge	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.

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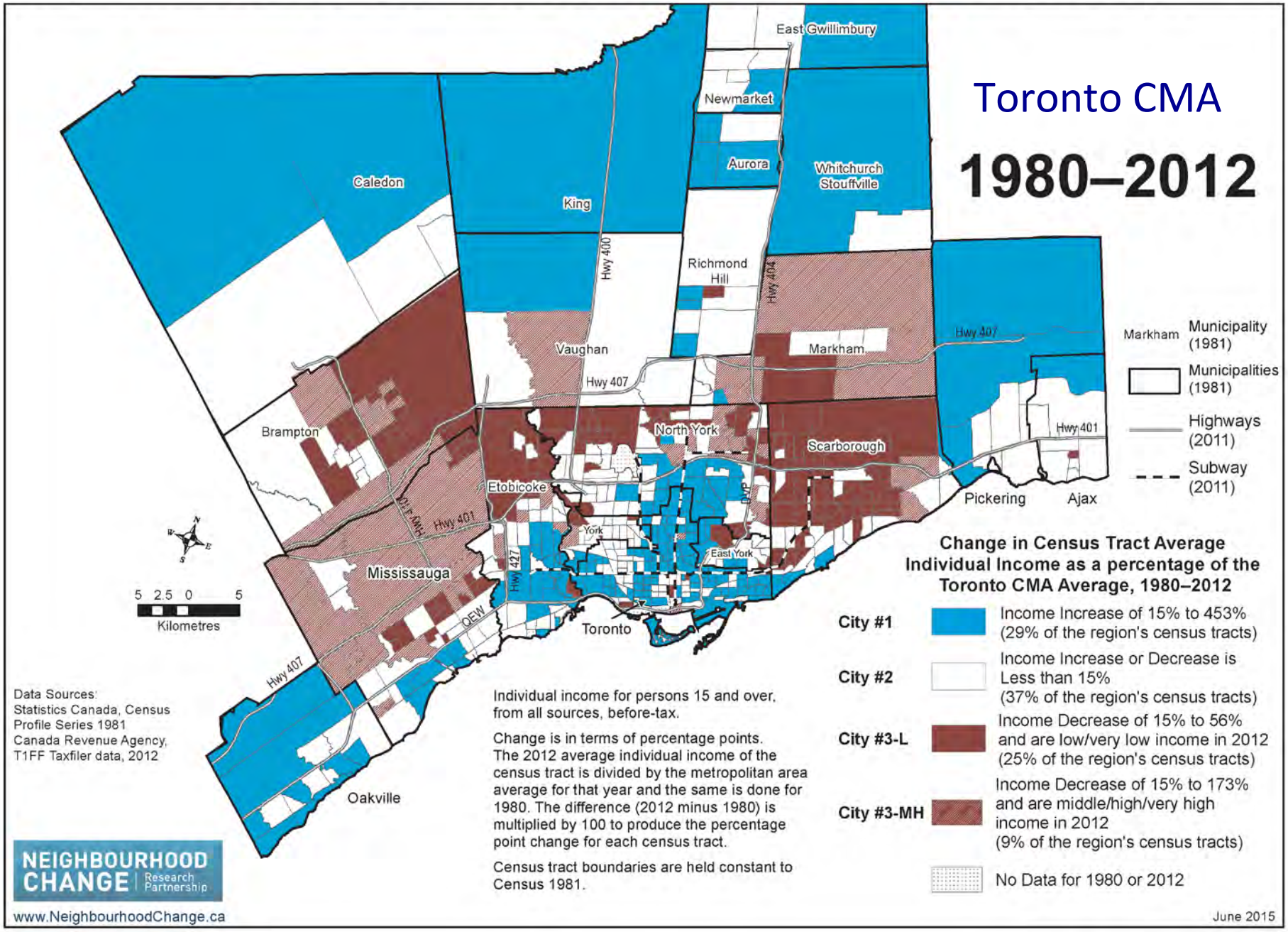
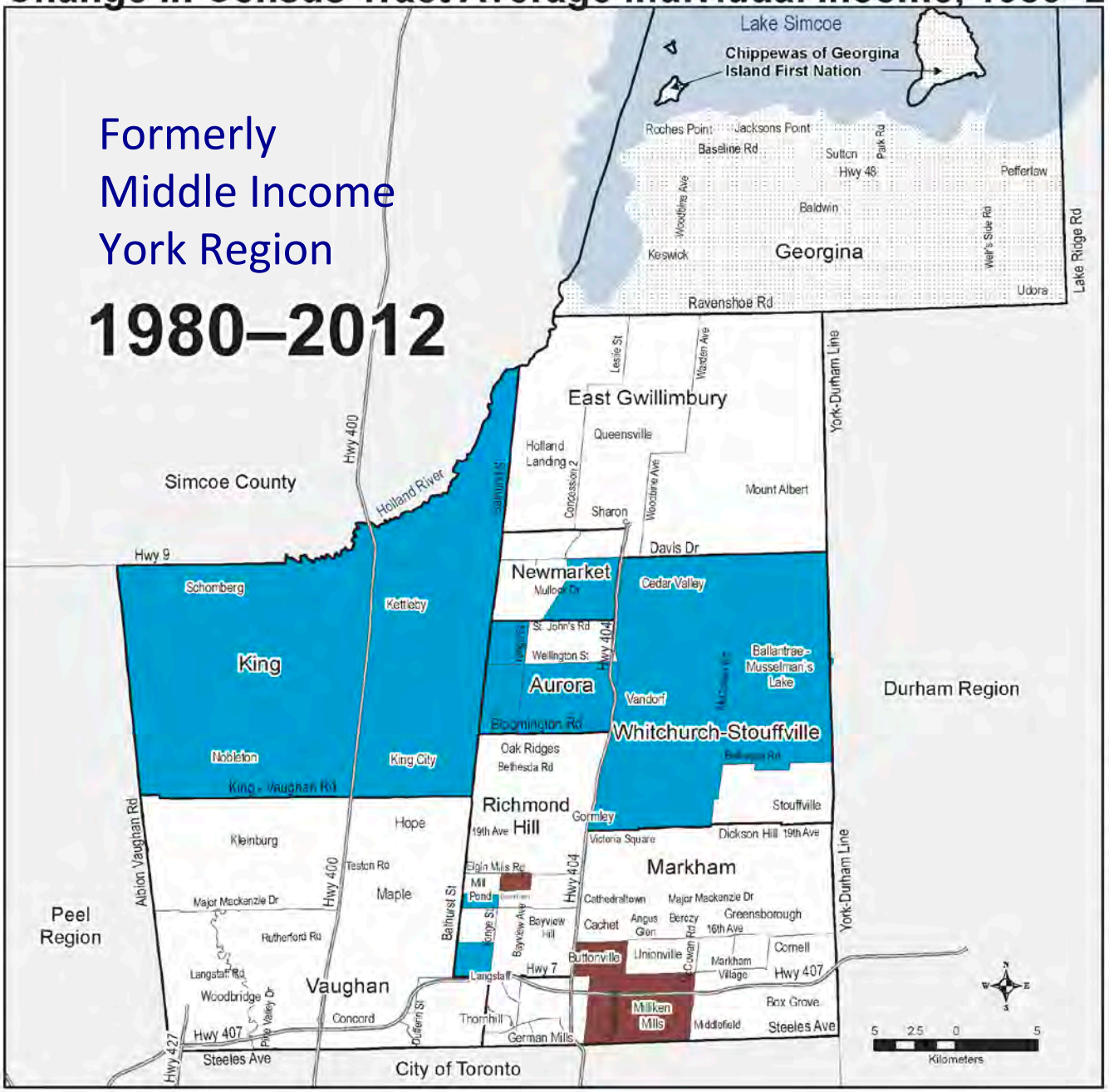
Neighbourhood Income Change: Toronto Metropolitan Area, 2012 vs. 1980



Formerly Middle Income Neighbourhoods in York Region, Change in Census Tract Average Individual Income, 1980–2012



Formerly Middle Income Census Tracts
11 of the 33 middle income census tracts in 1980 (20% above or below the Toronto CMA average income) were no longer middle income in 2012

- 9 of these CTs went up in income (27% of the 1980 middle group)
- 2 of these CTs went down in income (6% of the 1980 middle group)
- Formerly Middle Income Status Not Applicable
- No Data for 1980 or 2012
- Local Municipalities or Equivalent (1981)
- Major Highways (2011)
- Vaughan — Name of Municipality (1981)
- Woodbridge — 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.

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.

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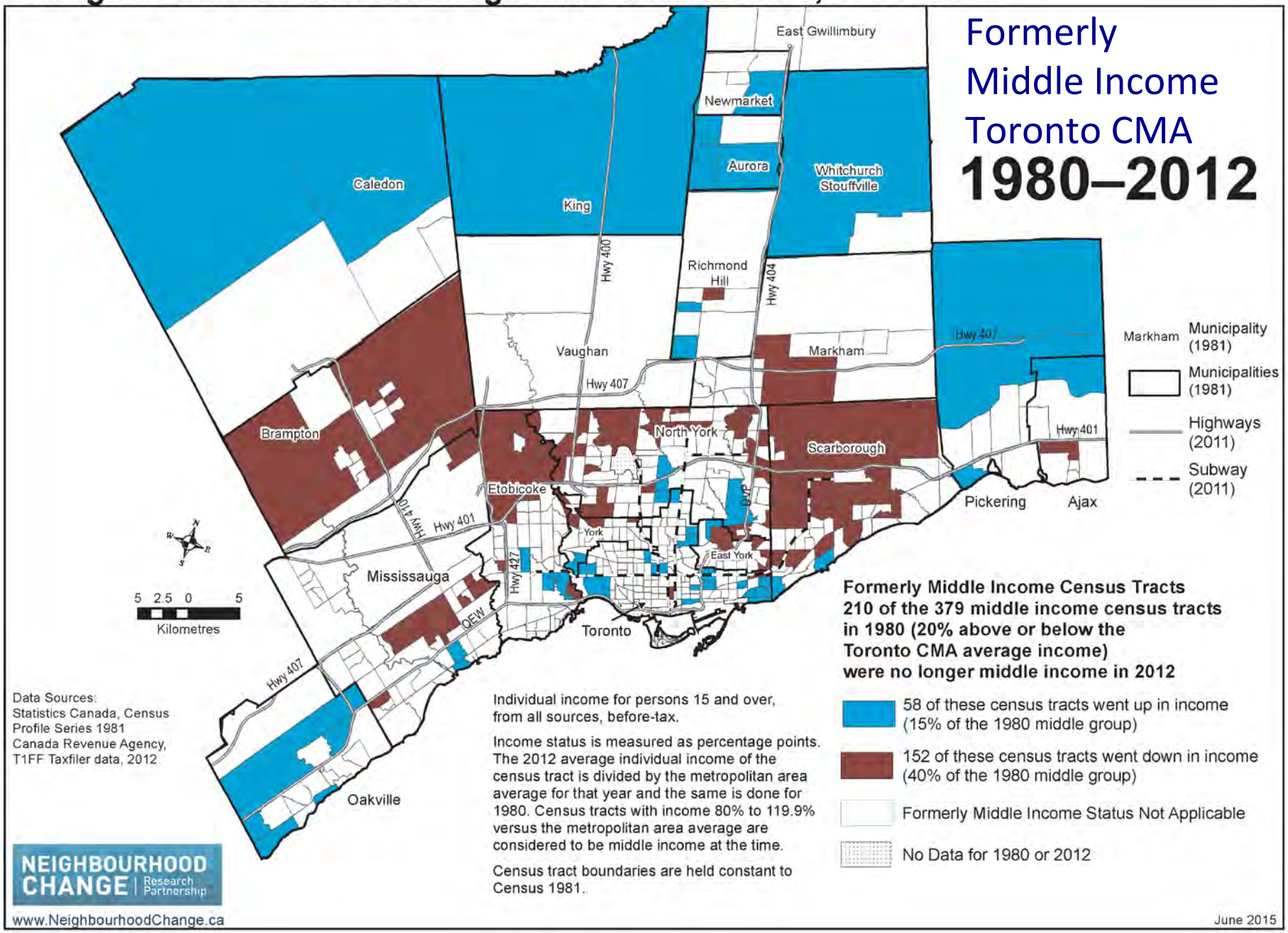
Formerly Middle Income Neighbourhoods in the Toronto CMA, Change in Census Tract Average Individual Income, 1980–2012

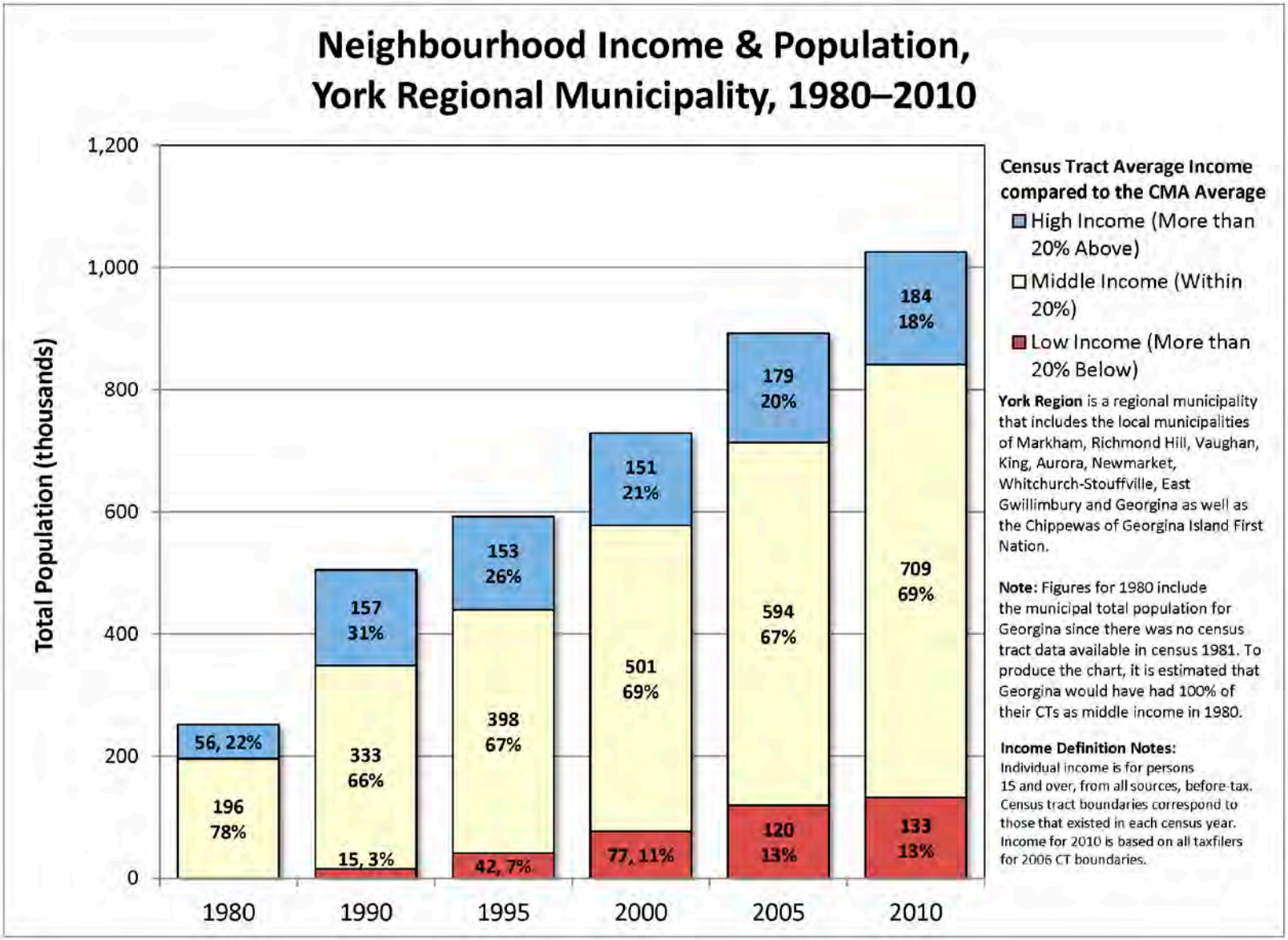


Population Change, and

High, Middle, and Low Average Individual Income Change

POPULATION & NEIGHBOURHOOD INCOME, BAR GRAPHS, 1970 TO 2010

York Region


Neighbourhood Income & Population,
York Regional Municipality, 1980–2010
Total Population (thousands)
1,200
1,000
800
600
400
200
0
1980
1990
1995
2000
2005
2010
56, 22%
196
78%
157
31%
333
66%
15, 3%
153
26%
398
67%
42, 7%
151
21%
501
69%
77, 11%
179
20%
594
67%
120
13%
184
18%
709
69%
133
13%
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)
York Region is a regional municipality that includes the local municipalities of Markham, Richmond Hill, Vaughan, King, Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury and Georgina as well as the Chippewas of Georgina Island First Nation.
Note: Figures for 1980 include the municipal total population for Georgina since there was no census tract data available in census 1981. To produce the chart, it is estimated that Georgina would have had 100% of their CTs as middle income in 1980.
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.
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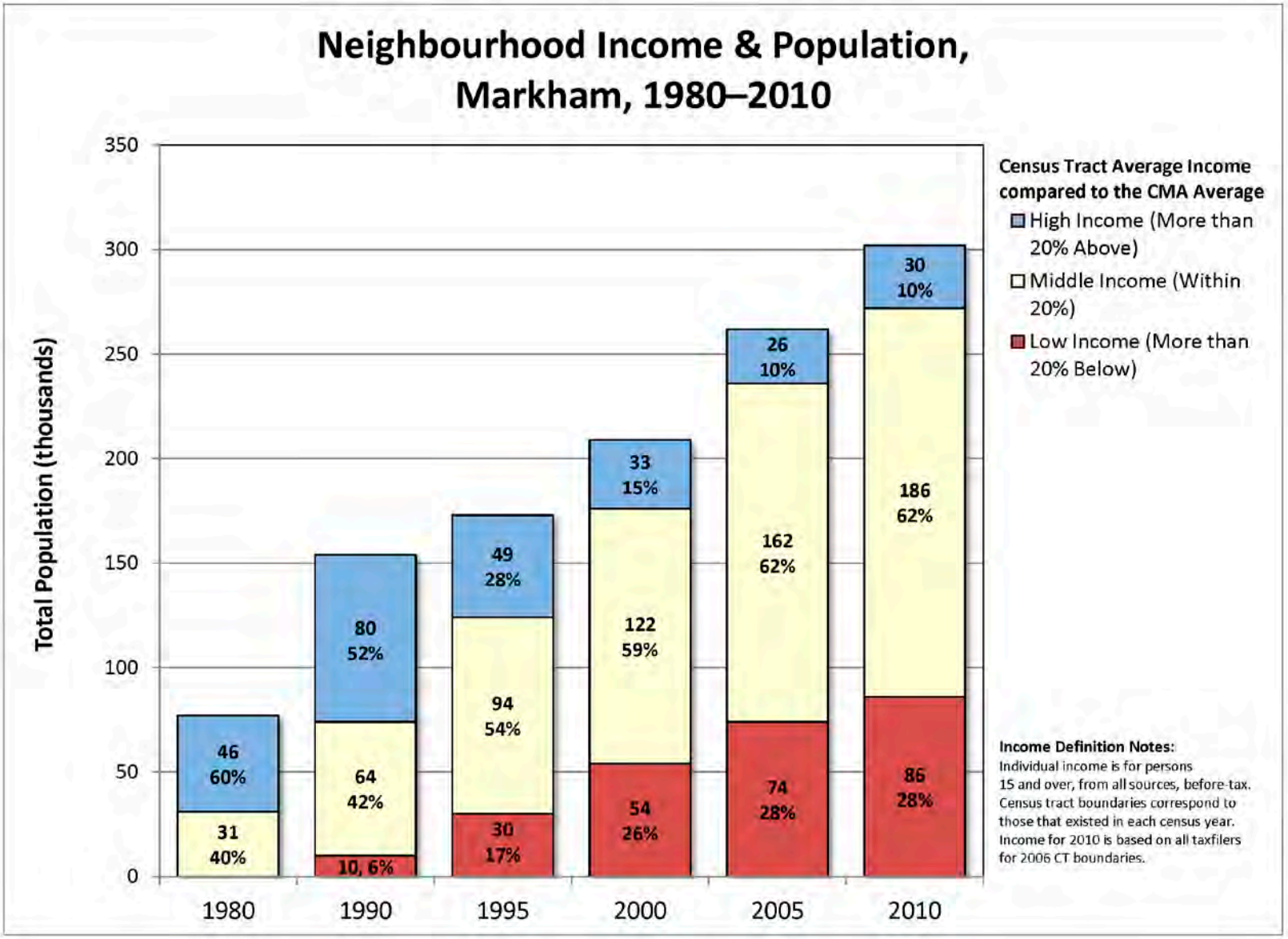
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Markham



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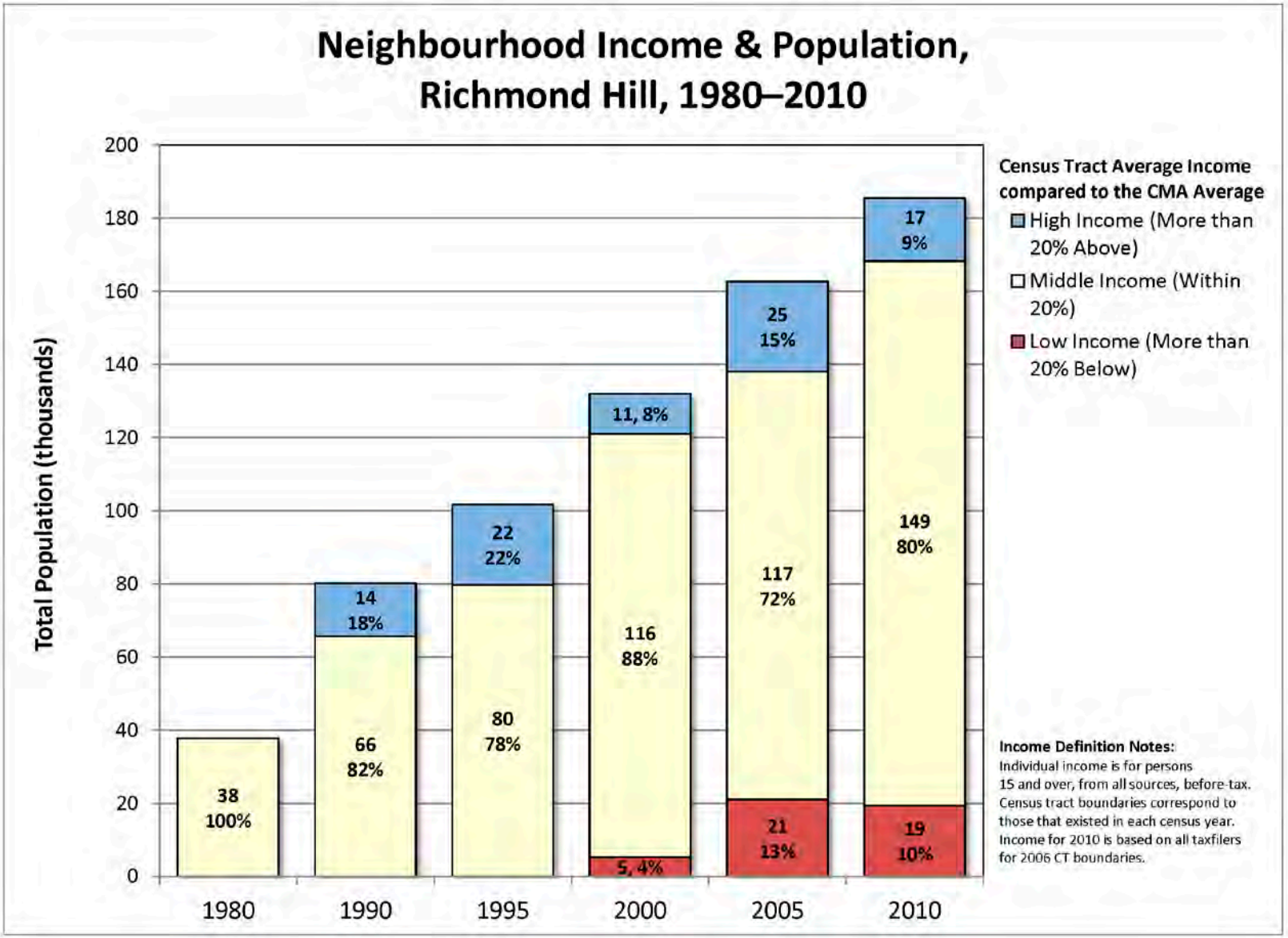
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Richmond Hill



