REGION OF YORK

Income Trend Analysis, 1980-2012

Neighbourhood Change Research Partnership

www.NeighbourhoodChange.ca

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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, 2010

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

- **Very High** - 140% to 249% (17 CTs, 11% of York region)
- **High** - 120% to 140% (17 CTs, 11% of York region)
- **Middle Income** - 80% to 120% (98 CTs, 64% of York region)
- **Low** - 60% to 80% (17 CTs, 11% of York region)
- **Very Low** - 55% to 60% (4 CTs, 3% of York region)
- **Not Available**
- **Local Municipalities or Equivalent (2006)**
- **Major Highways (2011)**

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.

June 2015

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High, Middle and Low Average Individual Income

CHANGING NEIGHBOURHOOD INCOME DISTRIBUTION TRENDS,
CHARTS, 1970 TO 2012
York 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
- Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

Source: Statistics Canada
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.
- Source: Statistics Canada.
- Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.

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)
"905 Region"


- **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.

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

- **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)
Peel Region


- **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 1970-2005 is from the Census Income for 2010-2012 is from 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

**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

**Percentage of Census Tracts**
- **Low Income Census Tracts**: from 0% (1970) to 46% (2012)
- **High Income Census Tracts**: from 16% (1970) to 6% (2012)
- **Middle Income Census Tracts**: from 84% (1970) to 48% (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 2011. Income 2011-2012 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
Average Individual Income, Toronto CMA

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

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

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, 26%
  - City of Toronto = 162 CTs, 36%
- Very Low - 36% to 60%
  - CMA = 89 CTs, 8%
  - City of Toronto = 72 CTs, 13%
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.
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, 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, T1FP 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

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

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

Formerly Middle Income York Region
1980–2012

Data Sources:
Statistics Canada, Census Profile Series 1991
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 60% 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 Neighbourhoods in the Toronto CMA, Change in Census Tract Average Individual Income, 1980–2012

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.

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
Population Change, and High, Middle, and Low Average Individual Income Change

POPULATION & NEIGHBOURHOOD INCOME, BAR GRAPHS, 1970 TO 2010
York Region


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, Whitby, 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 tax filers for 2006 CT boundaries.

Source: Statistics Canada, Census 1971-2011; Canada Revenue Agency T1F Taxfiler Data 2010

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Markham

Neighbourhood Income & Population, Markham, 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)

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 T1FF Taxfiler Data 2010

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Richmond Hill

Neighbourhood Income & Population,
Richmond Hill, 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)

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 T1FF Taxfiler Data 2010
 Vaughan


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 T1FF Taxfiler Data 2010

Contact: david.hulchanski@utoronto.ca
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)

Total Population (thousands)

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.
"905 Region"


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 refer 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 householders for 2006 CT boundaries.

Source: Statistics Canada, Census 1971-2011, Canada Revenue Agency T1F10 form Date 2010
Peel Region

Neighbourhood Income & Population, Peel Regional Municipality, 1980–2010

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 2009 CT boundaries.

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)

Source: Statistics Canada, Census 1971–2011, Canada Revenue Agency T1FF T8FF After Date 2010
Average Individual Income Change, 5 groups, Bar Graphs

INCOME DISTRIBUTION TRENDS, 1970-2012
Change in Neighbourhood Income Distribution in the Regional Municipality of York 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.

**York Region** 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 that figures exclude East Gwillimbury (1970 only) and Georgina including its island (1970 and 1980) as they were not yet part of the Toronto CMA in those years and thus had no census tracts defined.

<table>
<thead>
<tr>
<th>Year</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Middle Income</th>
<th>High Income</th>
<th>Very High Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>More than 40% Below</td>
<td>20% Below to 40% Below</td>
<td>20% Below to 20% Above</td>
<td>20% Above to 40% Above</td>
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<tr>
<td>1970</td>
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<td>94.4</td>
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<td>18.6</td>
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<td>1995</td>
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<td>66.7</td>
<td>16.7</td>
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<td>2.6</td>
<td>11.1</td>
<td>64.1</td>
<td>11.1</td>
<td>11.1</td>
</tr>
</tbody>
</table>

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

April 2013
www.NeighbourhoodChange.ca
Change in Neighbourhood Income Distribution in the Municipality of Vaughan 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.

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<thead>
<tr>
<th>Year</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Middle Income</th>
<th>High Income</th>
<th>Very High Income</th>
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<td>2010</td>
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<td>10.8</td>
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</tbody>
</table>

Richmond Hill

Change in Neighbourhood Income Distribution in the Municipality of Richmond Hill 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>
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</thead>
<tbody>
<tr>
<td>1970</td>
<td>0.0</td>
<td>0.0</td>
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<td>1980</td>
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<td>0.0</td>
<td>78.6</td>
<td>14.3</td>
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<td>13.8</td>
<td>75.9</td>
<td>10.3</td>
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</tbody>
</table>


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Markham

Change in Neighbourhood Income Distribution in the Municipality of Markham 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.