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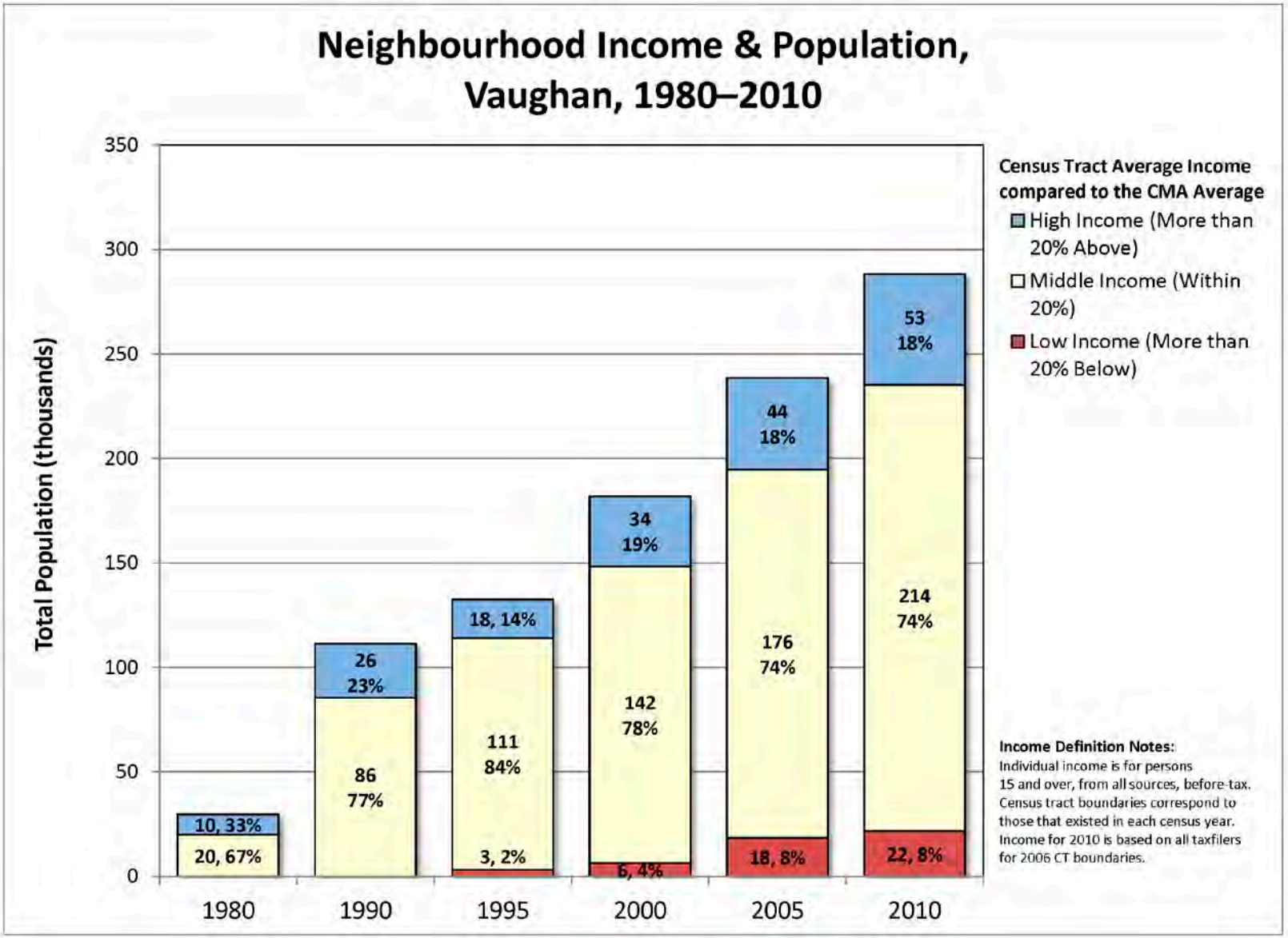
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Vaughan



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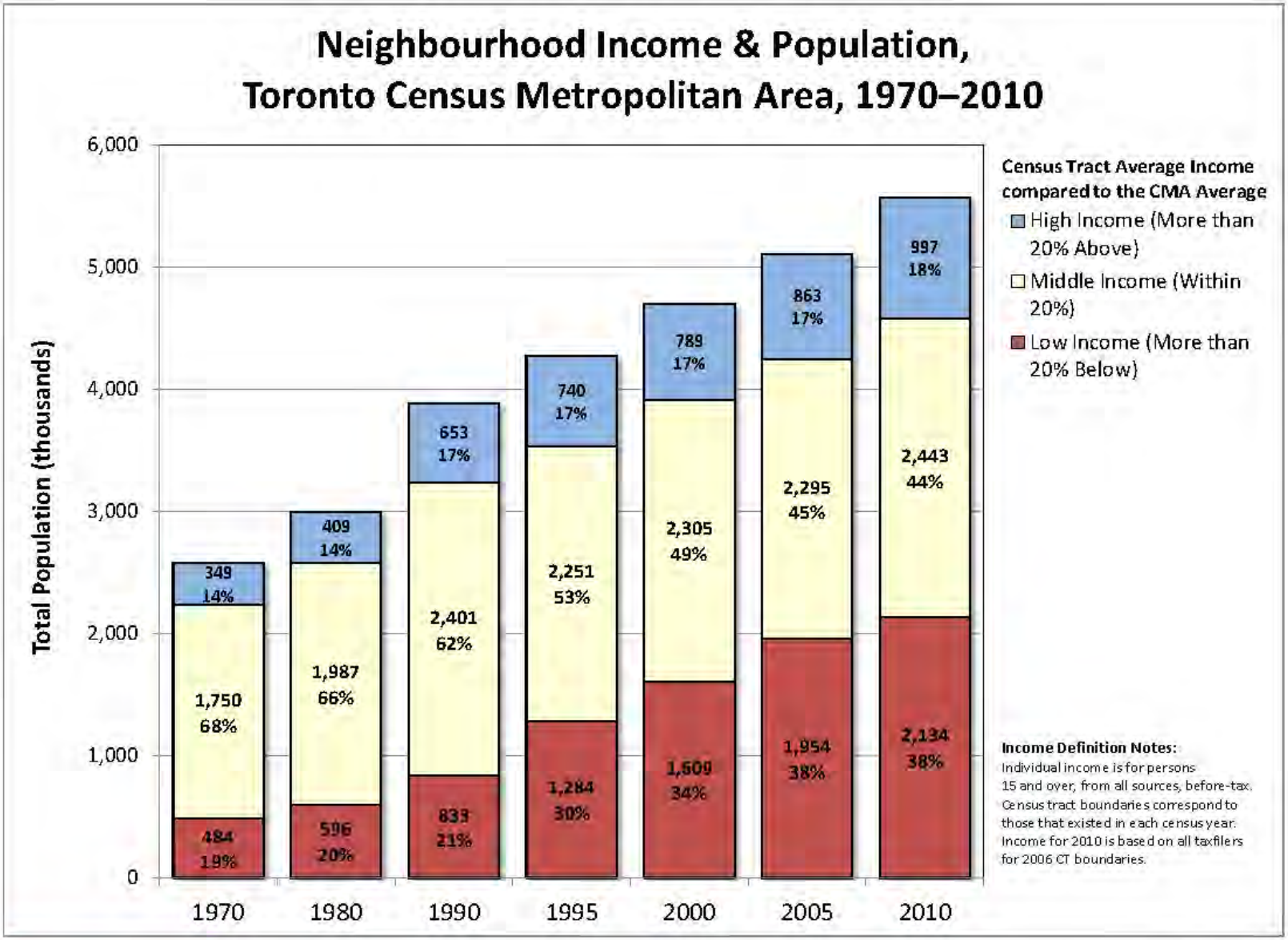
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Toronto CMA


Neighbourhood Income & Population,
Toronto Census Metropolitan Area, 1970–2010
Total Population (thousands)
6,000
5,000
4,000
3,000
2,000
1,000
0
1970
1980
1990
1995
2000
2005
2010
349 14%
1,750 68%
484 19%
409 14%
1,987 66%
596 20%
653 17%
2,401 62%
833 21%
740 17%
2,251 53%
1,284 30%
789 17%
2,305 49%
1,609 34%
863 17%
2,295 45%
1,954 38%
997 18%
2,443 44%
2,134 38%
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.
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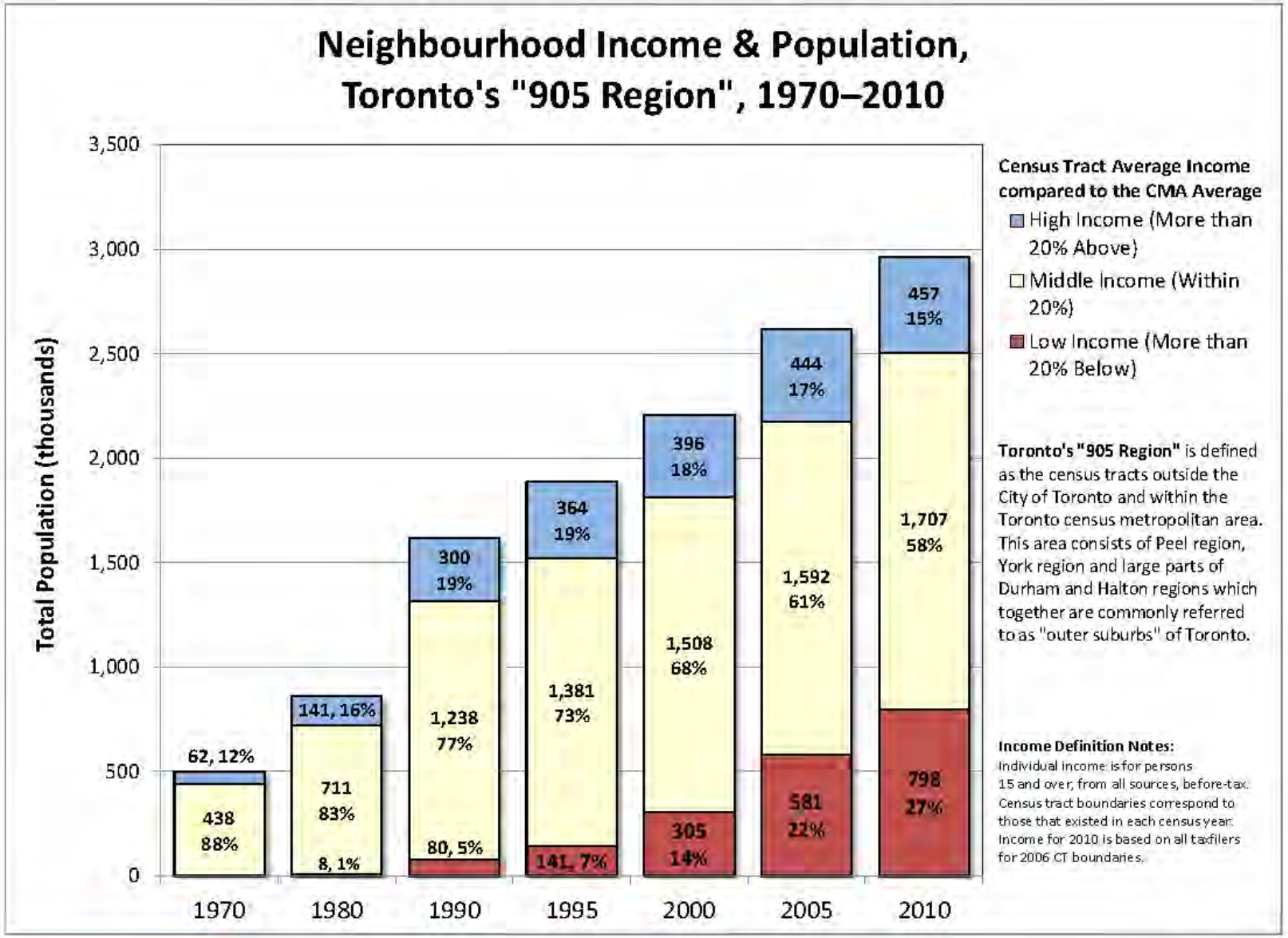
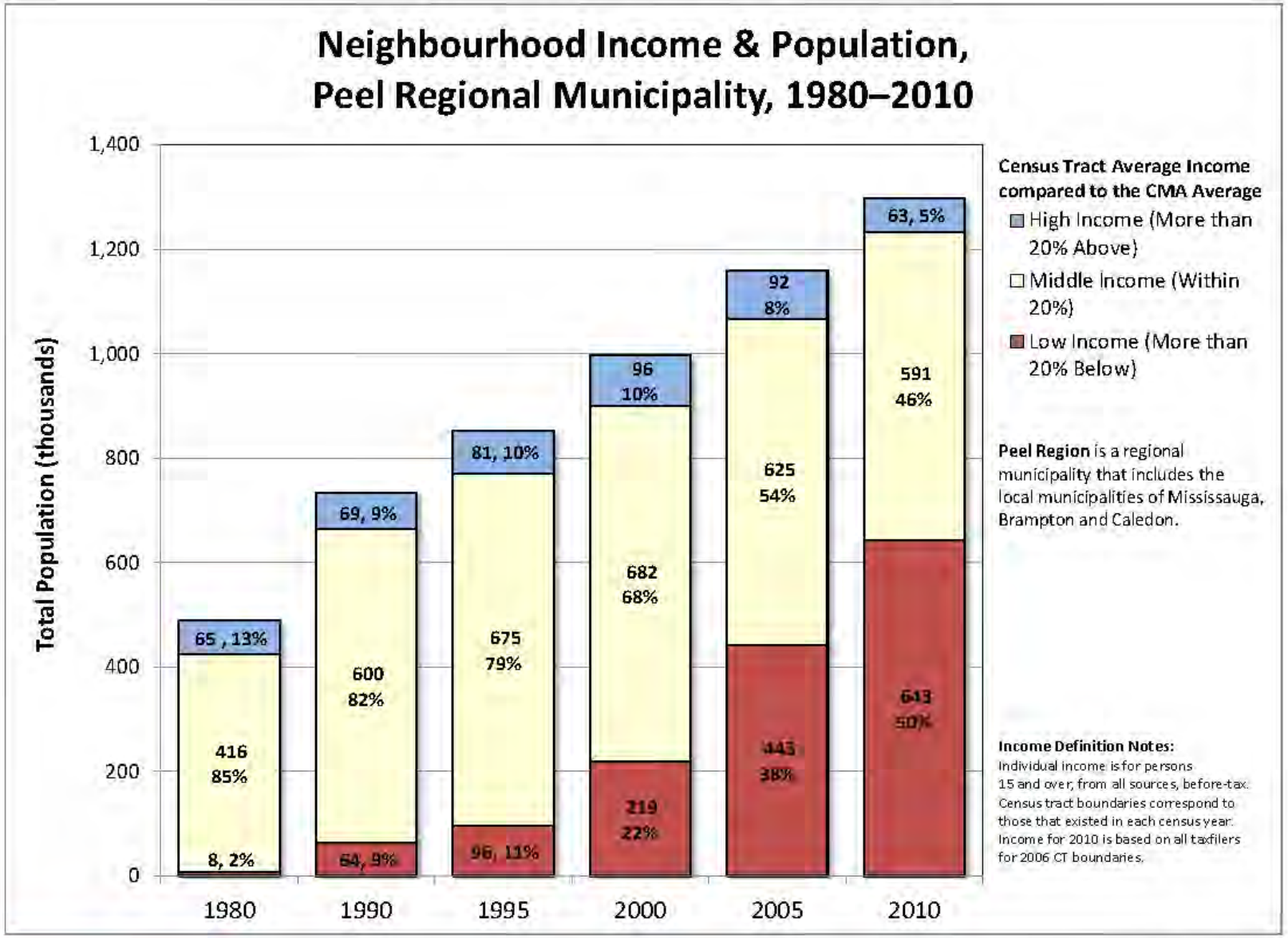
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

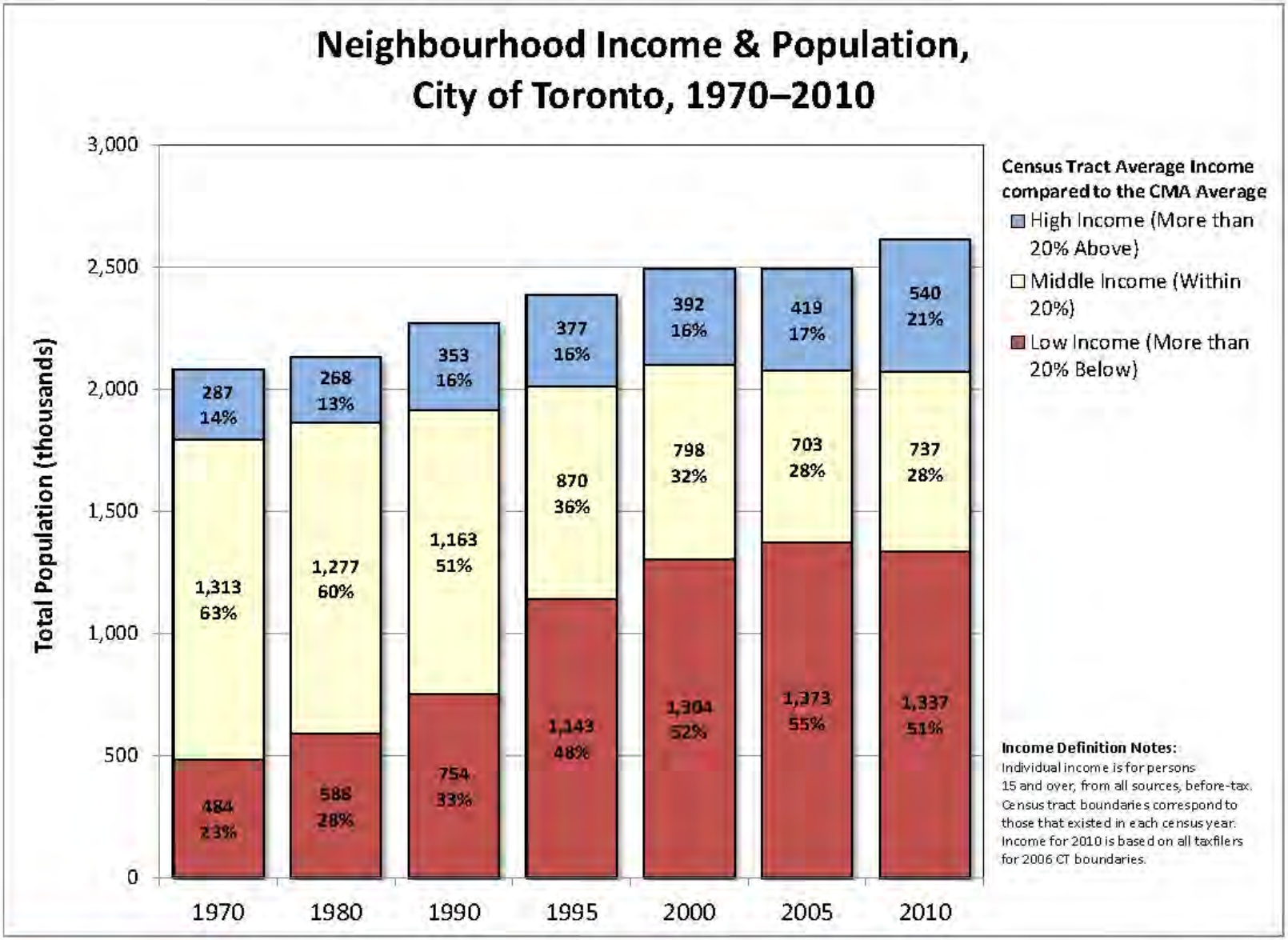
"905 Region"


Neighbourhood Income & Population,
Toronto's "905 Region", 1970–2010
Total Population (thousands)
3,500
3,000
2,500
2,000
1,500
1,000
500
0
1970
1980
1990
1995
2000
2005
2010
62, 12%
438
88%
141, 16%
711
83%
8, 1%
300
19%
1,238
77%
80, 5%
364
19%
1,381
73%
141, 7%
396
18%
1,508
68%
305
14%
444
17%
1,592
61%
581
22%
457
15%
1,707
58%
798
27%
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 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.
NEIGHBOURHOOD CHANGE
June 2015
Neighbourhood Change Research Partnership
www.NeighbourhoodChange.ca
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Peel Region


Neighbourhood Income & Population,
Peel Regional Municipality, 1980–2010
Total Population (thousands)
1,400
1,200
1,000
800
600
400
200
0
1980
1990
1995
2000
2005
2010
65 , 13%
416
85%
8, 2%
69, 9%
600
82%
64, 9%
81, 10%
675
79%
96, 11%
96
10%
682
68%
219
22%
92
8%
625
54%
443
38%
63, 5%
591
46%
643
50%
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)
Peel Region is a regional municipality that includes the local municipalities of Mississauga, Brampton and Caledon.
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.
NEIGHBOURHOOD CHANGE
June 2015
Neighbourhood Change Research Partnership
www.NeighbourhoodChange.ca
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

City of Toronto



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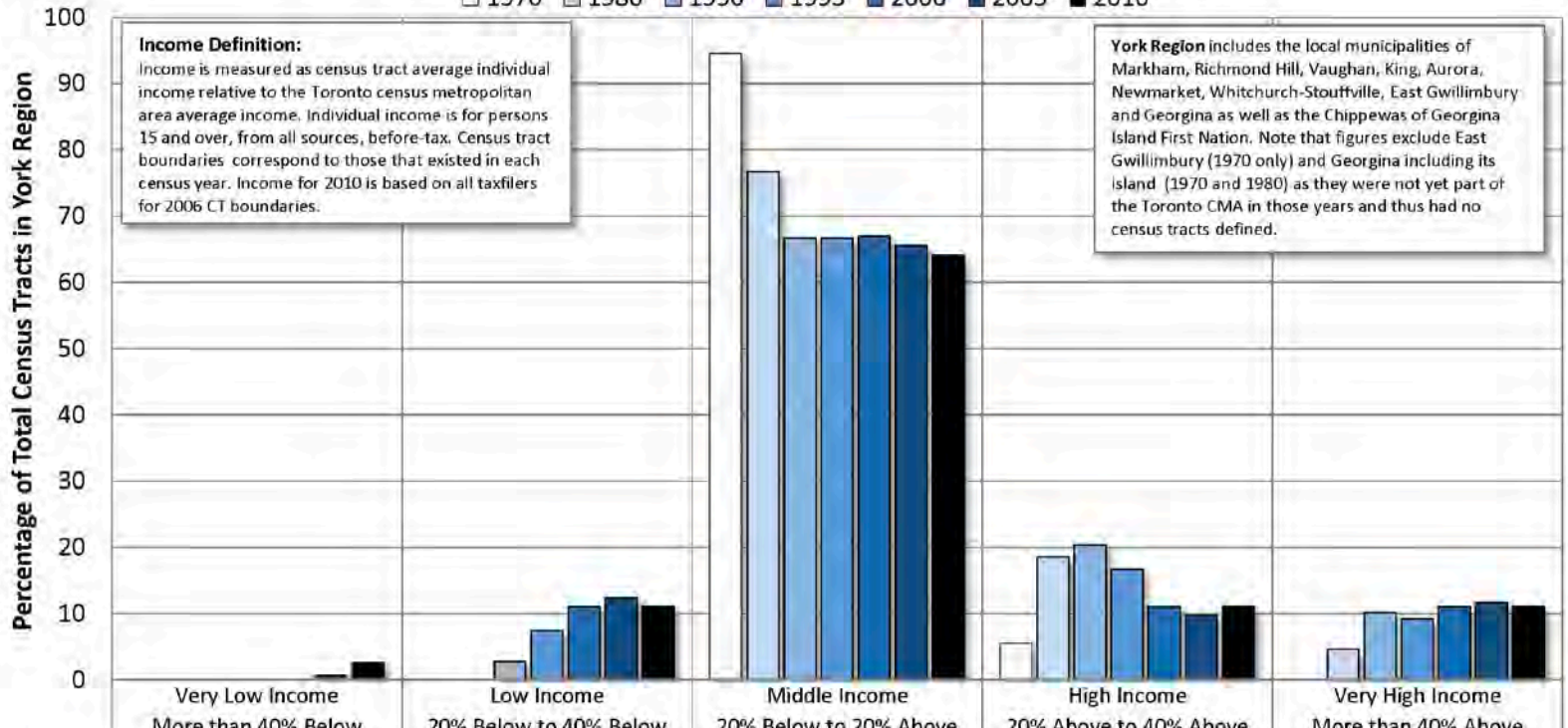
Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1FF Taxfiler Data 2010

Average Individual Income Change, 5 groups, Bar Graphs

INCOME DISTRIBUTION TRENDS, 1970-2012

York Region

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



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	94.4	5.6	0.0
1980	0.0	0.0	76.7	18.6	4.7
1990	0.0	2.8	66.7	20.4	10.2
1995	0.0	7.4	66.7	16.7	9.3
2000	0.0	11.0	66.9	11.0	11.0
2005	0.6	12.3	65.6	9.7	11.7
2010	2.6	11.1	64.1	11.1	11.1

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April 2013
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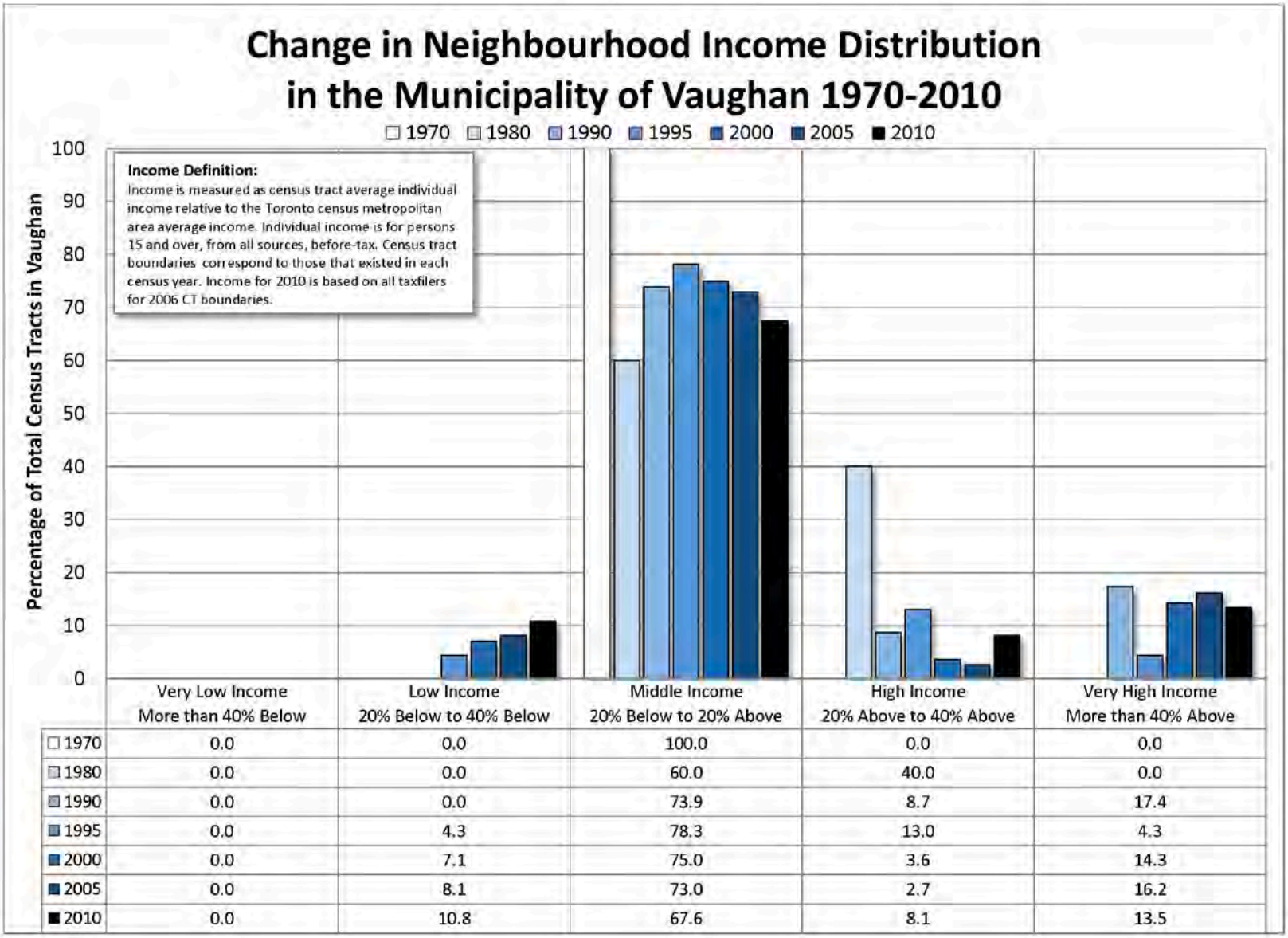
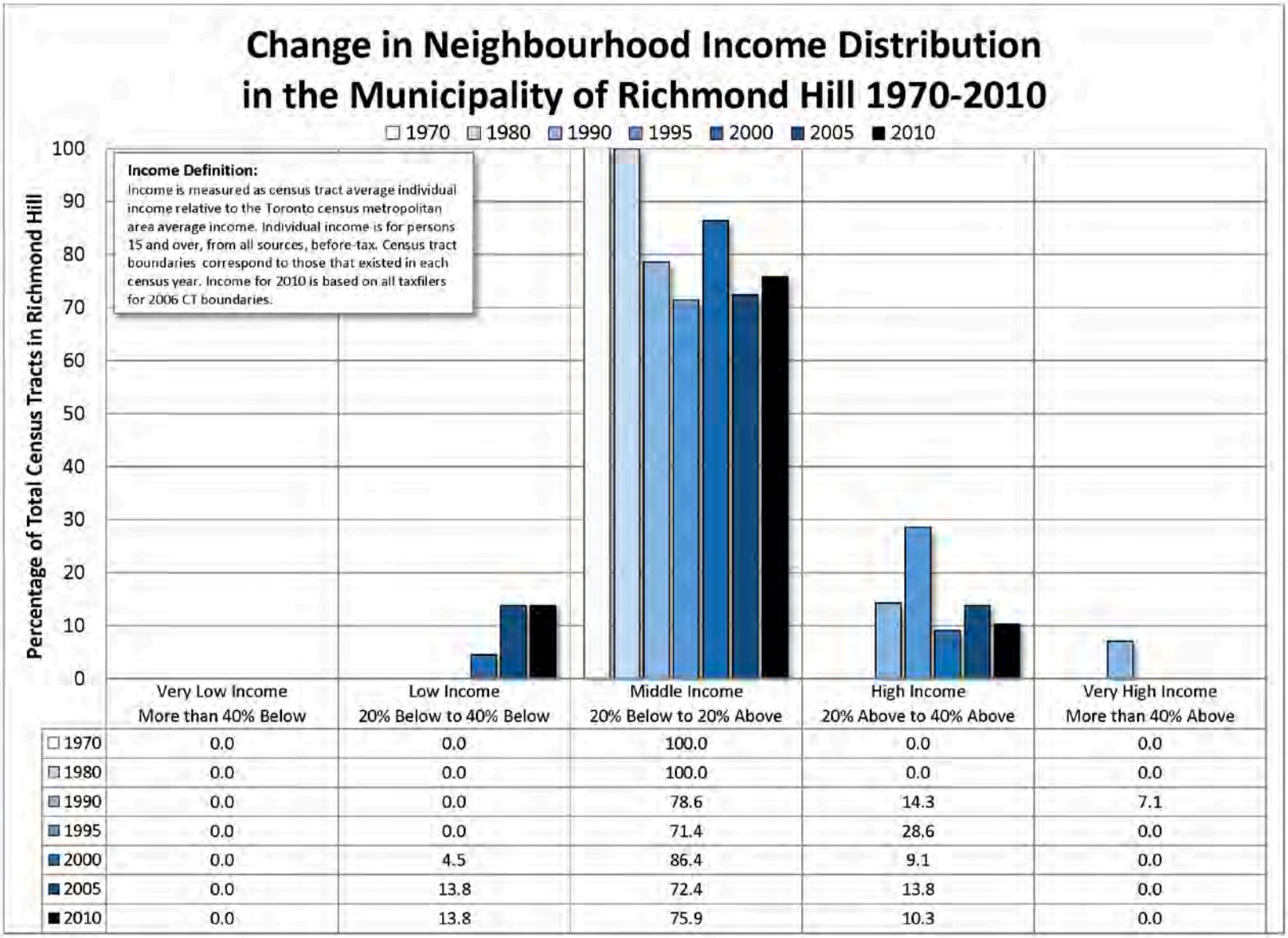
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Vaughan

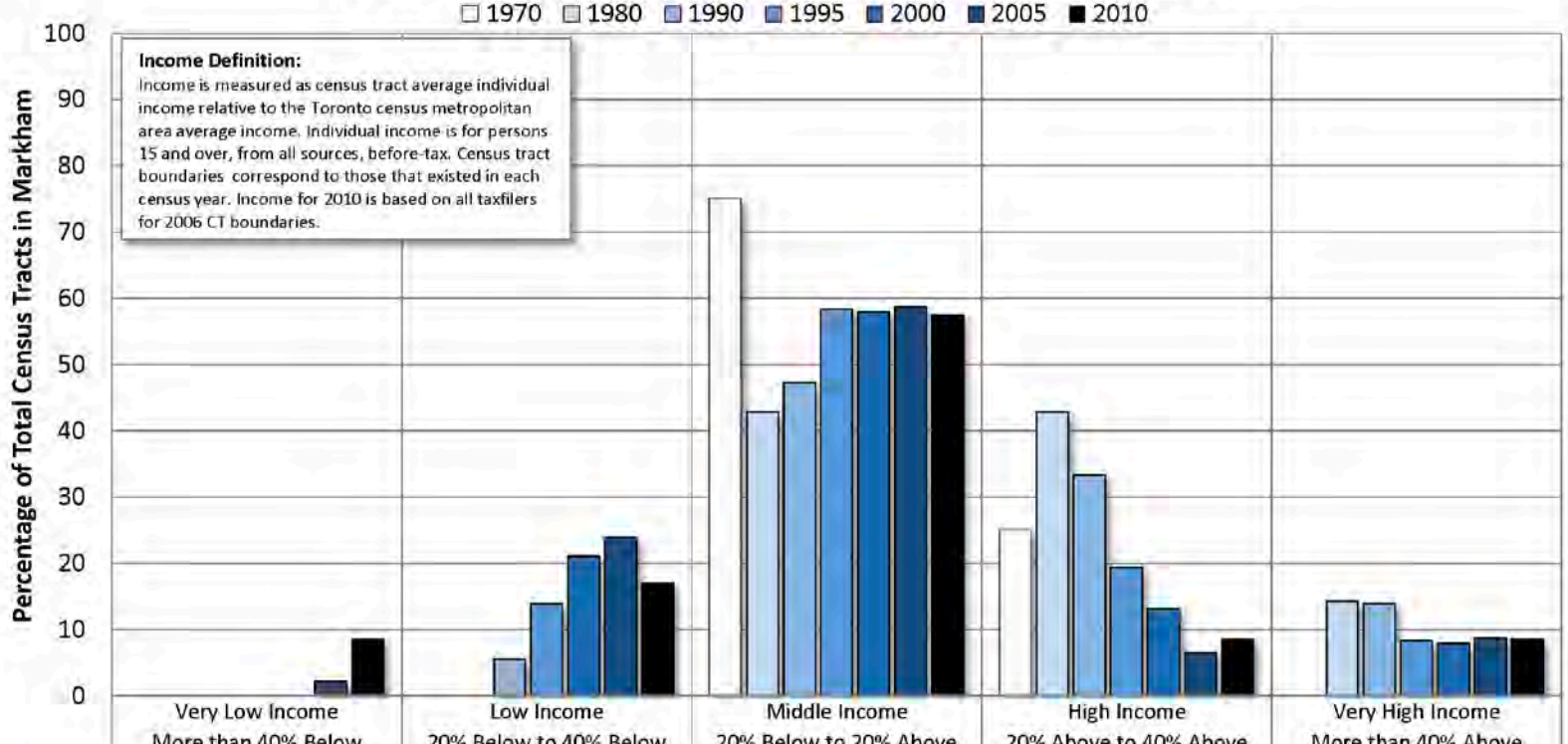

Change in Neighbourhood Income Distribution
in the Municipality of Vaughan 1970-2010
1970 1980 1990 1995 2000 2005 2010
Income Definition:
Income is measured as census tract average individual income relative to the Toronto census metropolitan area average income. Individual income is for persons 15 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.
Percentage of Total Census Tracts in Vaughan
100
90
80
70
60
50
40
30
20
10
0
Very Low Income More than 40% Below
Low Income 20% Below to 40% Below
Middle Income 20% Below to 20% Above
High Income 20% Above to 40% Above
Very High Income More than 40% Above
1970 0.0 0.0 100.0 0.0 0.0
1980 0.0 0.0 60.0 40.0 0.0
1990 0.0 0.0 73.9 8.7 17.4
1995 0.0 4.3 78.3 13.0 4.3
2000 0.0 7.1 75.0 3.6 14.3
2005 0.0 8.1 73.0 2.7 16.2
2010 0.0 10.8 67.6 8.1 13.5
Cities Centre UNIVERSITY OF TORONTO
April 2013
www.NeighbourhoodChange.ca
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Richmond Hill



Markham

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



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	75.0	25.0	0.0
1980	0.0	0.0	42.9	42.9	14.3
1990	0.0	5.6	47.2	33.3	13.9
1995	0.0	13.9	58.3	19.4	8.3
2000	0.0	21.1	57.9	13.2	7.9
2005	2.2	23.9	58.7	6.5	8.7
2010	8.5	17.0	57.4	8.5	8.5

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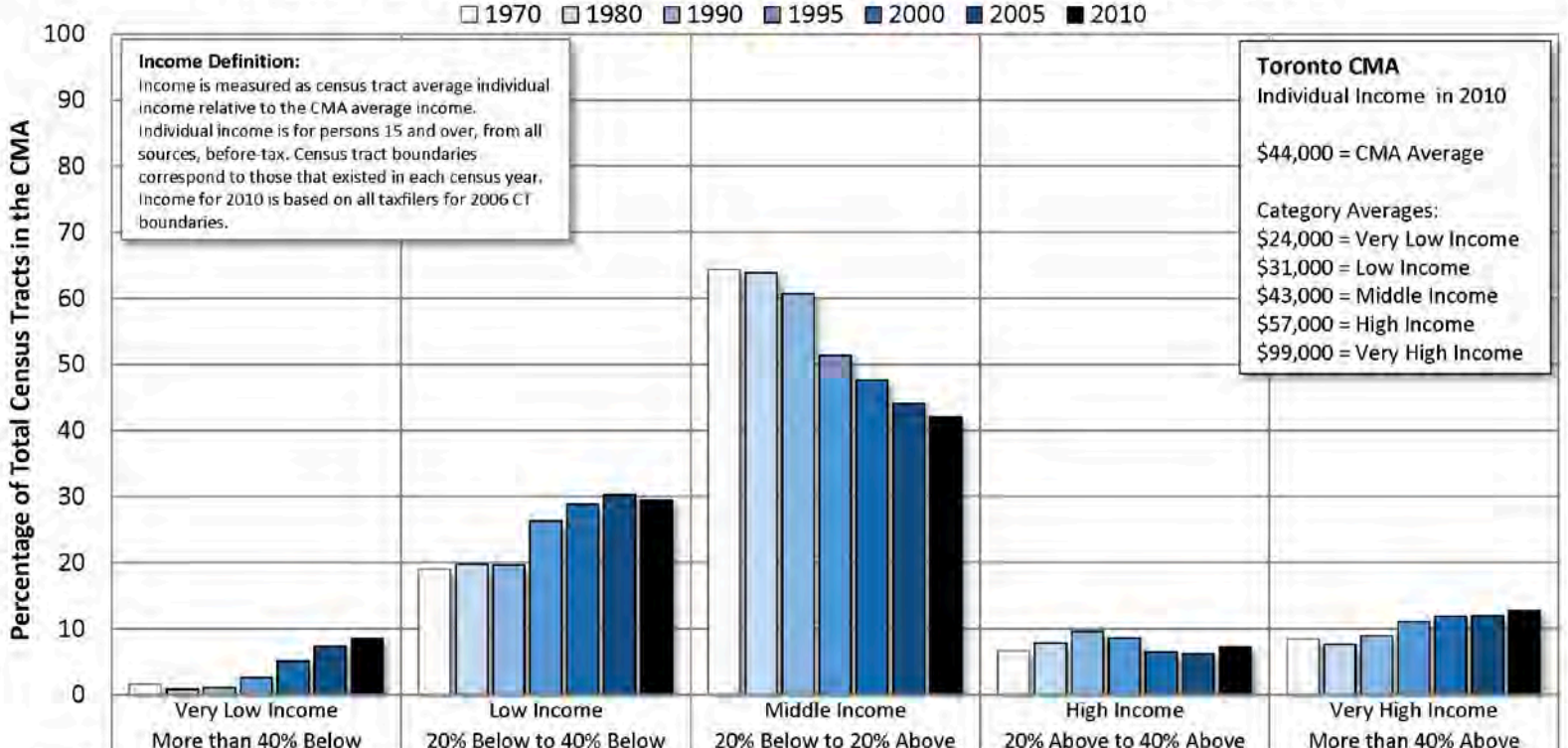
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Toronto CMA

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



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	1.6	19.0	64.3	6.6	8.5
1980	0.8	19.7	63.9	7.9	7.7
1990	1.1	19.7	60.7	9.6	9.0
1995	2.6	26.3	51.4	8.6	11.1
2000	5.1	28.9	47.6	6.5	11.9
2005	7.4	30.3	44.1	6.2	12.0
2010	8.5	29.4	42.0	7.2	12.8

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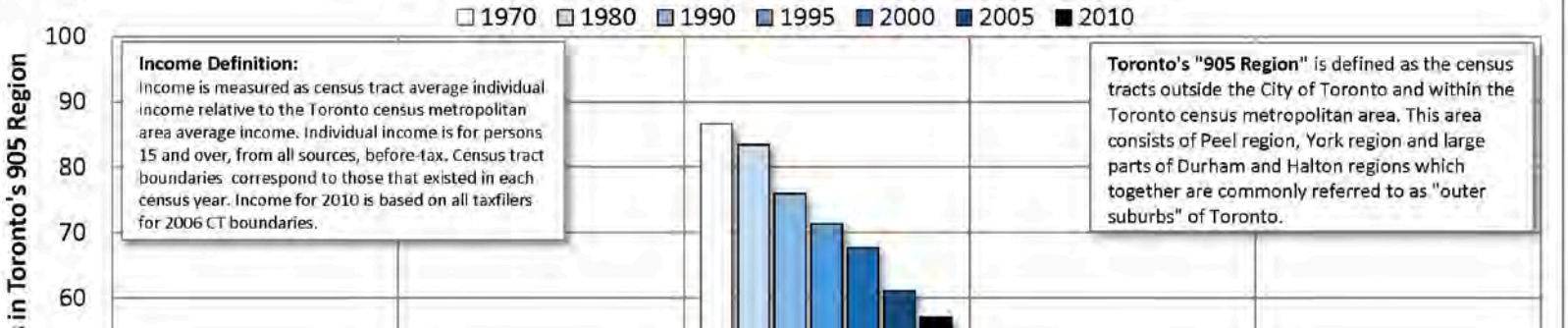
October 2012
www.NeighbourhoodChange.ca

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

"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.