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<td>More than 40% Above</td>
</tr>
<tr>
<td>1970</td>
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<td>0.0</td>
<td>75.0</td>
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<td>42.9</td>
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<td>1995</td>
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<td>13.9</td>
<td>58.3</td>
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<td>57.9</td>
<td>13.2</td>
<td>7.9</td>
</tr>
<tr>
<td>2005</td>
<td>2.2</td>
<td>23.9</td>
<td>58.7</td>
<td>6.5</td>
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<td>2010</td>
<td>8.5</td>
<td>17.0</td>
<td>57.4</td>
<td>8.5</td>
<td>8.5</td>
</tr>
</tbody>
</table>

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

April 2013
www.neighbourhoodchange.ca
Toronto CMA

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.

Percentage of Total Census Tracts in the CMA

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20% Below to 40% Below</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low Income</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>Very Low Income</td>
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<td>19.7</td>
<td>26.3</td>
<td>28.9</td>
<td>30.3</td>
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</tr>
<tr>
<td>Middle Income</td>
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<td>63.9</td>
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<td>51.4</td>
<td>47.6</td>
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<tr>
<td>High Income</td>
<td>6.6</td>
<td>7.9</td>
<td>9.6</td>
<td>8.6</td>
<td>6.5</td>
<td>6.2</td>
<td>7.2</td>
</tr>
<tr>
<td>Very High Income</td>
<td>8.5</td>
<td>7.7</td>
<td>9.0</td>
<td>11.1</td>
<td>9.9</td>
<td>12.0</td>
<td>12.8</td>
</tr>
</tbody>
</table>

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

www.NeighbourhoodChange.ca

York Region, 11 June 2015
"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.

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

November 2012
www.NeighbourhoodChange.ca
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 taxfilers 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>9.3</td>
<td>81.4</td>
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<td>1995</td>
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<td>76.4</td>
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<td>2000</td>
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<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>
</tr>
<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

November 2012
www.NeighbourhoodChange.ca
Mississauga

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

In 1970, the income distribution was skewed towards the lower end, with a significant percentage of tracts classified as Very Low Income (more than 40% below the average). By 2010, there was a noticeable shift towards higher income brackets, with a decrease in the Very Low Income category and an increase in the Very High Income category.

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

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 three 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.

<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>92.3</td>
<td>0.0</td>
<td>7.7</td>
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<tr>
<td>1980</td>
<td>0.0</td>
<td>3.4</td>
<td>93.1</td>
<td>0.0</td>
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<td>1990</td>
<td>0.0</td>
<td>2.4</td>
<td>95.1</td>
<td>2.4</td>
<td>0.0</td>
</tr>
<tr>
<td>1995</td>
<td>0.0</td>
<td>4.9</td>
<td>92.7</td>
<td>2.4</td>
<td>0.0</td>
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<td>2000</td>
<td>0.0</td>
<td>24.1</td>
<td>72.2</td>
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<td>1.9</td>
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<tr>
<td>2005</td>
<td>2.9</td>
<td>43.5</td>
<td>50.7</td>
<td>0.0</td>
<td>2.9</td>
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<td>2010</td>
<td>2.9</td>
<td>62.3</td>
<td>34.8</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

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

April 2013
www.NeighbourhoodChange.ca
City of Toronto

Change in Neighbourhood Income Distribution in the City of Toronto 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.

Percentage of Total Census Tracts in the City of Toronto

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

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

November 2012
www.NeighbourhoodChange.ca

Contact: david.hulchanski@utoronto.ca
Former City of Toronto

Change in Neighbourhood Income Distribution in the Former City of Toronto 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 was amalgamated in 1998 into the larger City of Toronto along with Scarborough, North York, East York, York and Etobicoke.

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

Contact: david.hulchanski@utoronto.ca
Former City of North York

Change in Neighbourhood Income Distribution in the Former City of North York 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 taxfiles for 2006 CT boundaries.

North York ceased to be a local municipality in 1998 when it was amalgamated into the current City of Toronto.

Percentage of Total Census Tracts in North York

<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>
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<td>69.2</td>
<td>13.8</td>
<td>13.8</td>
</tr>
<tr>
<td>1980</td>
<td>0.0</td>
<td>23.5</td>
<td>60.2</td>
<td>6.1</td>
<td>10.2</td>
</tr>
<tr>
<td>1990</td>
<td>2.7</td>
<td>28.8</td>
<td>45.0</td>
<td>13.5</td>
<td>9.9</td>
</tr>
<tr>
<td>1995</td>
<td>7.2</td>
<td>39.6</td>
<td>35.1</td>
<td>9.0</td>
<td>9.0</td>
</tr>
<tr>
<td>2000</td>
<td>11.2</td>
<td>39.2</td>
<td>33.6</td>
<td>4.8</td>
<td>11.2</td>
</tr>
<tr>
<td>2005</td>
<td>16.8</td>
<td>37.6</td>
<td>31.2</td>
<td>3.2</td>
<td>11.2</td>
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<tr>
<td>2010</td>
<td>14.4</td>
<td>38.4</td>
<td>31.2</td>
<td>3.2</td>
<td>12.8</td>
</tr>
</tbody>
</table>