	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	86.6	6.2	7.2
1980	0.0	1.1	83.4	10.9	4.6
1990	0.0	5.2	76.0	13.1	5.8
1995	0.0	7.9	71.3	12.5	8.2
2000	0.2	13.4	67.7	9.2	9.5
2005	1.3	20.0	61.1	8.5	9.1
2010	2.8	22.4	57.1	8.8	9.0

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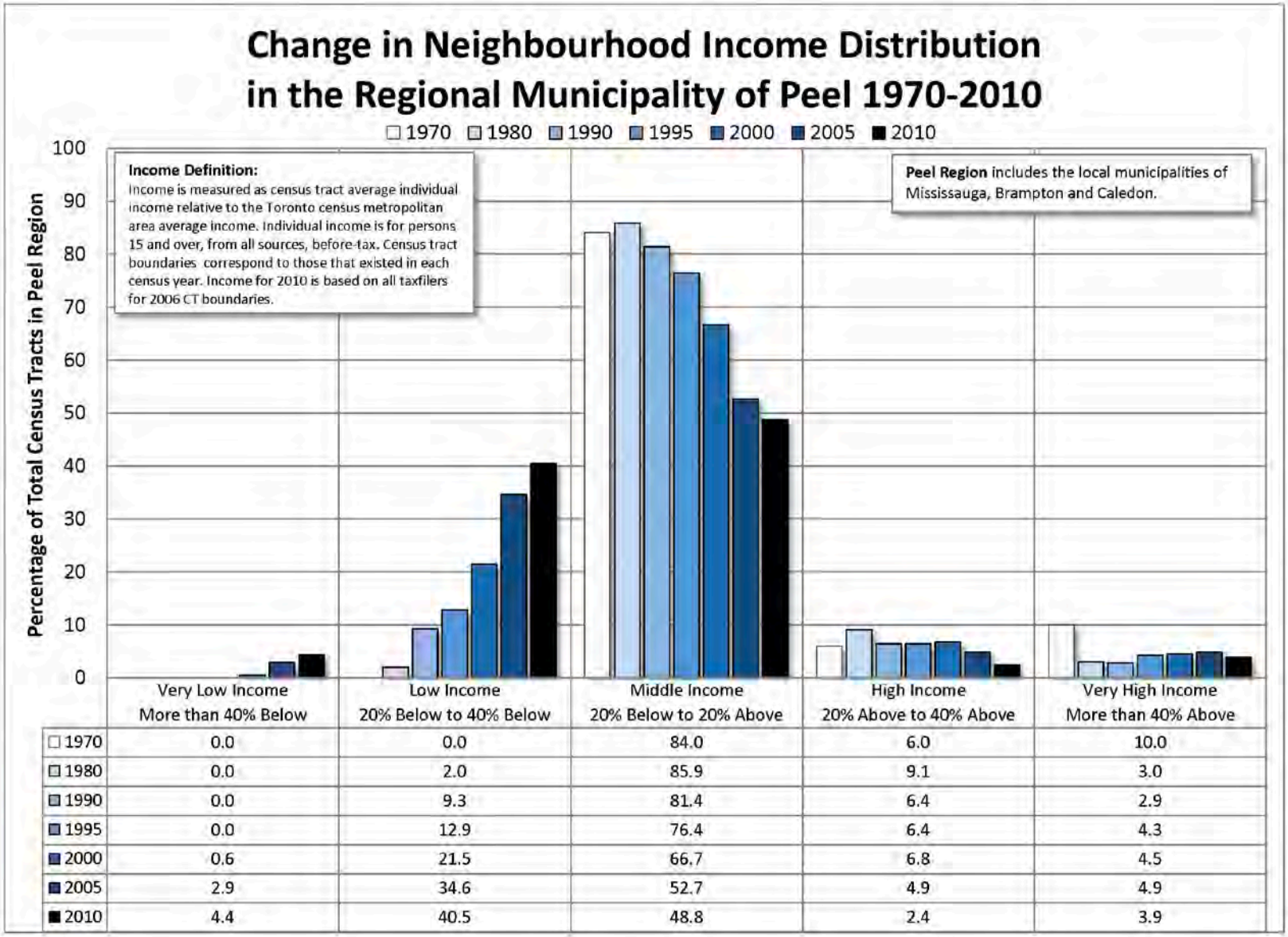
November 2012
www.NeighbourhoodChange.ca

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

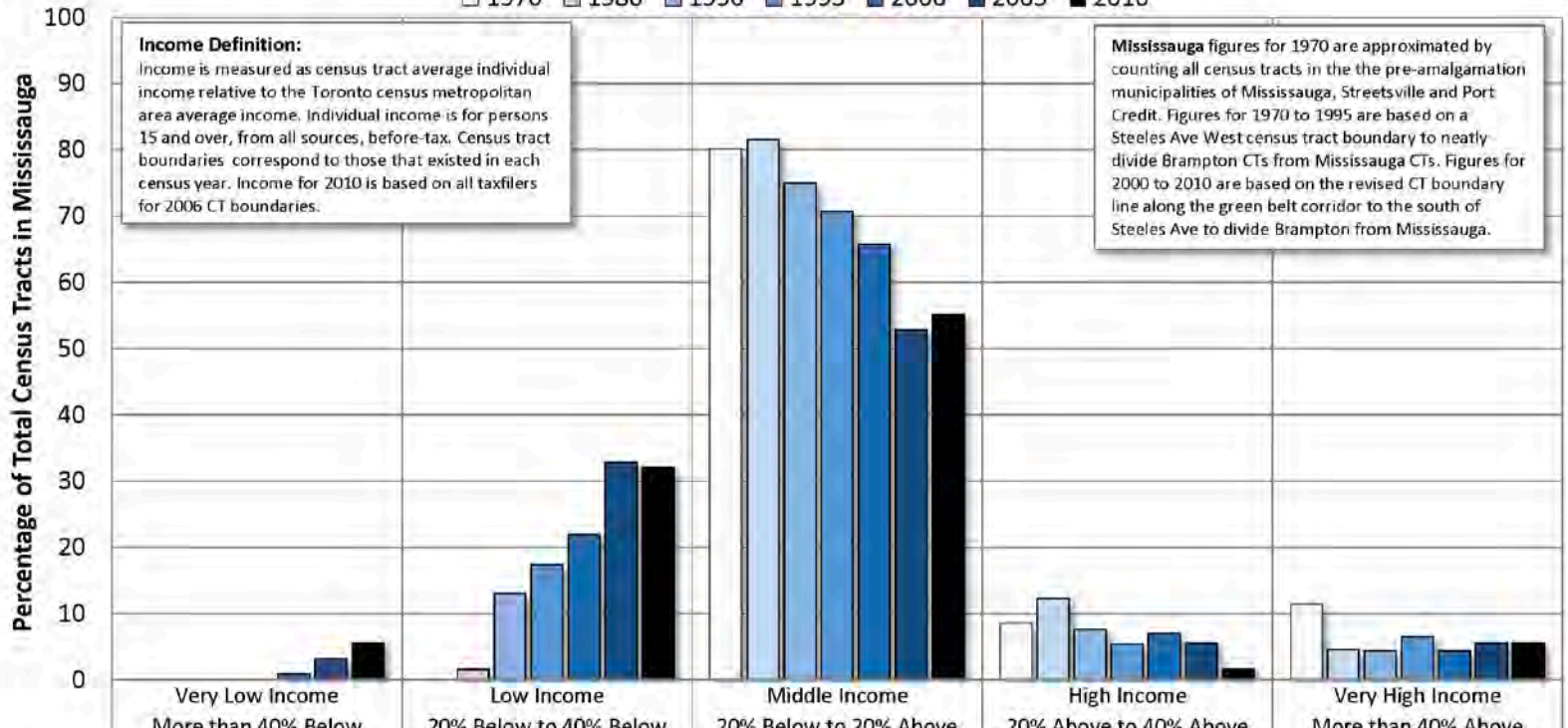
Peel Region



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	84.0	6.0	10.0
1980	0.0	2.0	85.9	9.1	3.0
1990	0.0	9.3	81.4	6.4	2.9
1995	0.0	12.9	76.4	6.4	4.3
2000	0.6	21.5	66.7	6.8	4.5
2005	2.9	34.6	52.7	4.9	4.9
2010	4.4	40.5	48.8	2.4	3.9

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.

Mississauga figures for 1970 are approximated by counting all census tracts in the the pre-amalgamation municipalities of Mississauga, Streetsville and Port Credit. Figures for 1970 to 1995 are based on a Steeles Ave West census tract boundary to neatly 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.

	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	80.0	8.6	11.4
1980	0.0	1.5	81.5	12.3	4.6
1990	0.0	13.0	75.0	7.6	4.3
1995	0.0	17.4	70.7	5.4	6.5
2000	0.9	21.9	65.8	7.0	4.4
2005	3.2	32.8	52.8	5.6	5.6
2010	5.6	32.0	55.2	1.6	5.6

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April 2013
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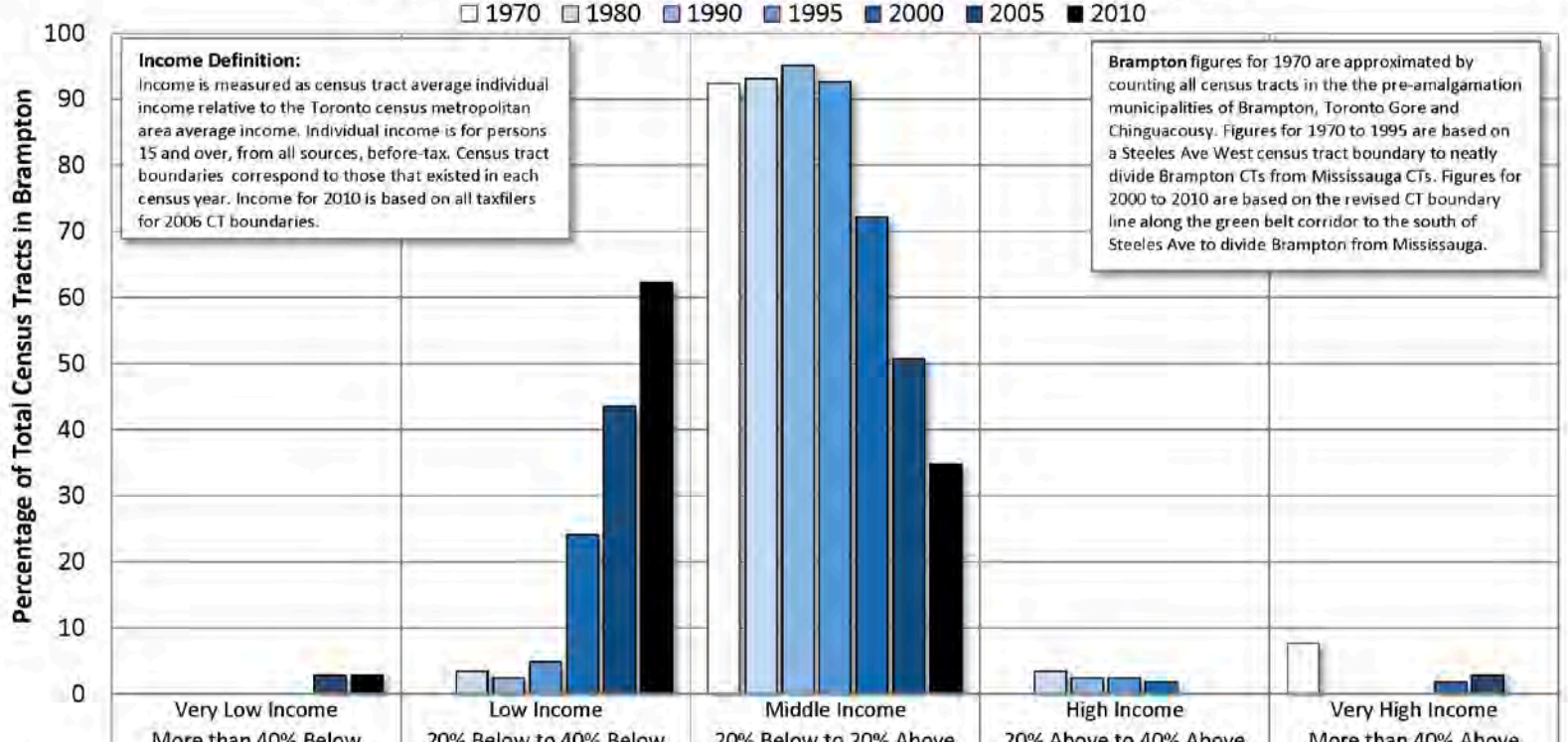
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Brampton

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



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	0.0	92.3	0.0	7.7
1980	0.0	3.4	93.1	3.4	0.0
1990	0.0	2.4	95.1	2.4	0.0
1995	0.0	4.9	92.7	2.4	0.0
2000	0.0	24.1	72.2	1.9	1.9
2005	2.9	43.5	50.7	0.0	2.9
2010	2.9	62.3	34.8	0.0	0.0

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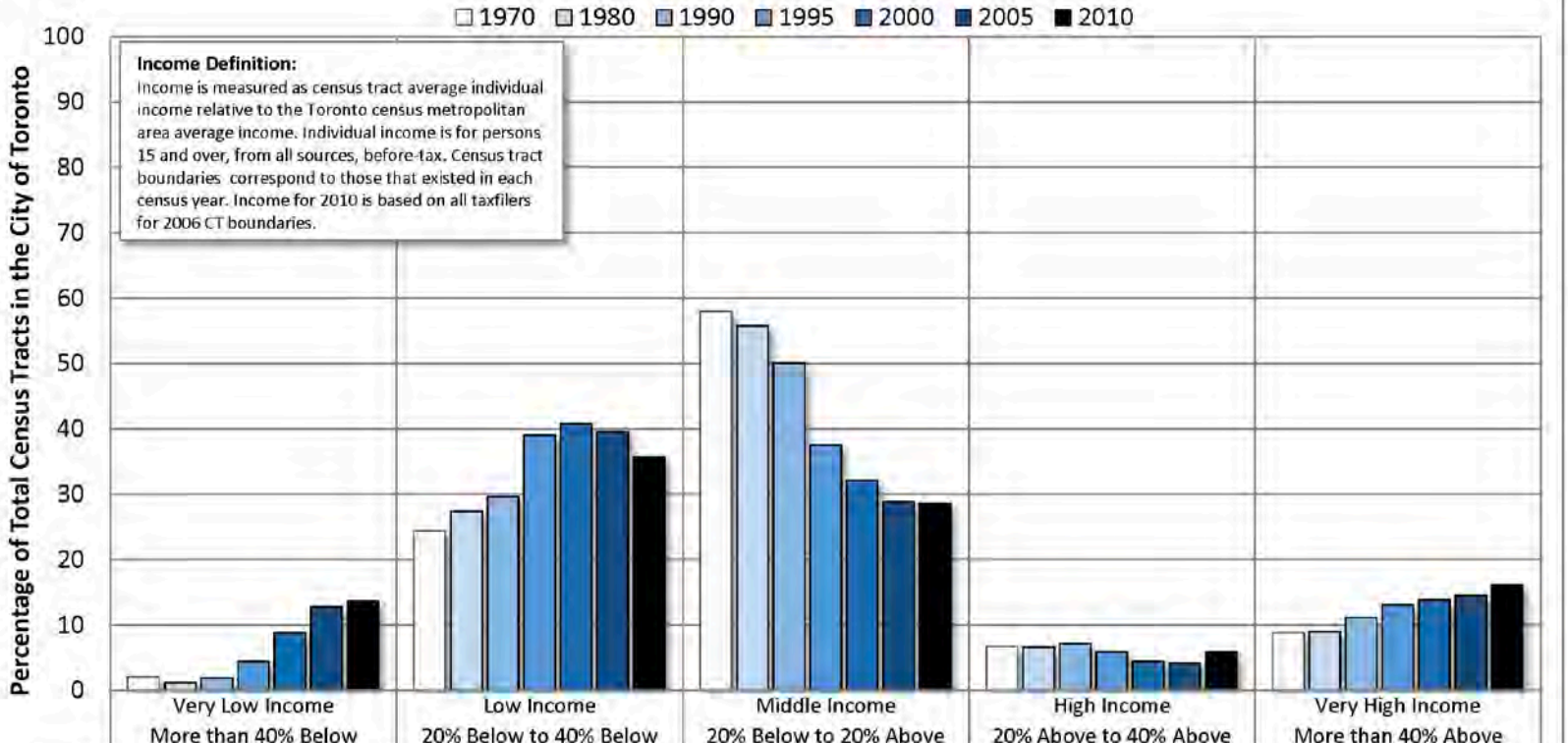
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

City of Toronto

Change in Neighbourhood Income Distribution in the City of Toronto 1970-2010



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	2.1	24.4	57.9	6.8	8.8
1980	1.2	27.4	55.8	6.6	9.0
1990	1.9	29.7	50.1	7.2	11.2
1995	4.4	39.0	37.6	5.9	13.1
2000	8.8	40.8	32.1	4.4	13.8
2005	12.8	39.6	28.9	4.2	14.5
2010	13.7	35.7	28.7	5.9	16.1

Cities Centre UNIVERSITY OF TORONTO

November 2012
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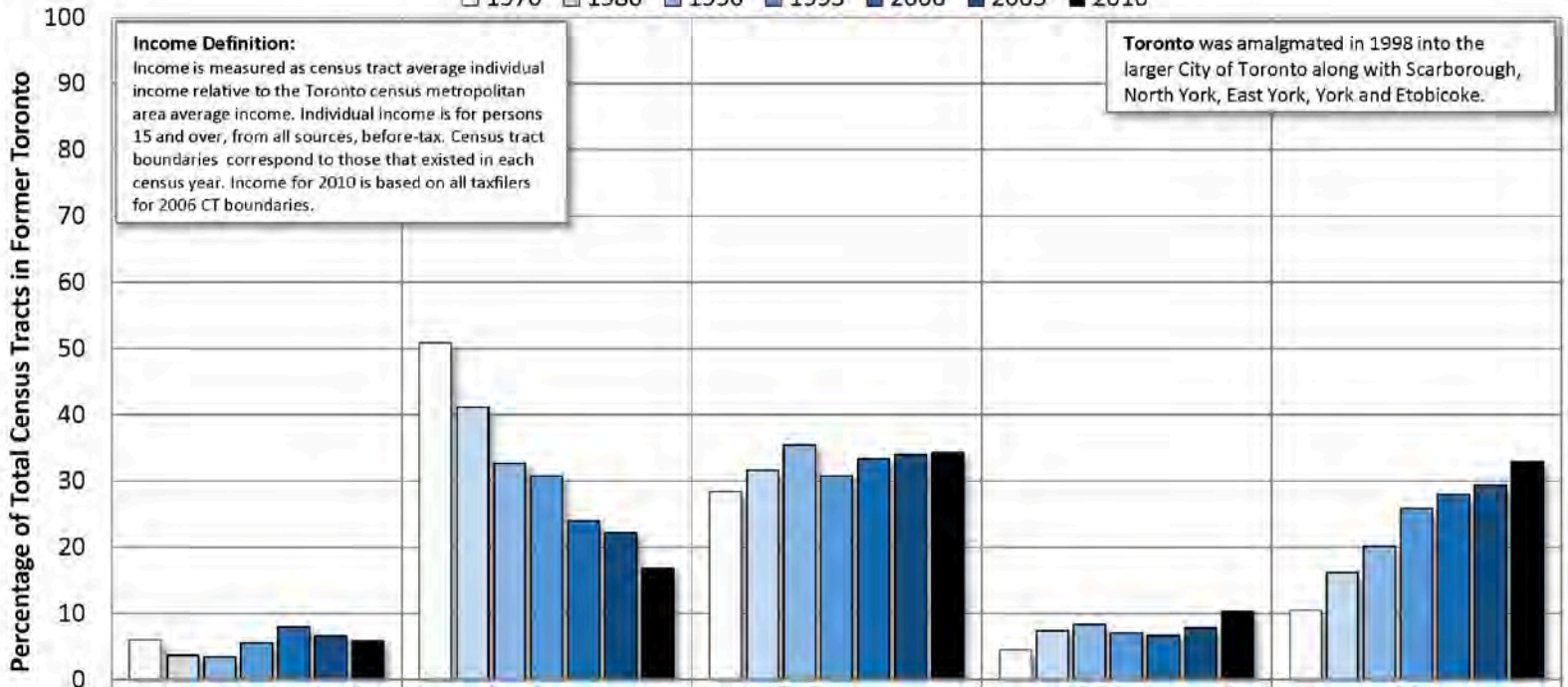
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Former City of Toronto

Change in Neighbourhood Income Distribution in the Former City of Toronto 1970-2010



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	6.0	50.7	28.4	4.5	10.4
1980	3.7	41.2	31.6	7.4	16.2
1990	3.5	32.6	35.4	8.3	20.1
1995	5.6	30.8	30.8	7.0	25.9
2000	8.0	24.0	33.3	6.7	28.0
2005	6.5	22.2	34.0	7.8	29.4
2010	5.8	16.8	34.2	10.3	32.9

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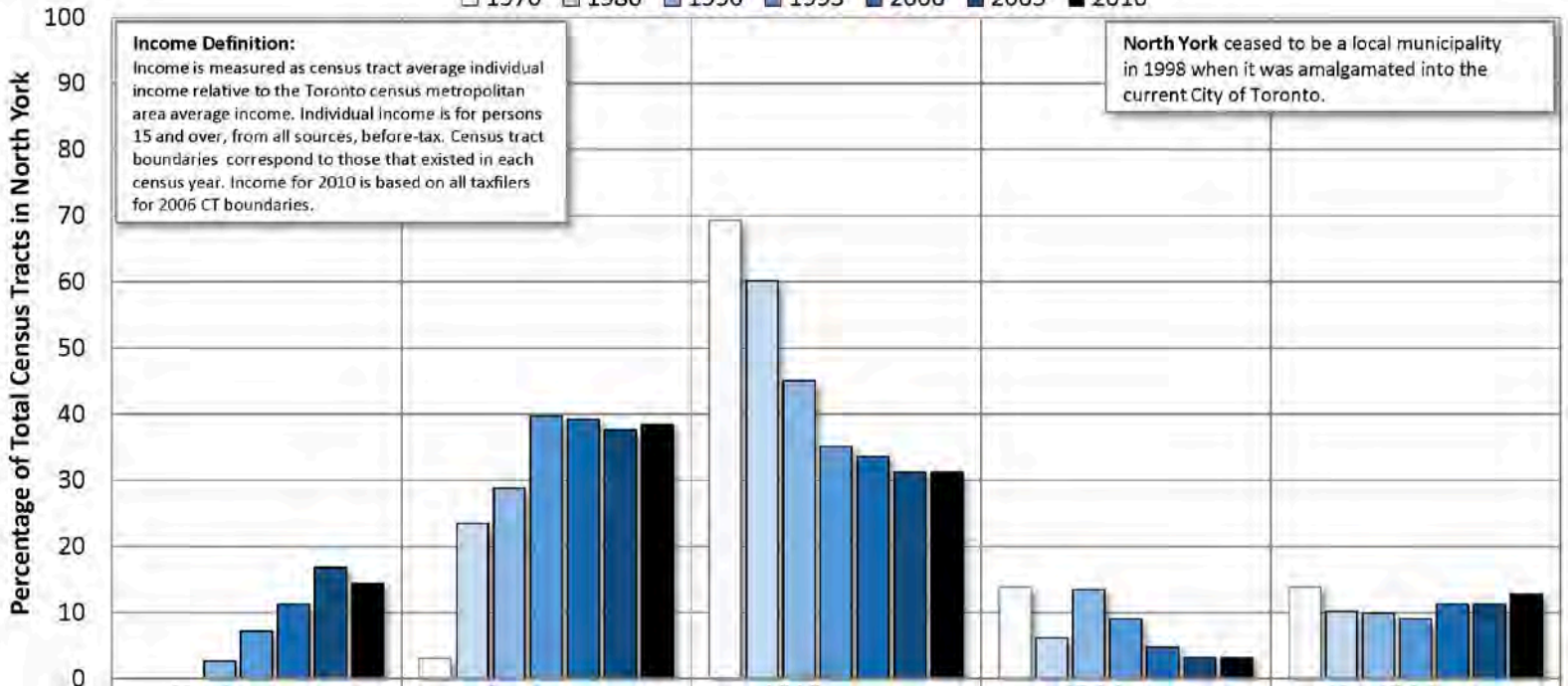
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Former City of North York

Change in Neighbourhood Income Distribution in the Former City of North York 1970-2010



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	3.1	69.2	13.8	13.8
1980	0.0	23.5	60.2	6.1	10.2
1990	2.7	28.8	45.0	13.5	9.9
1995	7.2	39.6	35.1	9.0	9.0
2000	11.2	39.2	33.6	4.8	11.2
2005	16.8	37.6	31.2	3.2	11.2
2010	14.4	38.4	31.2	3.2	12.8

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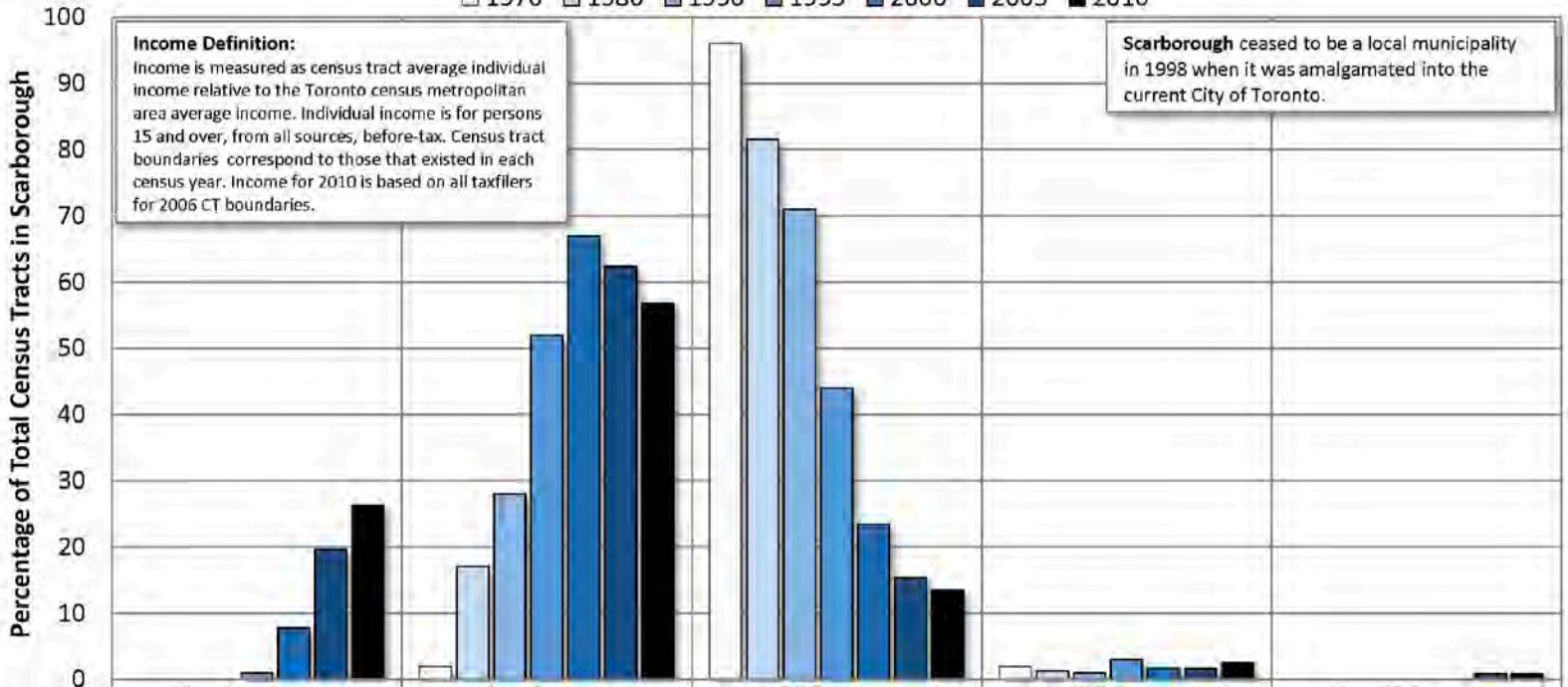
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Former City of Scarborough

Change in Neighbourhood Income Distribution in the Former City of Scarborough 1970-2010



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	2.0	96.0	2.0	0.0
1980	0.0	17.1	81.6	1.3	0.0
1990	0.0	28.0	71.0	1.0	0.0
1995	1.0	52.0	44.0	3.0	0.0
2000	7.8	67.0	23.5	1.7	0.0
2005	19.7	62.4	15.4	1.7	0.9
2010	26.3	56.8	13.6	2.5	0.8

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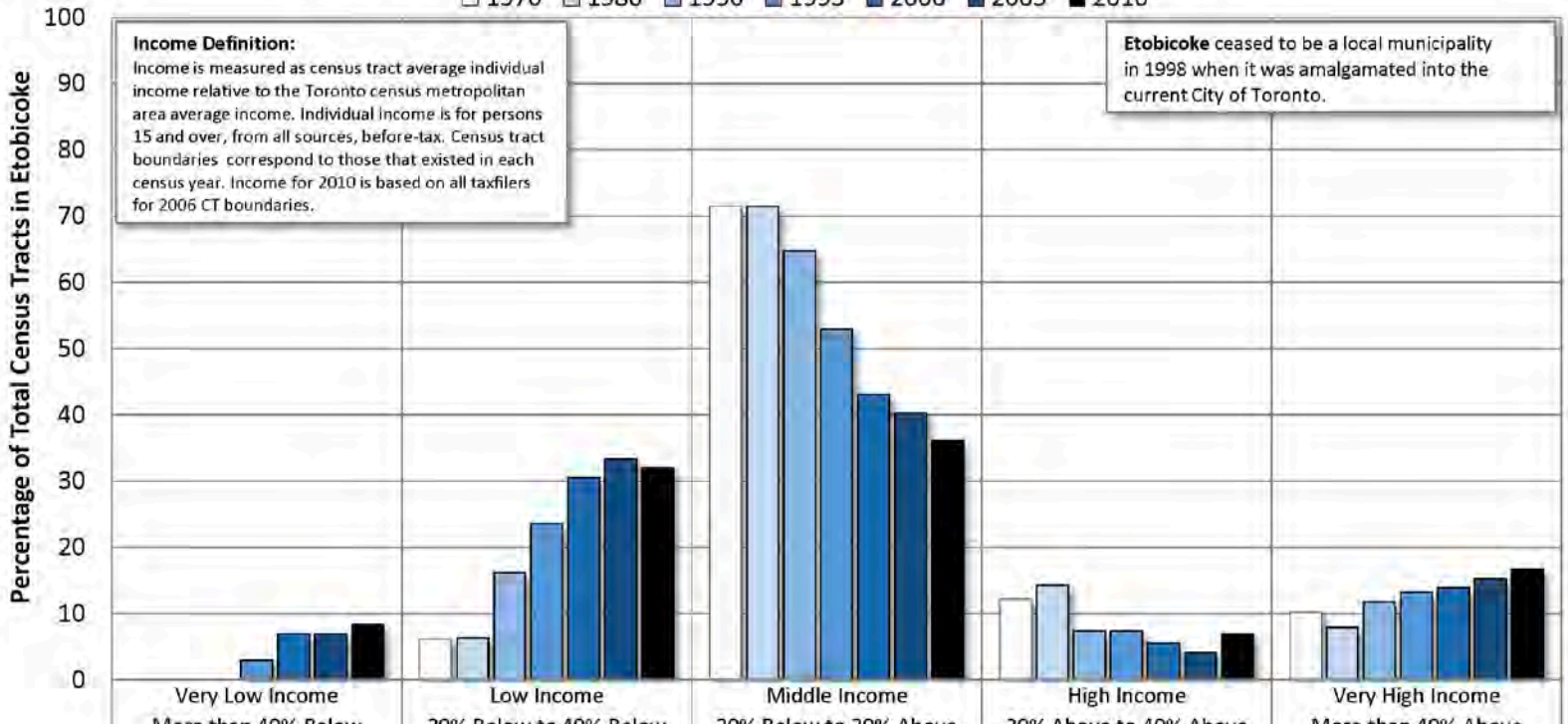
Source: Statistics Canada, Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Former City of Etobicoke

Change in Neighbourhood Income Distribution in the Former City of Etobicoke 1970-2010



	Very Low Income More than 40% Below	Low Income 20% Below to 40% Below	Middle Income 20% Below to 20% Above	High Income 20% Above to 40% Above	Very High Income More than 40% Above
1970	0.0	6.1	71.4	12.2	10.2
1980	0.0	6.3	71.4	14.3	7.9
1990	0.0	16.2	64.7	7.4	11.8
1995	2.9	23.5	52.9	7.4	13.2
2000	6.9	30.6	43.1	5.6	13.9
2005	6.9	33.3	40.3	4.2	15.3
2010	8.3	31.9	36.1	6.9	16.7

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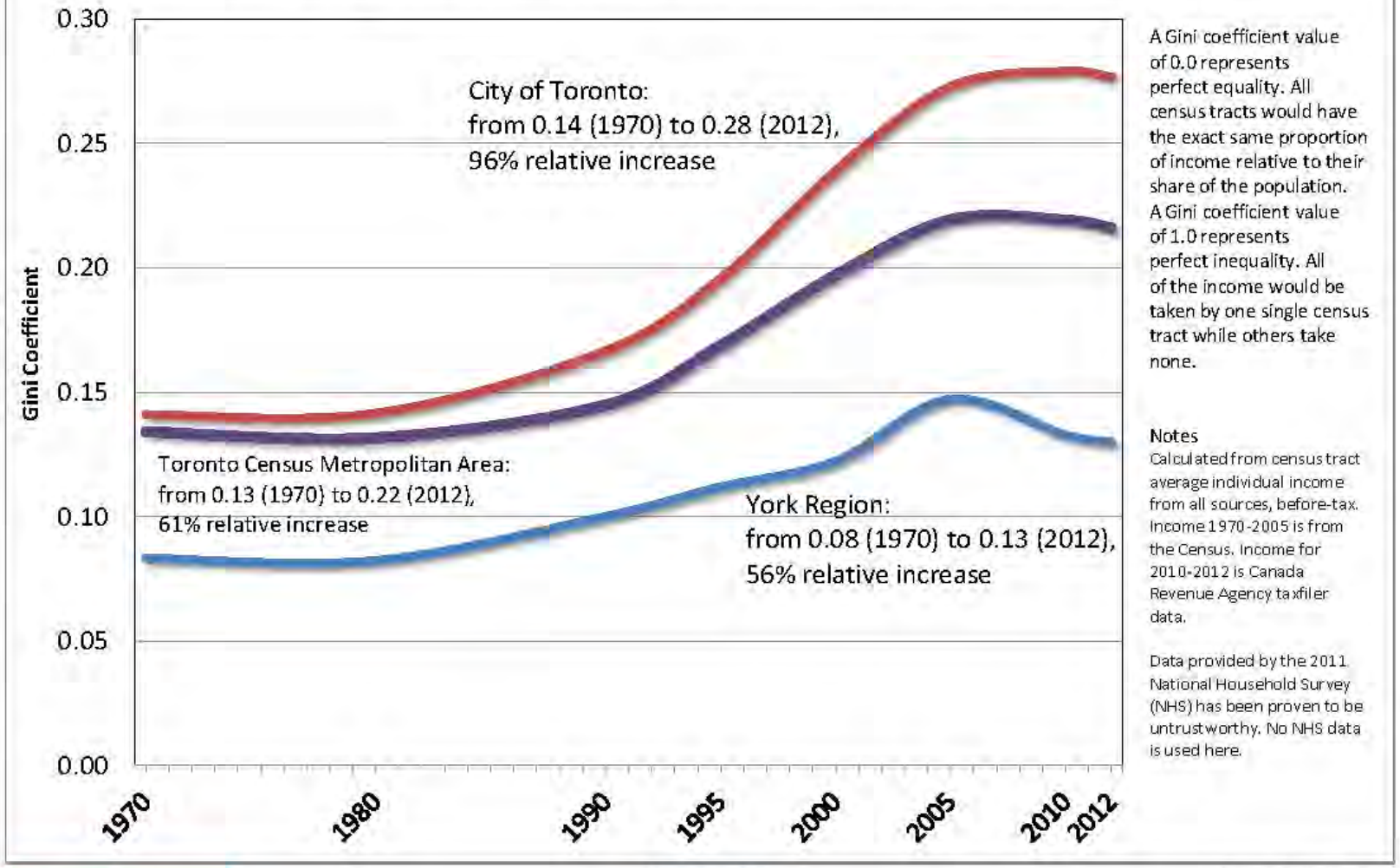
Source: Statistics Canada,
Census Tract Profile Series 1971-2006
Canada Revenue Agency Taxfiler Data 2010

Average Individual Income, Toronto CMA, GINI & COP

INCOME INEQUALITY (GINI) & POLARIZATION (COP) BETWEEN CENSUS TRACTS, 1970 TO 2012

Income Inequality Between Census Tracts: Gini Coefficient
York Regional Municipality and Toronto, 1970-2012



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.

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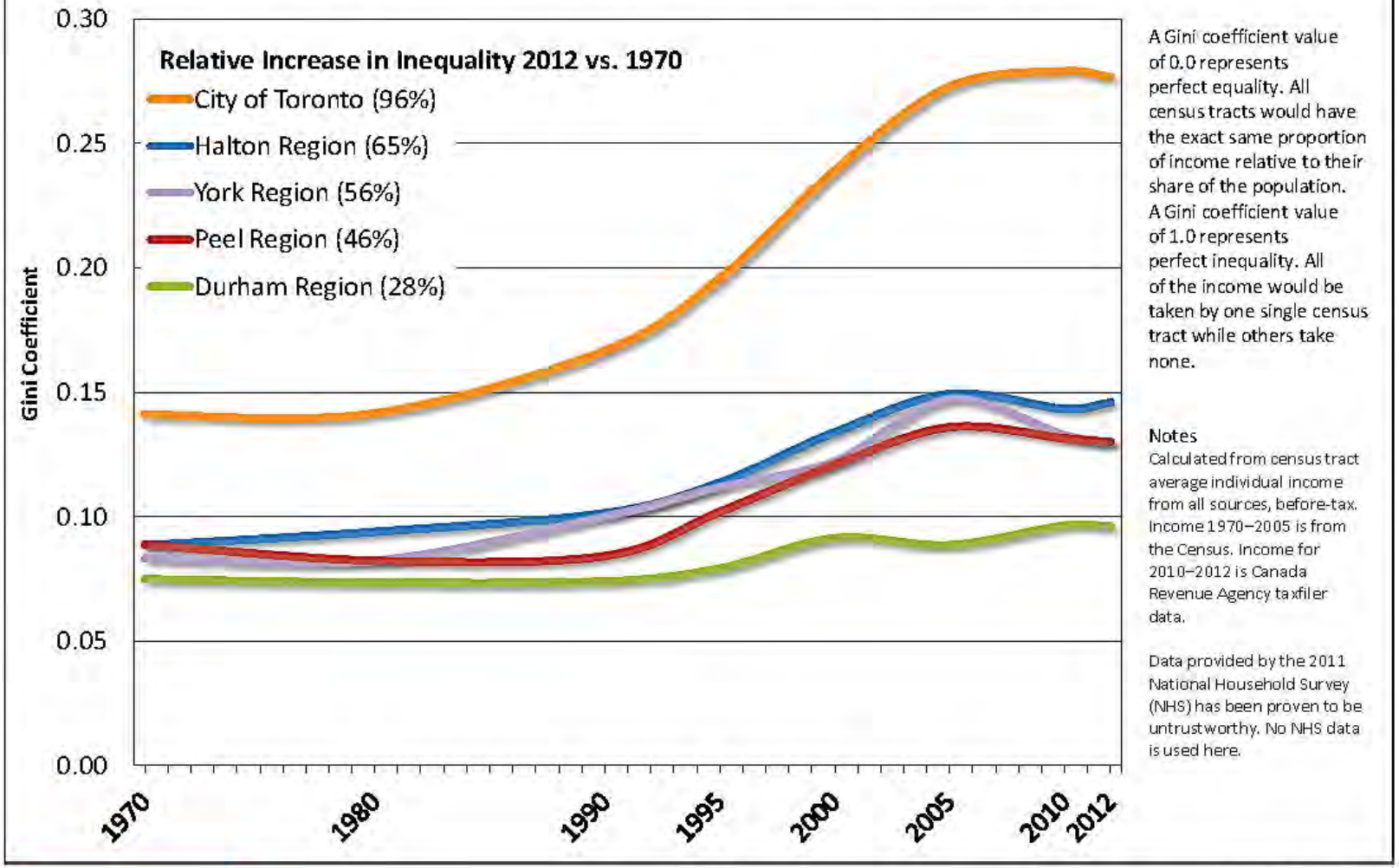
Source: Statistics Canada, Census 1971-2006, Canada Revenue Agency Taxfiler data 2010-2012.

Income Inequality Between Census Tracts: Gini Coefficient
Five Regions of the Greater Toronto Area, 1970–2012



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.

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June 2015
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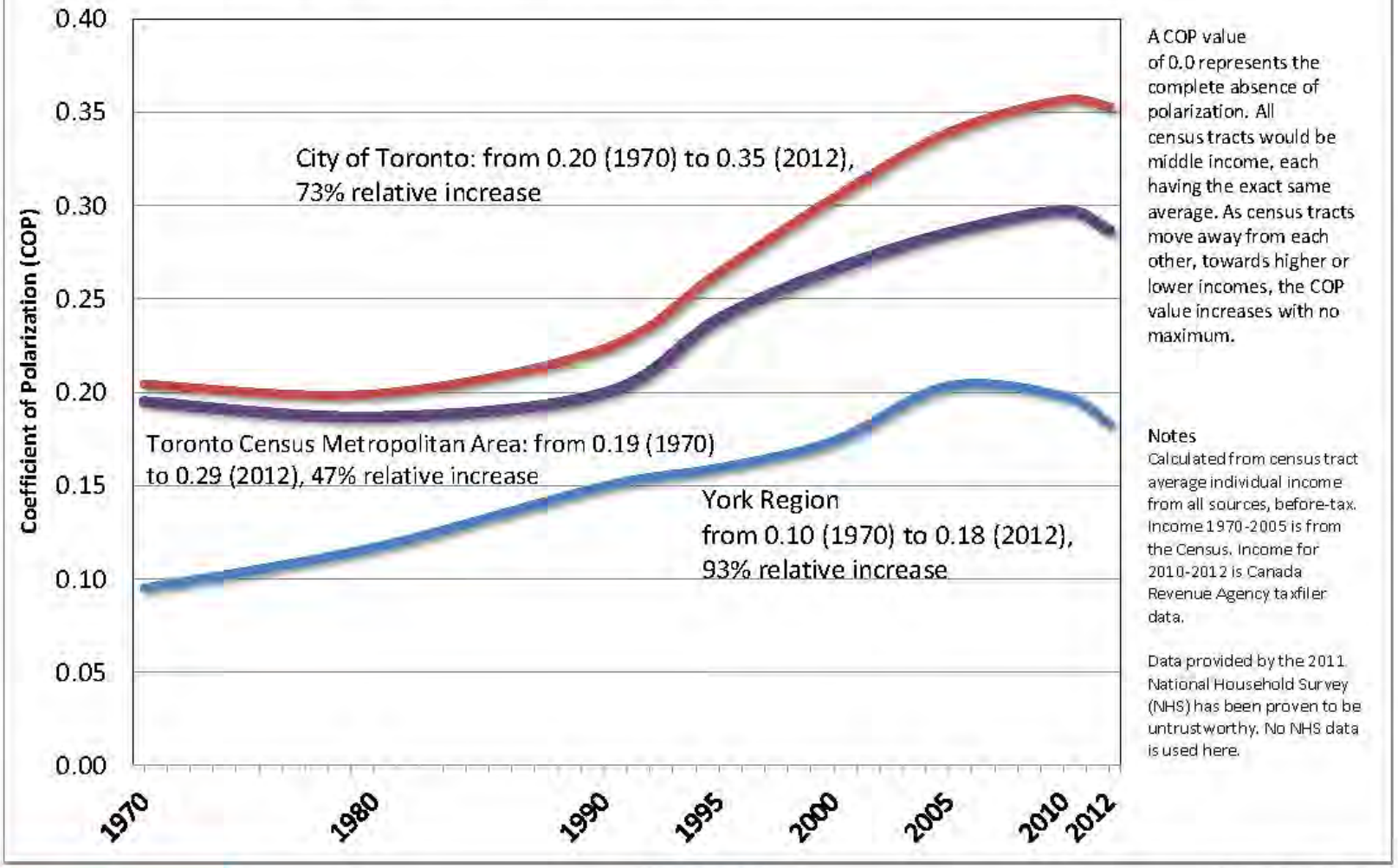
Source: Statistics Canada, Census 1971-2006, Canada Revenue Agency Taxfiler data 2010-2012.

Income Polarization Between Census Tracts: COP
York Regional Municipality and Toronto, 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.

NEIGHBOURHOOD CHANGE

November 2014
Neighbourhood Change Research Partnership
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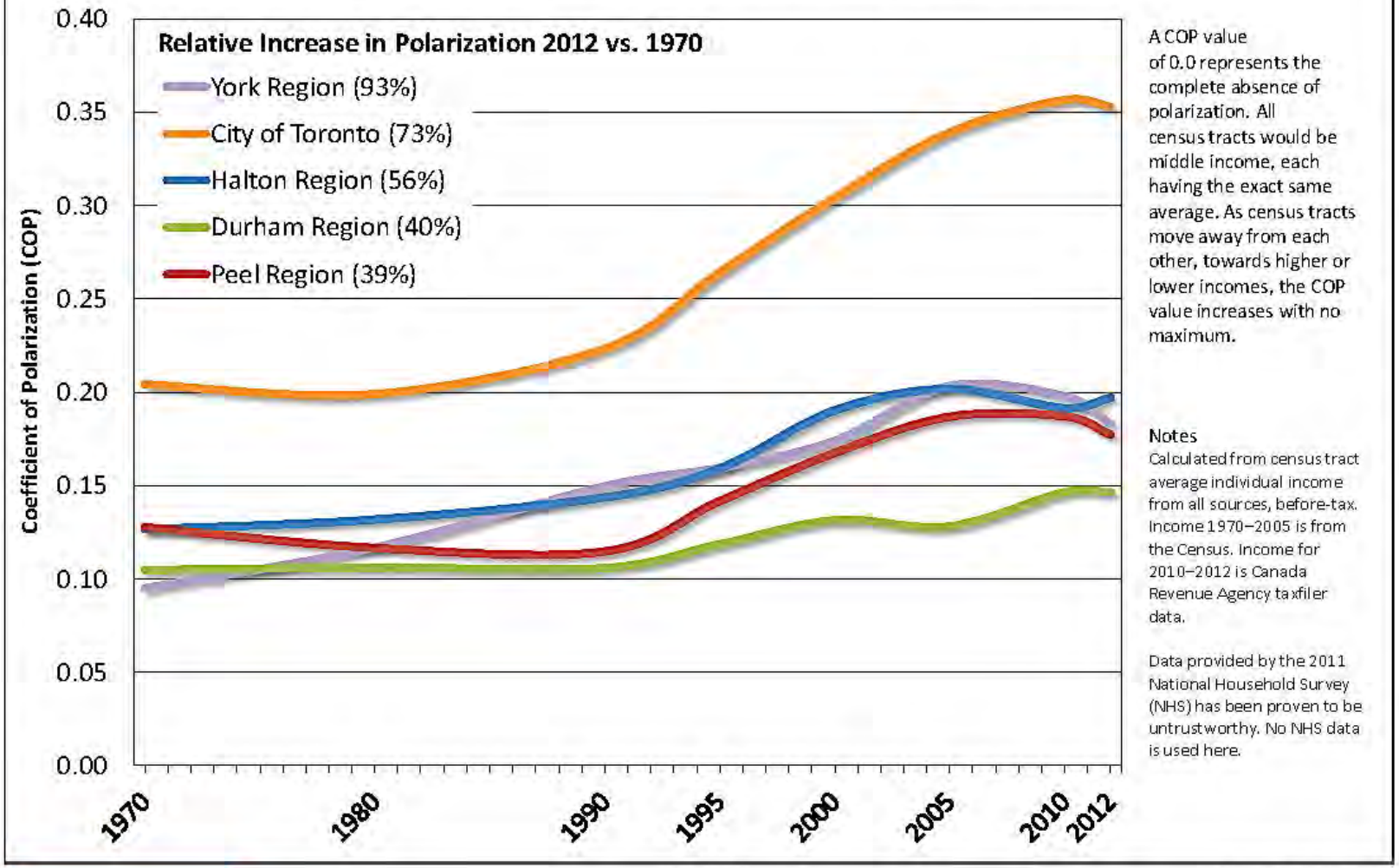
Source: Statistics Canada, Census 1971-2006, Canada Revenue Agency Taxfiler data 2010-2012.

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



NEIGHBOURHOOD CHANGE Research Partnership

June 2015
Neighbourhood Change Research Partnership
www.NeighbourhoodChange.ca

Source: Statistics Canada, Census 1971-2006, Canada Revenue Agency Taxfiler data 2010-2012.

Income Inequality Between Census Tracts: Gini Coefficient 1970–2012
Five Regions of the Greater Toronto Area

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

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

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

Notes:

Calcuations by Richard Maaranen. Last update June 2015.

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

Average individual income from all sources, before-tax.

Census income 1970 to 2005, taxfiler income 2010 and 2012.

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

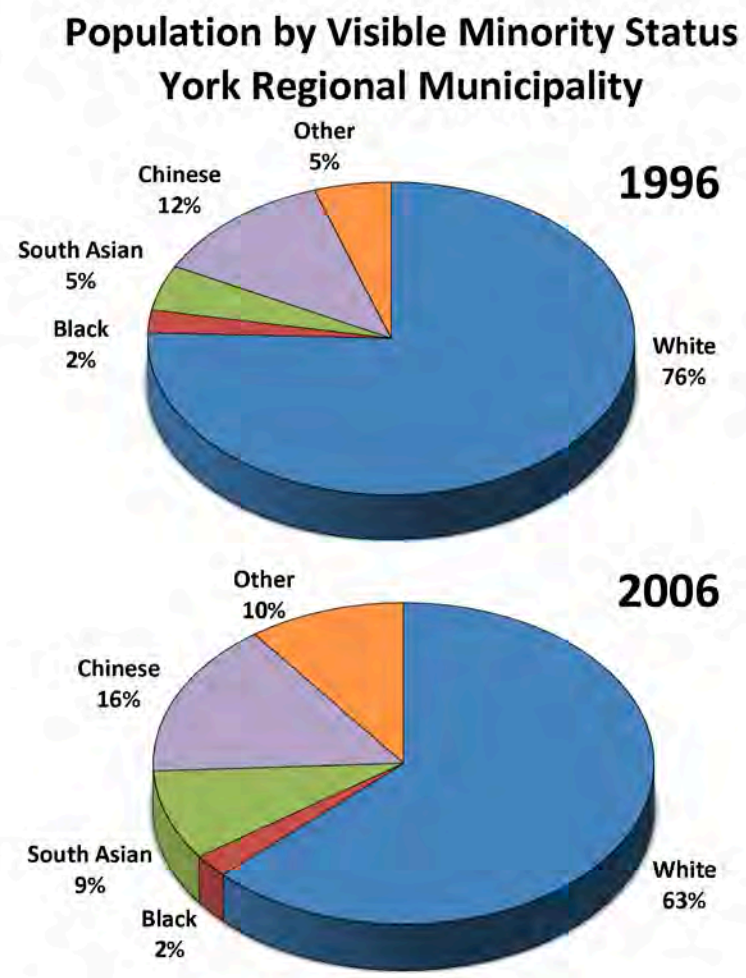
Halton consists of a group of census tracts from both the Toronto CMA and Hamilton CMA.

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.

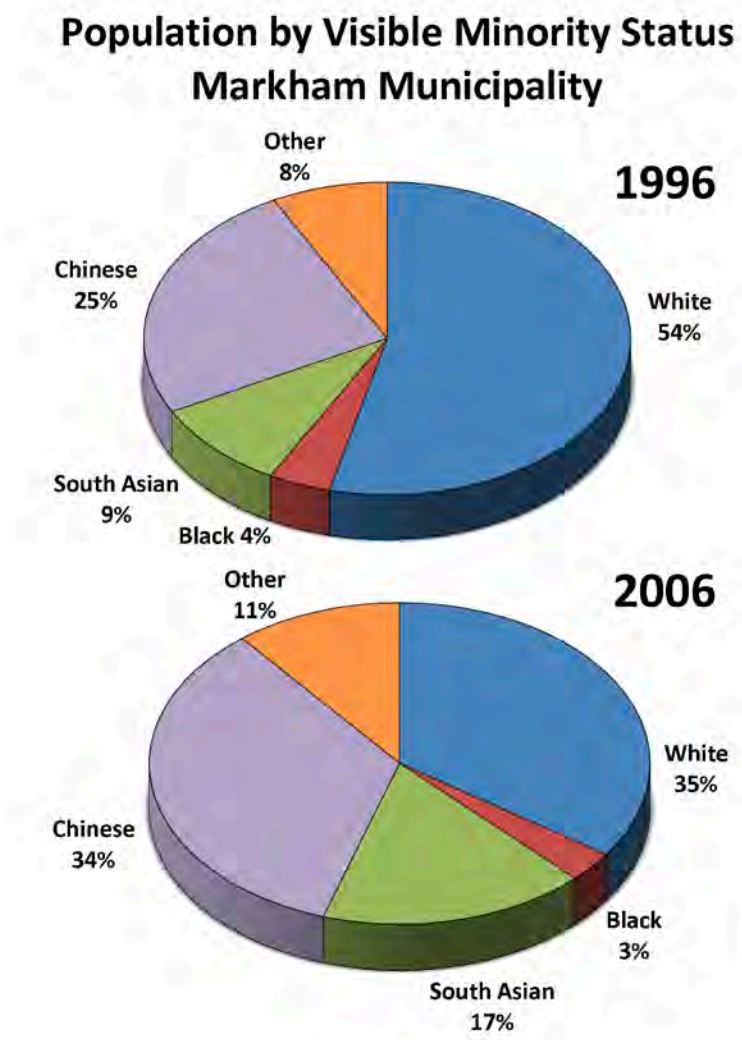
Average Individual Income, PIE CHARTS

VISIBLE MINORITIES, YORK REGION, 2006 CENSUS

York Region


Population by Visible Minority Status
York Regional Municipality
1996
Other 5%
Chinese 12%
South Asian 5%
Black 2%
White 76%
2006
Other 10%
Chinese 16%
South Asian 9%
Black 2%
White 63%
Source: Statistics Canada, Census Profile Series, 1996 and 2006
Cities Centre
UNIVERSITY OF TORONTO
www.NeighbourhoodChange.ca

Markham


Population by Visible Minority Status
Markham Municipality
1996
Other 8%
Chinese 25%
White 54%
South Asian 9%
Black 4%
2006
Other 11%
White 35%
Chinese 34%
Black 3%
South Asian 17%
Source: Statistics Canada, Census Profile Series, 1996 and 2006
Cities Centre
UNIVERSITY OF TORONTO
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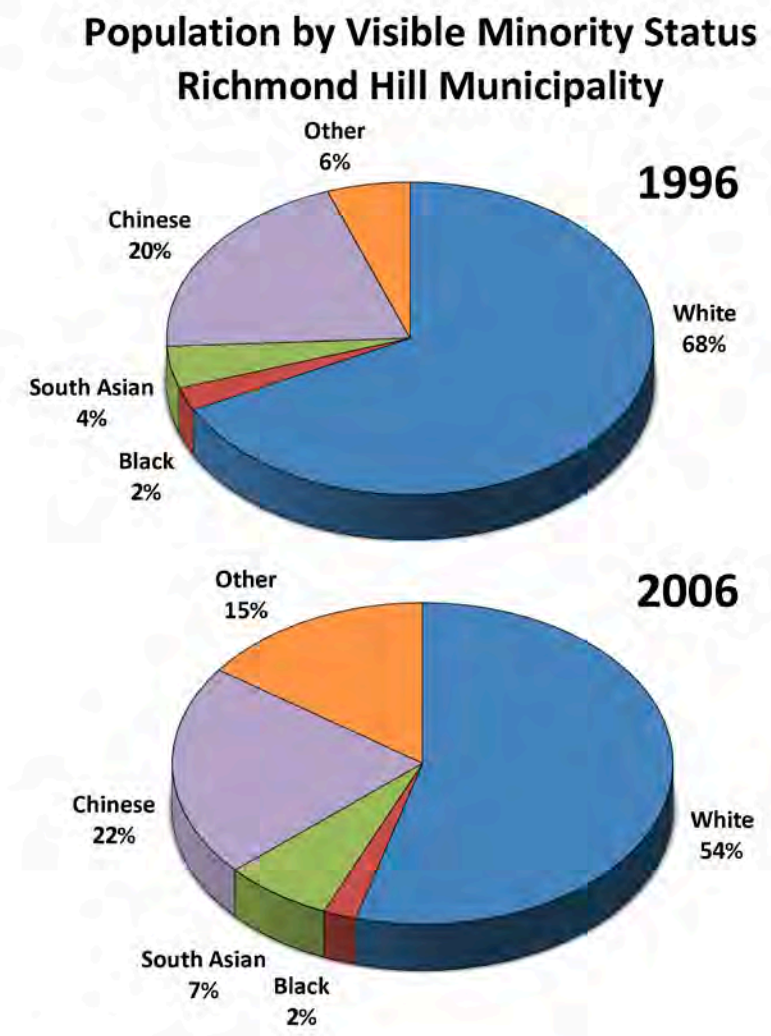
Richmond Hill



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

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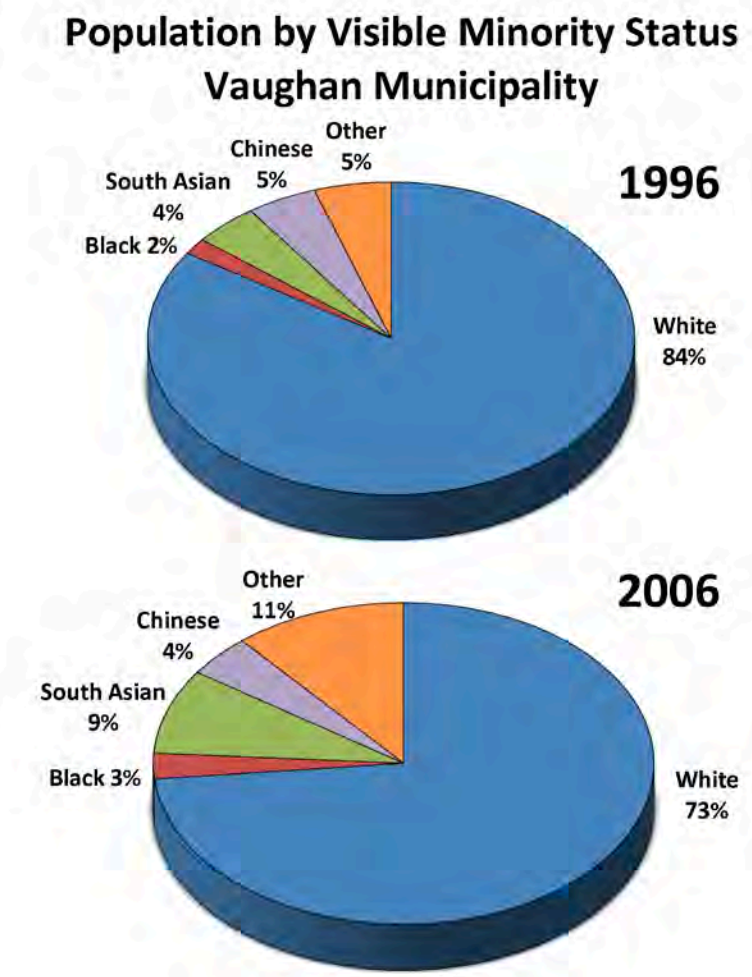
Vaughan



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

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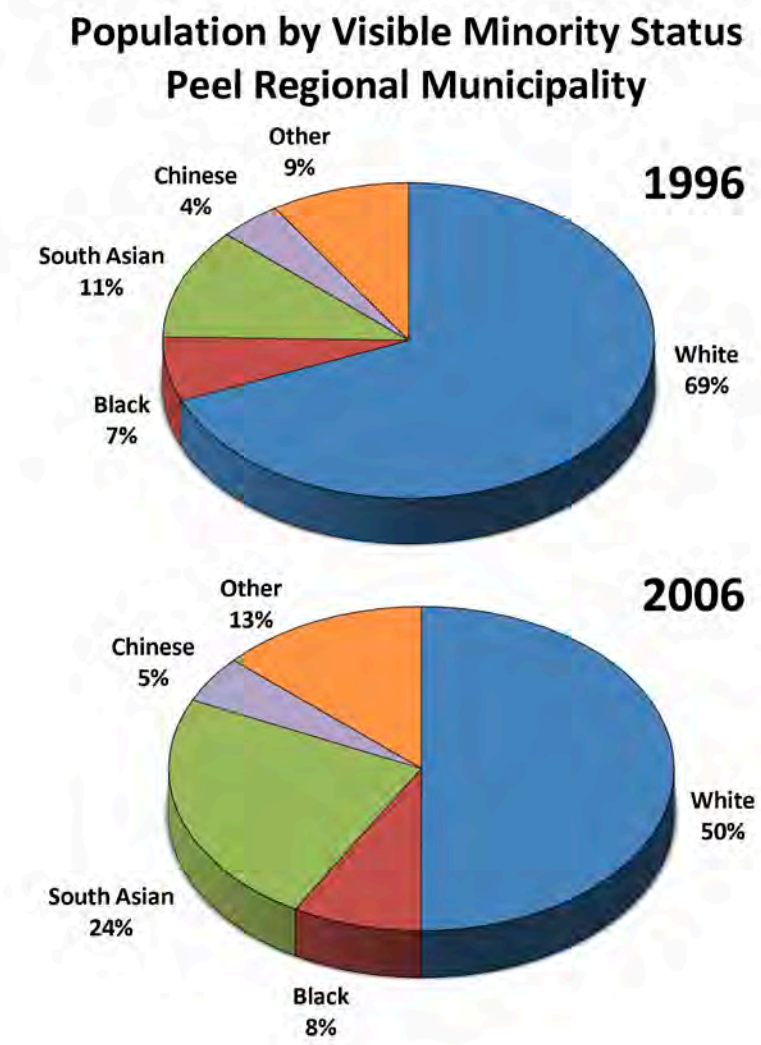
Peel Region


Population by Visible Minority Status
Peel Regional Municipality
1996
Other 9%
Chinese 4%
South Asian 11%
Black 7%
White 69%
2006
Other 13%
Chinese 5%
South Asian 24%
Black 8%
White 50%
Source: Statistics Canada, Census Profile Series, 1996 and 2006
Cities Centre
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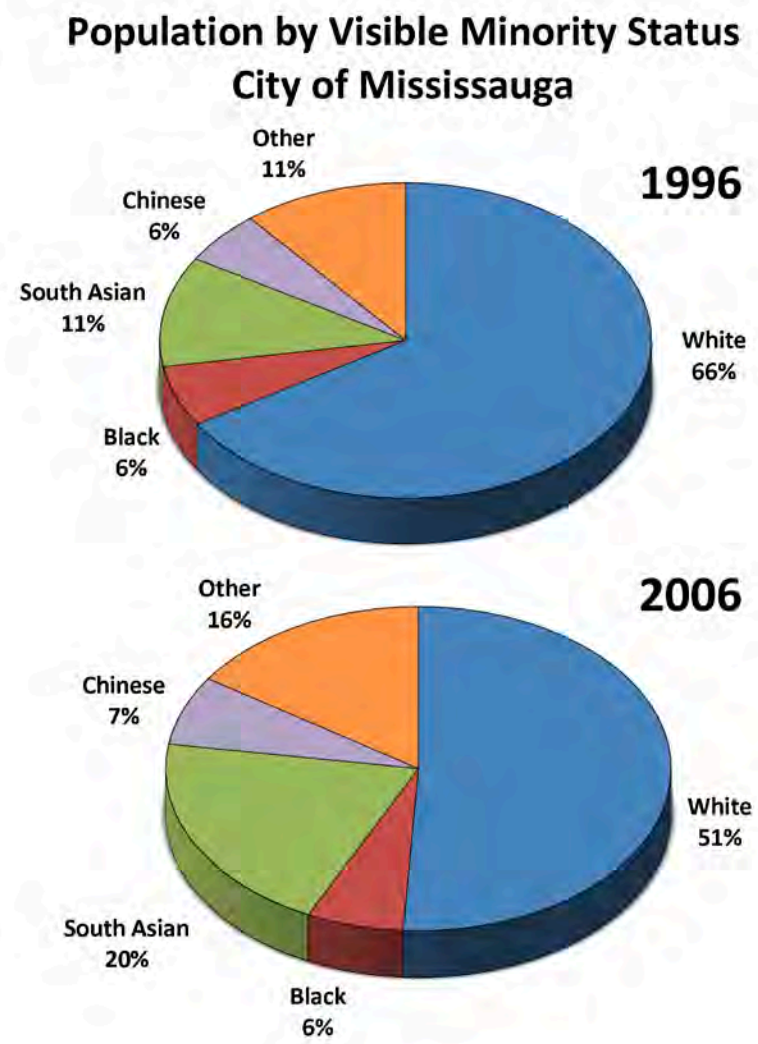
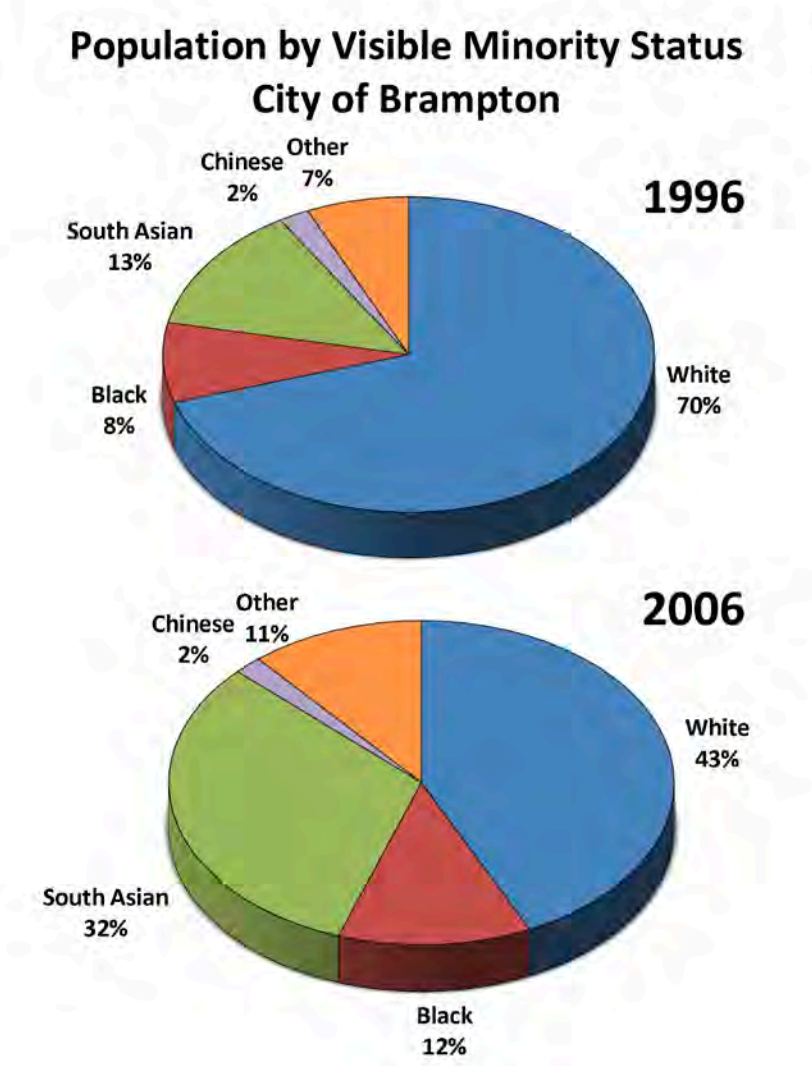
www.NeighbourhoodChange.ca

Mississauga



Brampton


Population by Visible Minority Status
City of Brampton
1996
Chinese 2%
Other 7%
South Asian 13%
Black 8%
White 70%
2006
Other 11%
Chinese 2%
White 43%
South Asian 32%
Black 12%
Source: Statistics Canada, Census Profile Series, 1996 and 2006
Cities Centre
UNIVERSITY OF TORONTO
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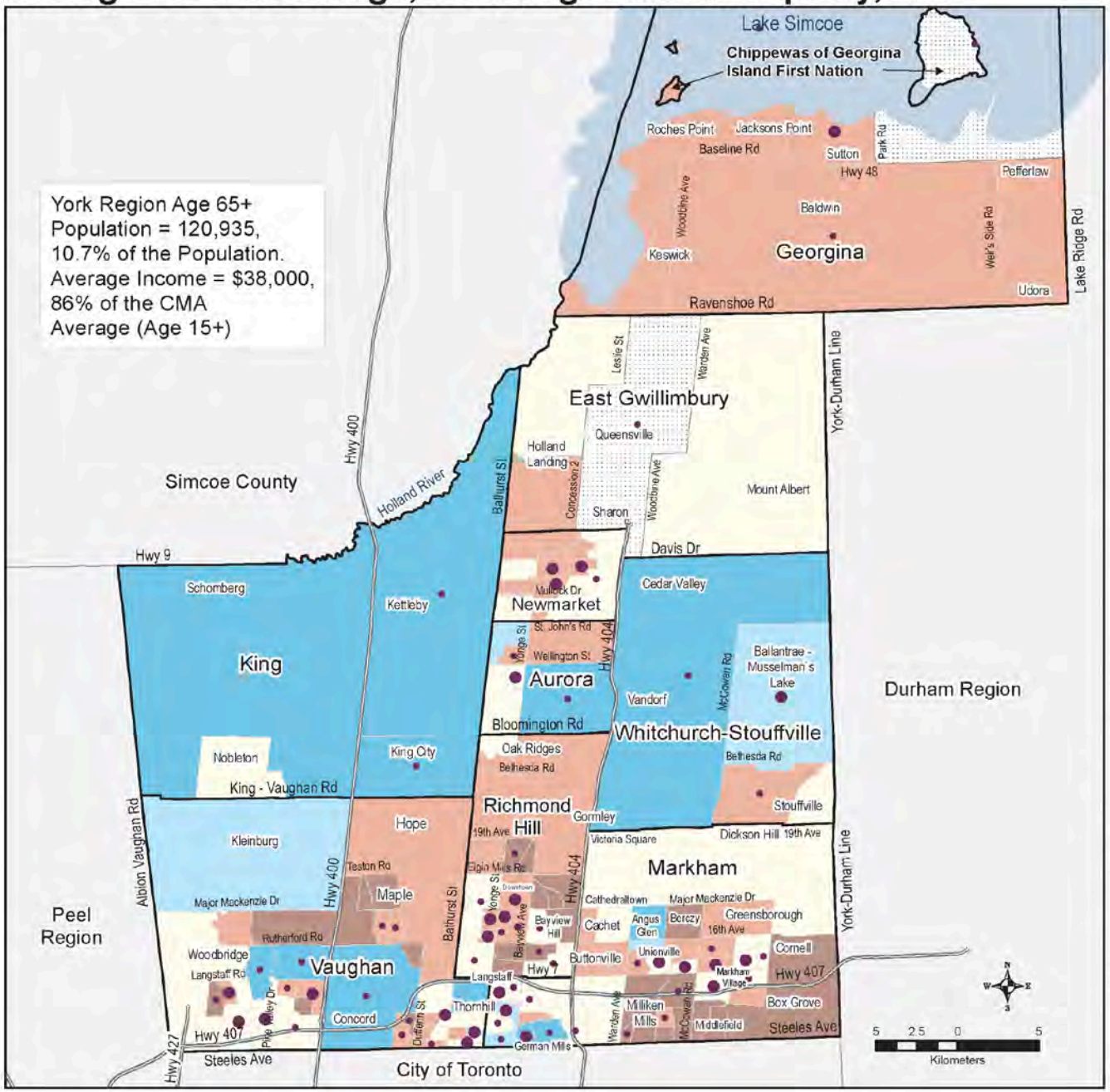
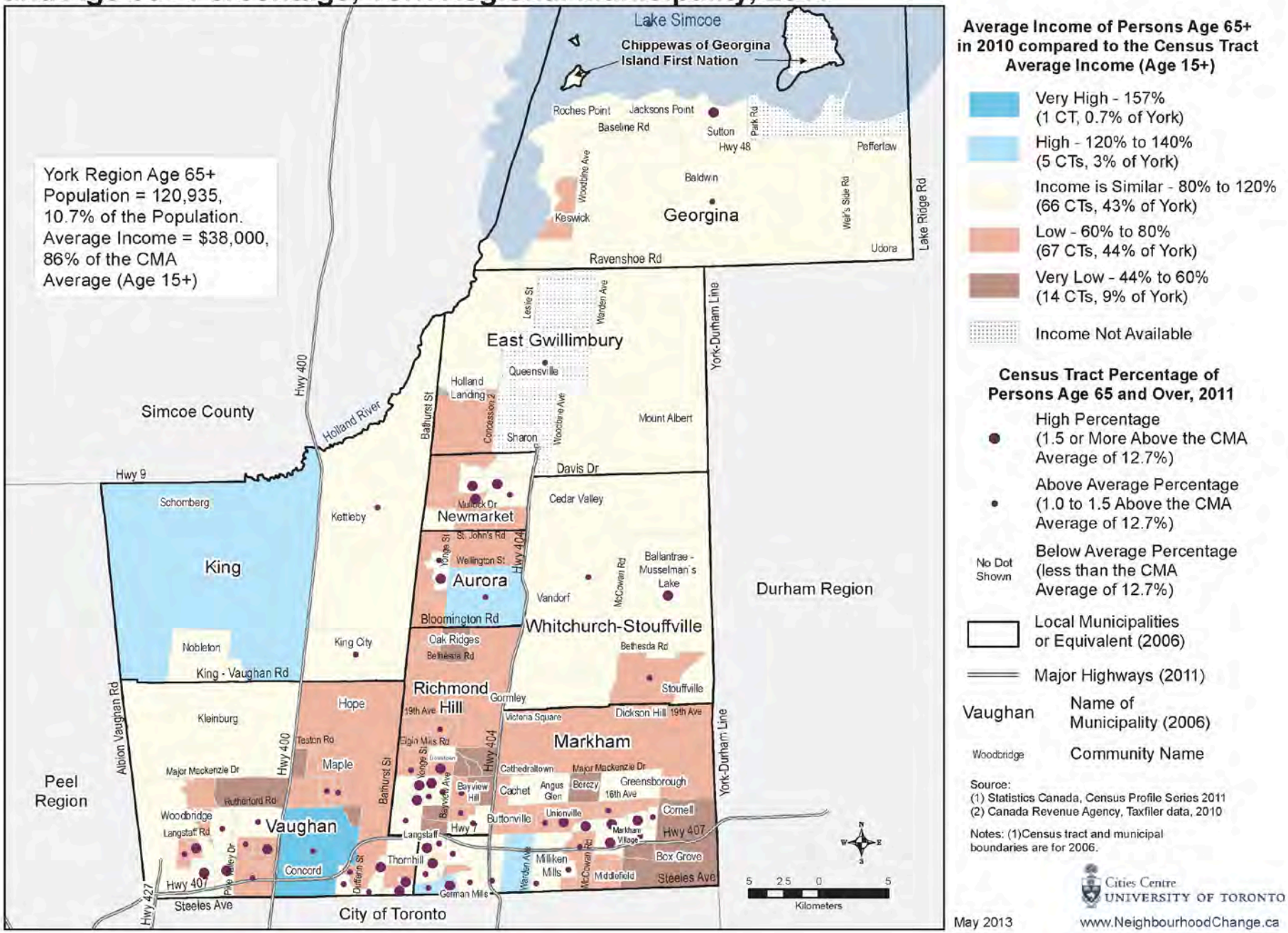
Average Individual Income 2010, MAPS

AGE 65+ PERCENTAGE, 2011 CENSUS

Census Tract Average Income of Population Age 65+ and Age 65+ Percentage, York Regional Municipality, 2011



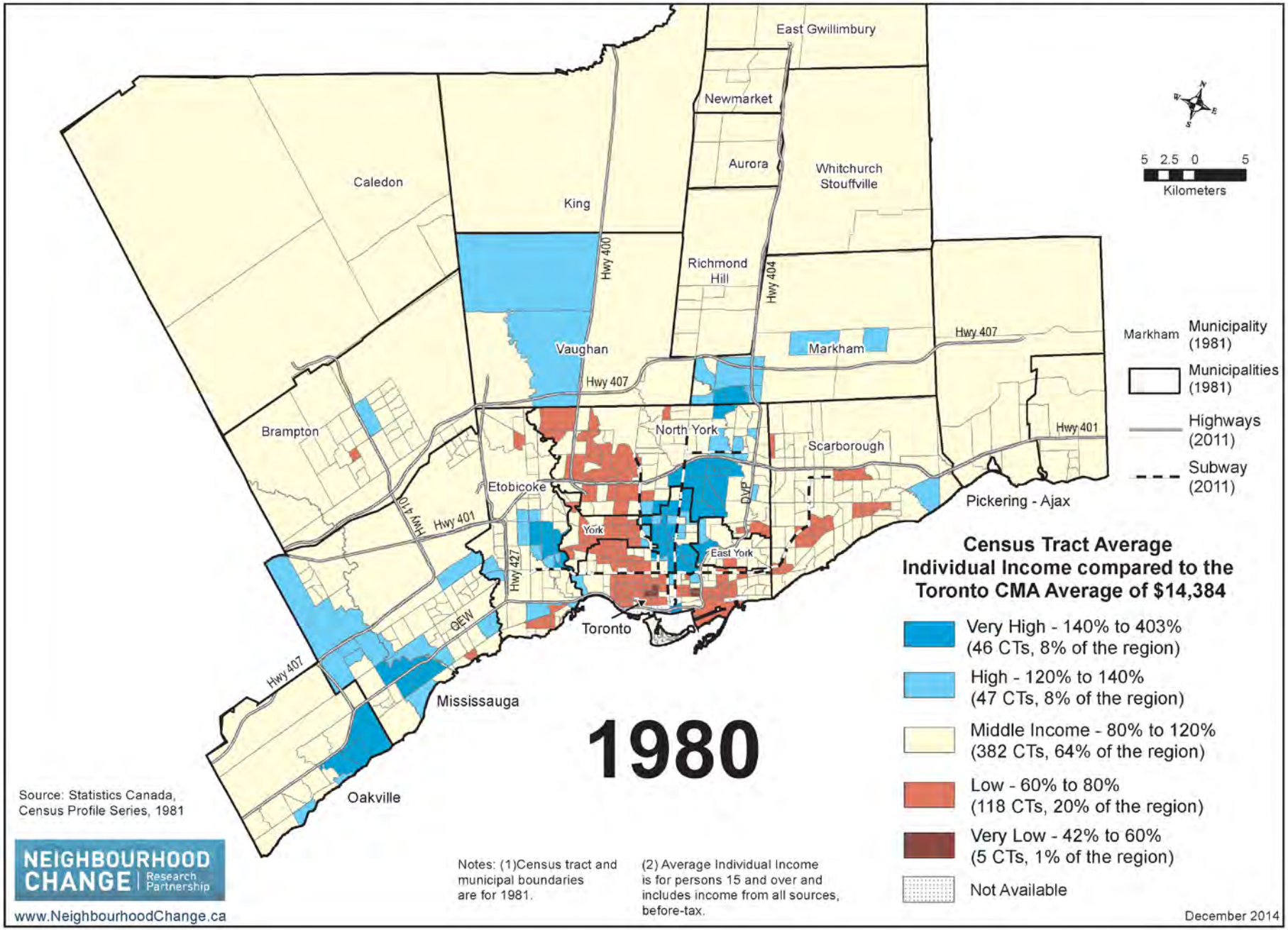
Average Income of Age 65+ Relative to the Census Tract Average Income and Age 65+ Percentage, York Regional Municipality, 2011



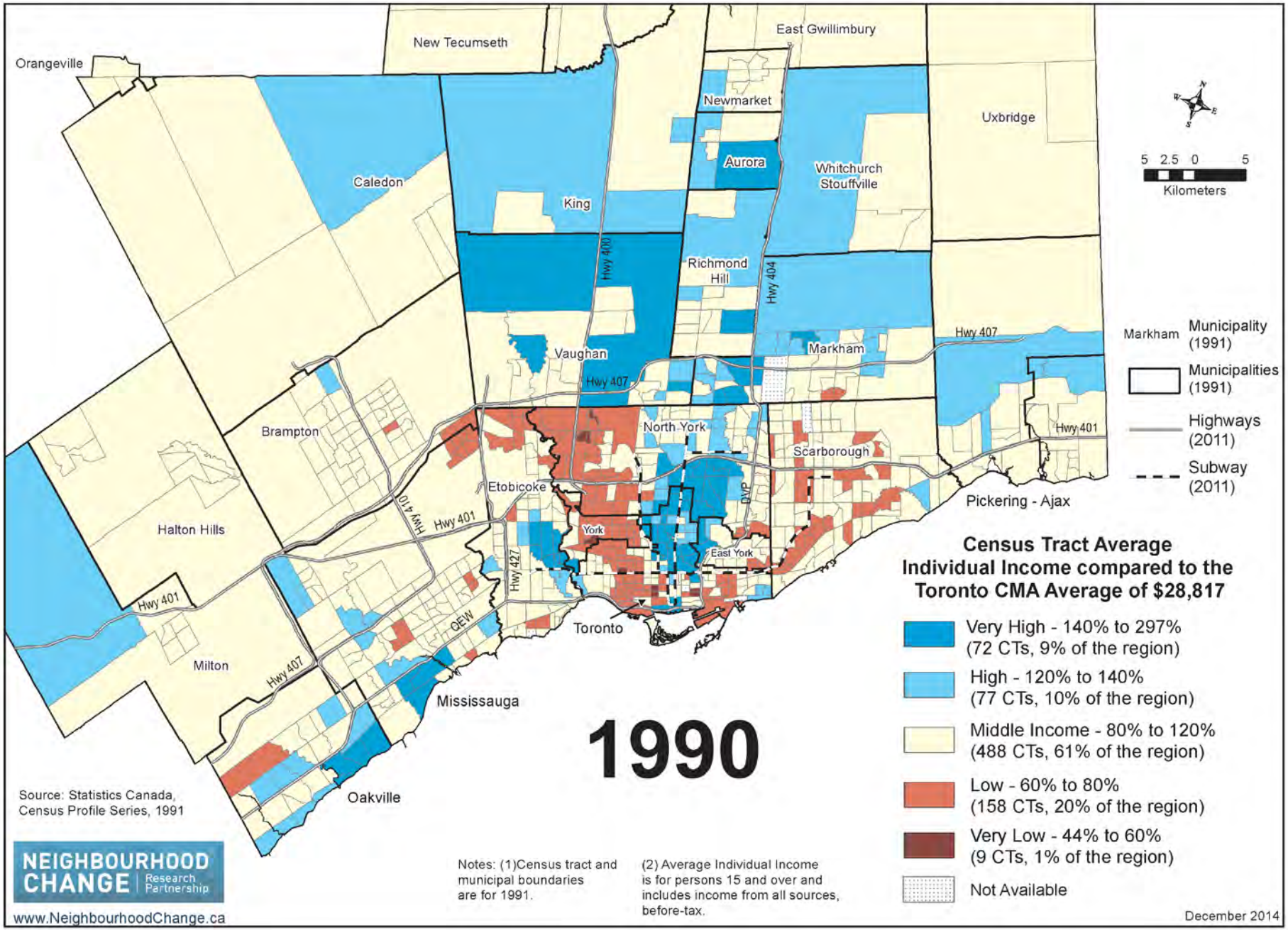
Average Individual Income, Toronto CMA, Maps

YORK REGION IN THE TORONTO CMA, INCOME CHANGE, 1980 TO 2012

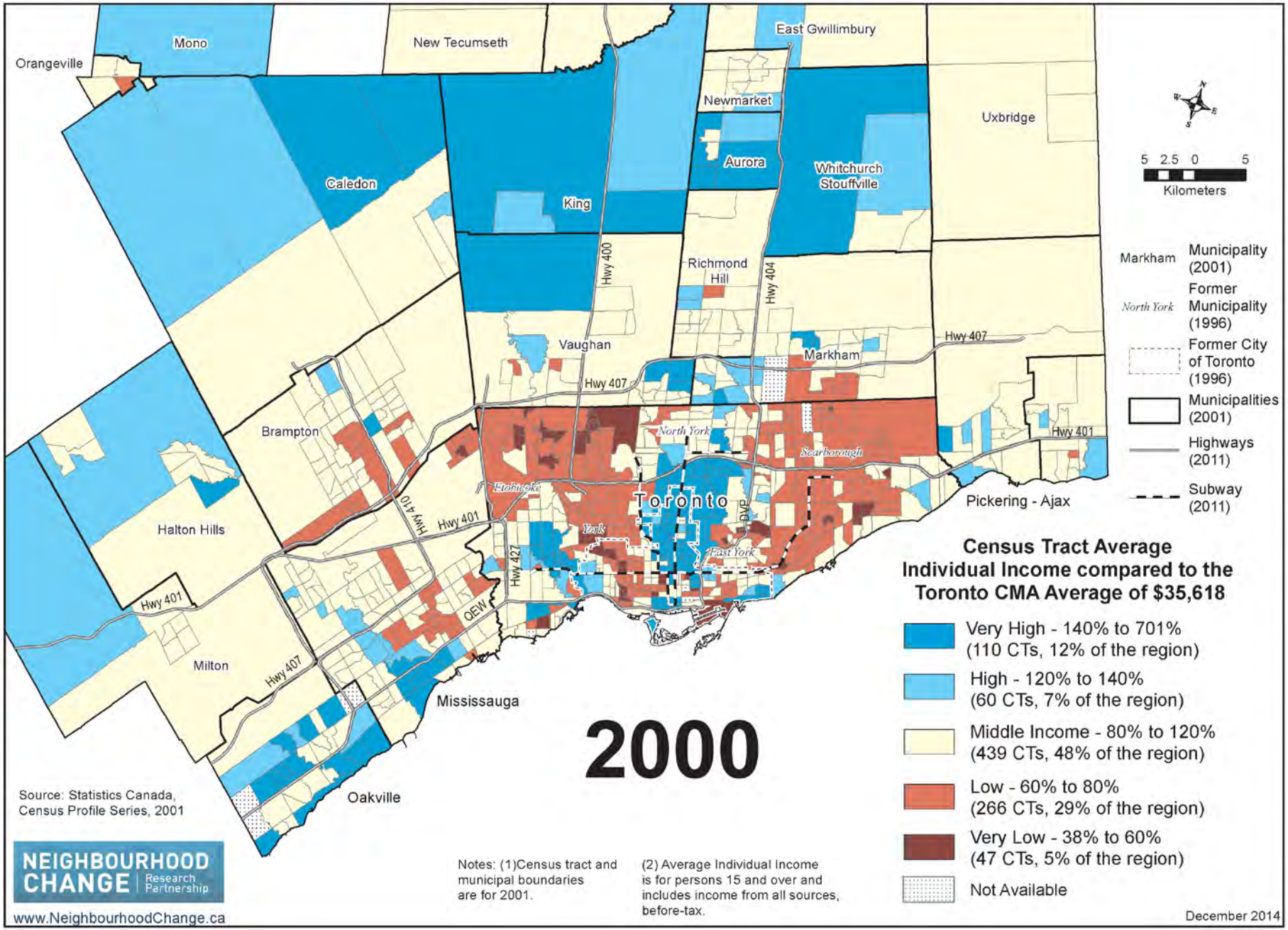
Average Individual Income, Toronto Census Metropolitan Area, 1980



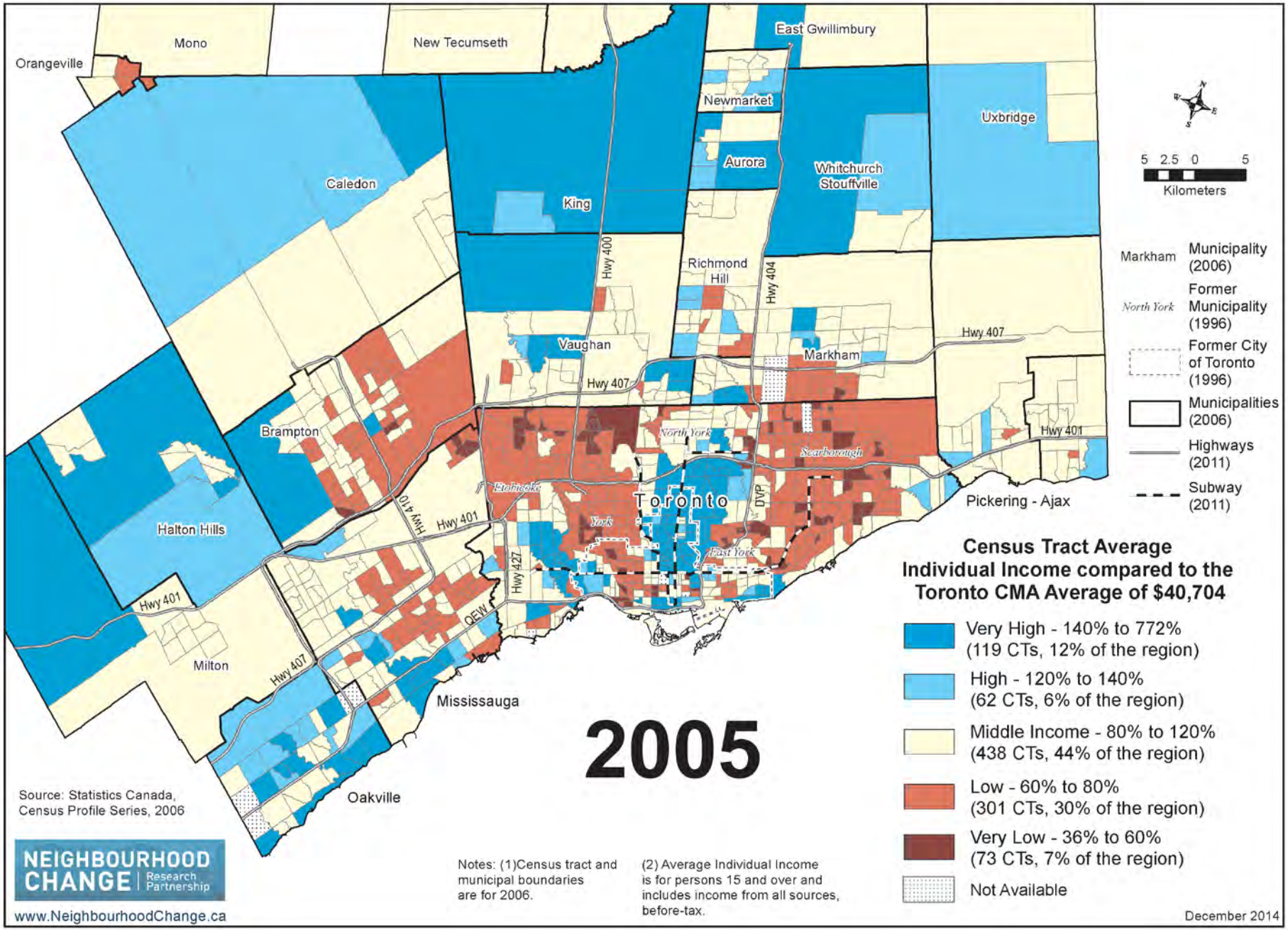
Average Individual Income, Toronto Census Metropolitan Area, 1990



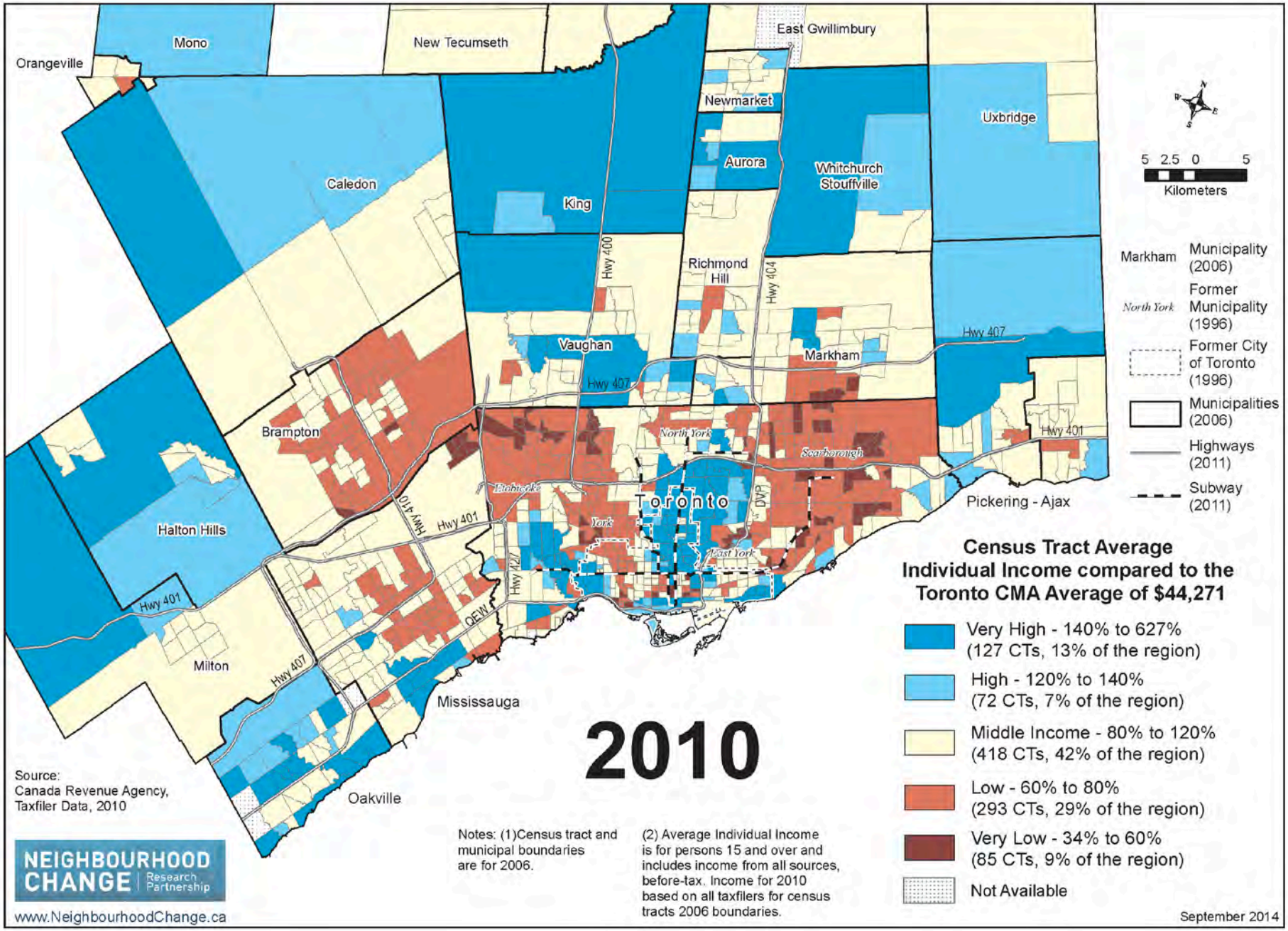
Average Individual Income, Toronto Census Metropolitan Area, 2000



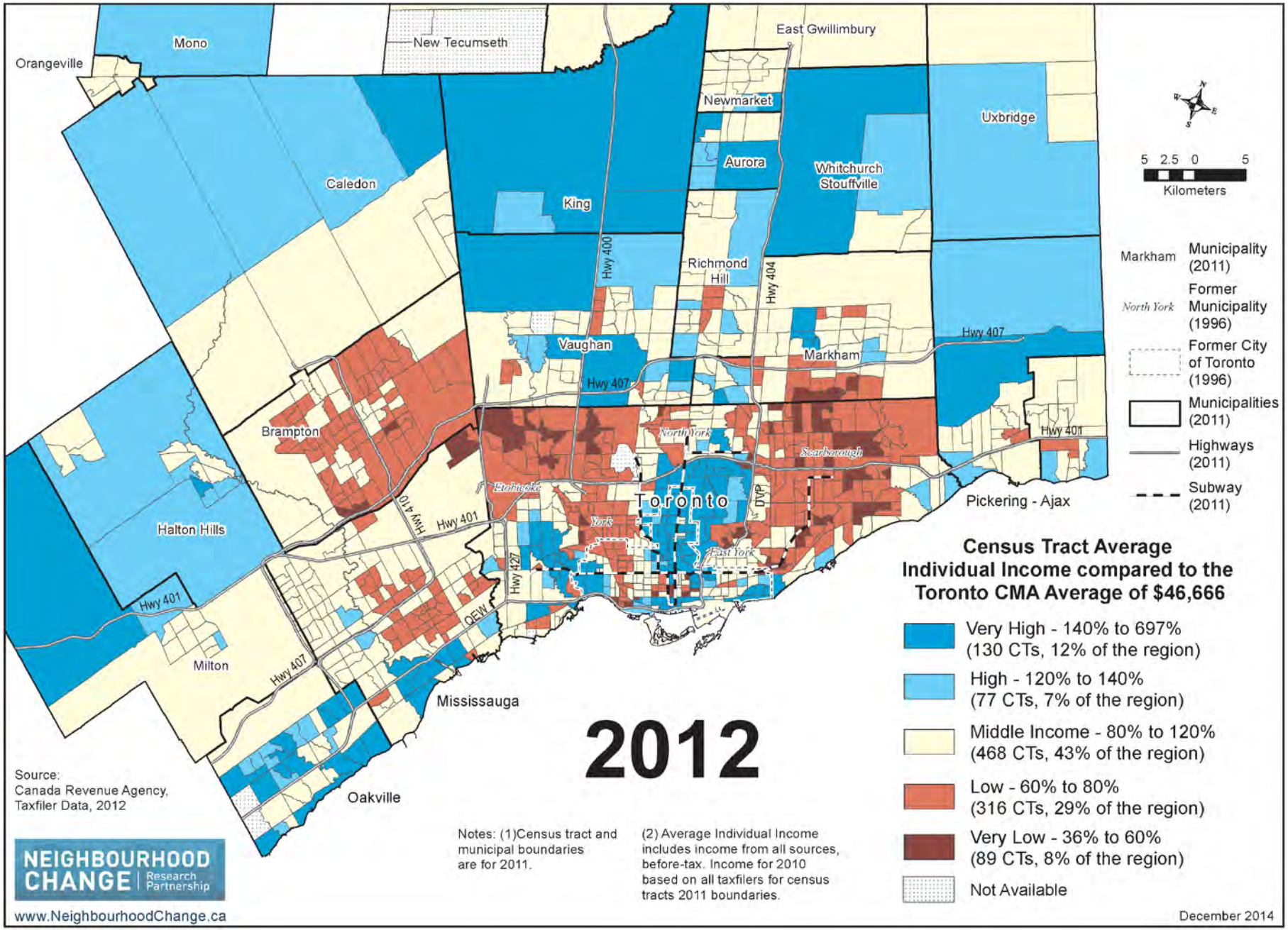
Average Individual Income, Toronto Census Metropolitan Area, 2005



Average Individual Income, Toronto Census Metropolitan Area, 2010



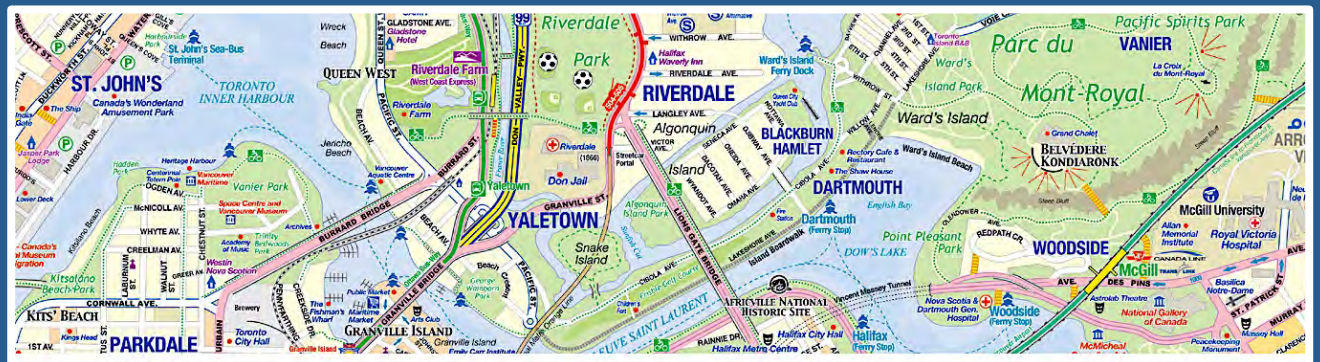
Average Individual Income, Toronto Census Metropolitan Area, 2012



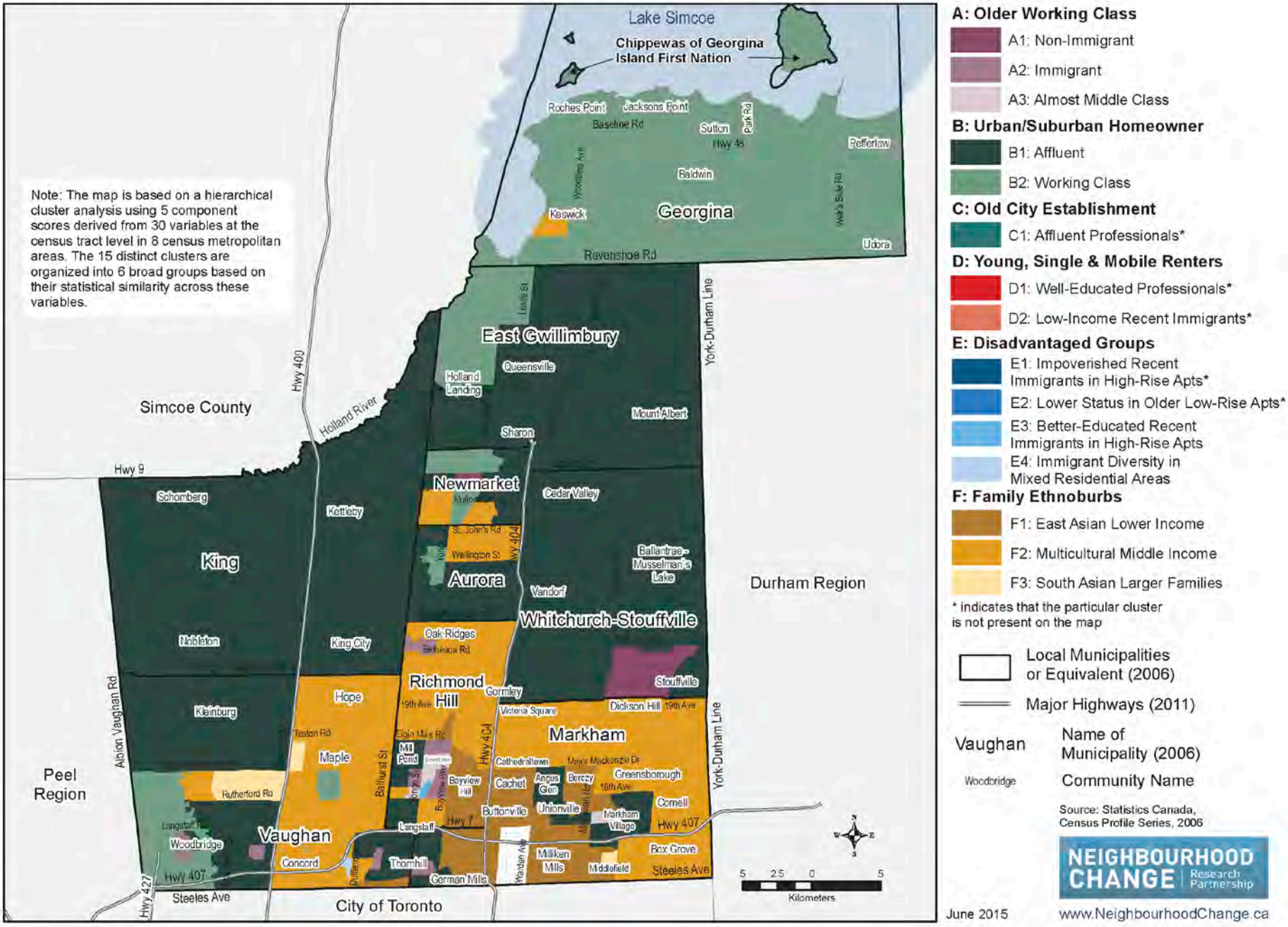
From report: *Who Lived Where in 2006: A Neighbourhood Typology*.

TYPOLOGY OF NEIGHBOURHOOD TYPES IN YORK, 2006

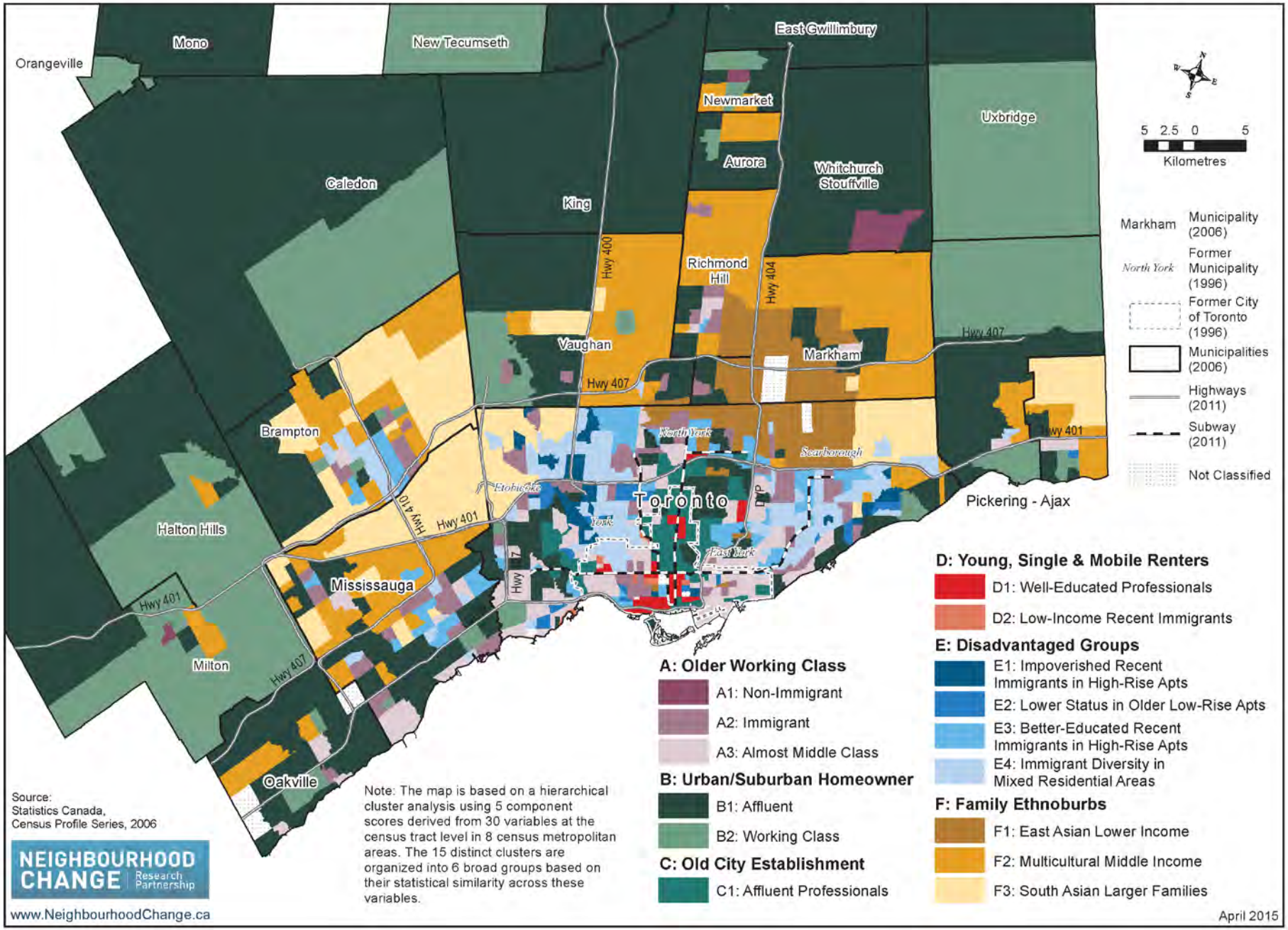
Report available at: www.NeighbourhoodChange.ca


ST. JOHN'S
Canada's Wonderland Amusement Park
TORONTO INNER HARBOUR
QUEEN WEST
Riverdale Farm
Riverdale Park
RIVERDALE
Algonquin Island
BLACKBURN HAMLET
Parc du Mont-Royal
VANIER
Pacific Spirits Park
Ward's Island
Ward's Island Park
Ward's Island Ferry Dock
BELVÉDÈRE KONDIARONK
DARTMOUTH
Dartmouth (Ferry Stop)
YALETOWN
Don Jail
Snake Island
Point Pleasant Park
DOW'S LAKE
WOODSIDE
McGill University
Royal Victoria Hospital
Woodside (Ferry Stop)
Halifax (Ferry Stop)
Halifax City Hall
AFRICVILLE NATIONAL HISTORIC SITE
Vanier Park
Kitsilano Beach Park
KITS' BEACH
PARKDALE
GRANVILLE ISLAND
Granville Island
Toronto City Hall
Vancouver Aquatic Centre
Vancouver Museum
Science World
Vancouver Maritime Museum
Heritage Harbour
Stanley Park
Jericho Beach
Spanish Banks
Kitsilano Beach
Fenwick Park
Granville Island Brewery
Granville Island Public Market
Emily Carr Institute
Arts Club
Granville Island Hotel
Kids Only Market
Aquabus Ferries
Granville Island Water Park
Granville Island Stage
Granville Island Information Booth
Granville Island Tugboat
Granville Island Broom Co.
Granville Island Net Loft
Granville Island Maritime Market
Granville Island Hotel
Granville Island Kids Only Market

York Region: Typology of Neighbourhoods by Census Tracts, 2006



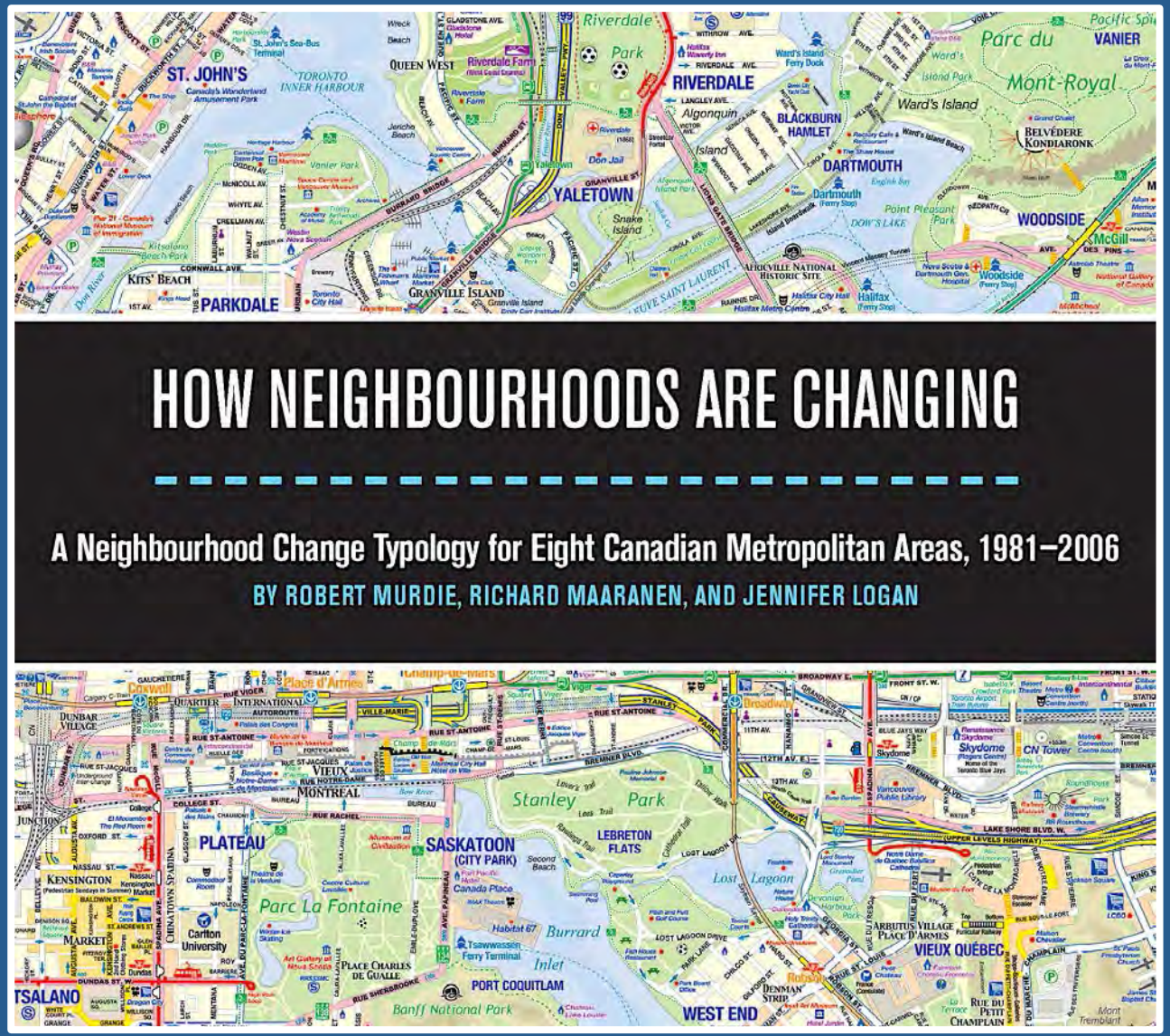
Toronto CMA: Typology of Neighbourhoods by Census Tracts, 2006



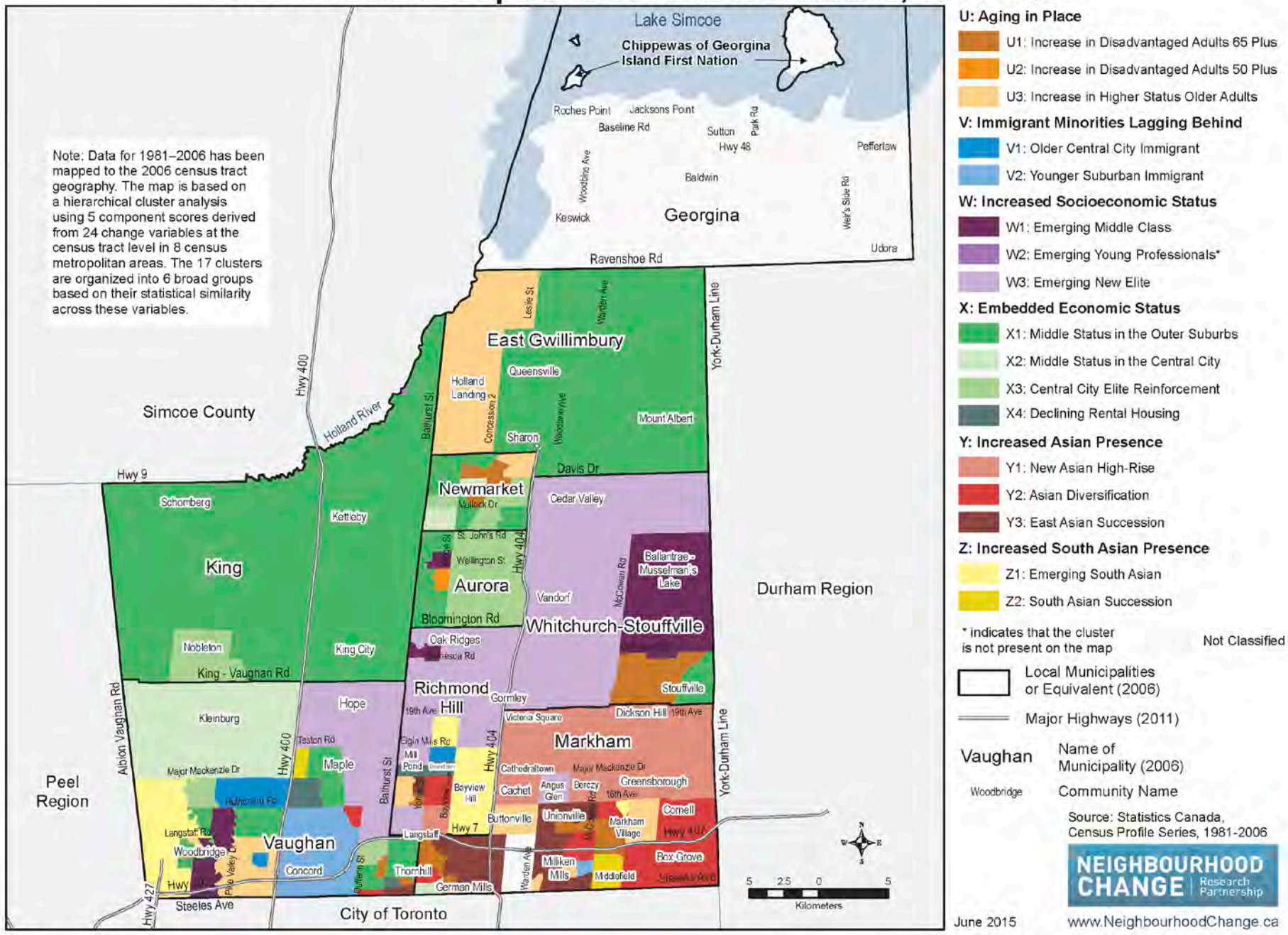
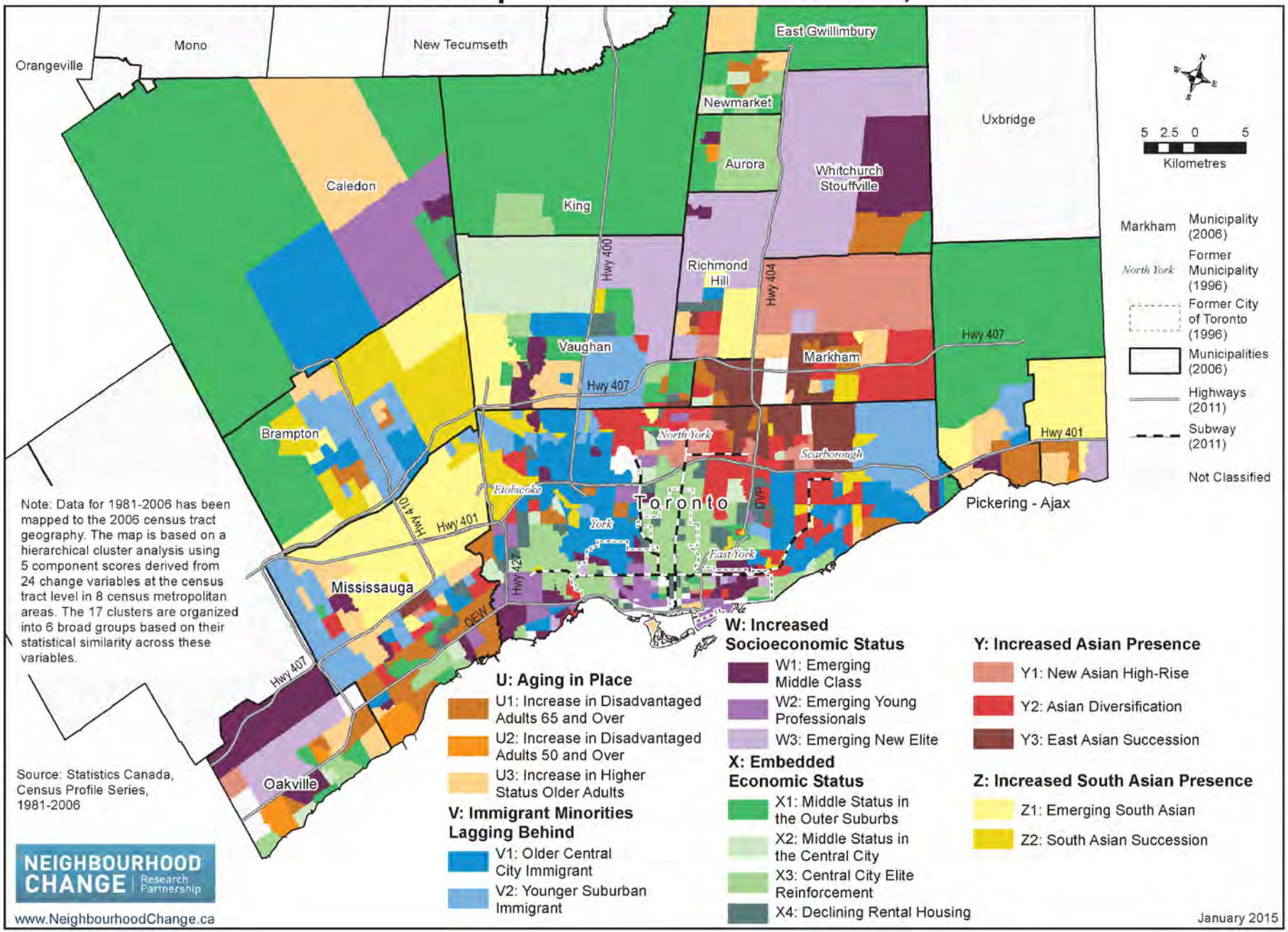
From report: *How Neighbourhoods Are Changing, 1981-2006*

TYPOLOGY OF NEIGHBOURHOOD CHANGE IN YORK, 1981-2006

Report available at: www.NeighbourhoodChange.ca



York Region: Typology of Neighbourhood Change by Census Tracts Based on Six Groups and Seventeen Clusters, 1981–2006



Toronto CMA: Typology of Neighbourhood Change by Census Tracts Based on Six Groups and Seventeen Clusters, 1981-2006