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

April 2013
www.NeighbourhoodChange.ca
Former City of Scarborough

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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 2008 CT boundaries.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scarborough ceased to be a local municipality in 1998 when it was amalgamated into the current City of Toronto.</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Middle Income</th>
<th>High Income</th>
<th>Very High Income</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>More than 40% Below</td>
<td>20% Below to 40% Below</td>
<td>20% Below to 40% Above</td>
<td>20% Above to 40% Above</td>
<td>More than 40% Above</td>
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<tr>
<td>1970</td>
<td>0.0</td>
<td>2.0</td>
<td>96.0</td>
<td>2.0</td>
<td>0.0</td>
</tr>
<tr>
<td>1980</td>
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<td>81.6</td>
<td>1.3</td>
<td>0.0</td>
</tr>
<tr>
<td>1990</td>
<td>0.0</td>
<td>28.0</td>
<td>71.0</td>
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<td>0.0</td>
</tr>
<tr>
<td>1995</td>
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<td>0.0</td>
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<td>0.0</td>
</tr>
<tr>
<td>2005</td>
<td>19.7</td>
<td>62.4</td>
<td>15.4</td>
<td>1.7</td>
<td>0.9</td>
</tr>
<tr>
<td>2010</td>
<td>26.3</td>
<td>56.8</td>
<td>13.6</td>
<td>2.5</td>
<td>0.8</td>
</tr>
</tbody>
</table>

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

November 2012
www.NeighbourhoodChange.ca
Former City of Etobicoke

Change in Neighbourhood Income Distribution in the Former City of Etobicoke 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.

Etobicoke ceased to be a local municipality in 1998 when it was amalgamated into the current City of Toronto.

Percentage of Total Census Tracts in Etobicoke

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
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<td>Very Low Income</td>
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<td>0.0</td>
<td>2.9</td>
<td>6.9</td>
<td>6.9</td>
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</tr>
<tr>
<td>Low Income</td>
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<td>6.3</td>
<td>16.2</td>
<td>23.5</td>
<td>30.6</td>
<td>33.3</td>
<td>31.9</td>
</tr>
<tr>
<td>Middle Income</td>
<td>71.4</td>
<td>71.4</td>
<td>64.7</td>
<td>52.9</td>
<td>43.1</td>
<td>40.3</td>
<td>36.1</td>
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<tr>
<td>High Income</td>
<td>12.2</td>
<td>14.3</td>
<td>7.4</td>
<td>7.4</td>
<td>5.6</td>
<td>4.2</td>
<td>6.9</td>
</tr>
<tr>
<td>Very High Income</td>
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<td>7.9</td>
<td>11.8</td>
<td>13.2</td>
<td>13.9</td>
<td>15.3</td>
<td>16.7</td>
</tr>
</tbody>
</table>

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

April 2013
www.NeighbourhoodChange.ca
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

City of Toronto:
from 0.14 (1970) to 0.28 (2012),
96% relative increase

Toronto Census Metropolitan Area:
from 0.13 (1970) to 0.22 (2012),
61% relative increase

York Region:
from 0.08 (1970) to 0.13 (2012),
56% relative increase

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 1970-2015 is from the Census. Income for 2010-2012 is Canada Revenue Agency T4 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
Five Regions of the Greater Toronto Area, 1970–2012

Relative Increase in Inequality 2012 vs. 1970

- Orange: City of Toronto (96%)
- Blue: Halton Region (65%)
- Purple: York Region (56%)
- Red: Peel Region (46%)
- Green: 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.

Data provided by the 2011 National Household Survey (NHS) has been proven to be untrustworthy. No NHS data is used here.
Income Polarization Between Census Tracts: COP
York Regional Municipality and Toronto, 1970-2012

City of Toronto: from 0.20 (1970) to 0.35 (2012), 73% relative increase

Toronto Census Metropolitan Area: from 0.19 (1970) to 0.29 (2012), 47% relative increase

York Region: from 0.10 (1970) to 0.18 (2012), 93% relative increase

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 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

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>
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<td>0.0842</td>
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<td>0.1014</td>
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<tr>
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<td>0.1119</td>
<td>0.1137</td>
<td>0.0792</td>
</tr>
<tr>
<td>2000</td>
<td>0.2390</td>
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<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>
<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>0.2043</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.
Average Individual Income, PIE CHARTS

VISIBLE MINORITIES,

YORK REGION, 2006 CENSUS
York Region

Population by Visible Minority Status
York Regional Municipality

1996

- White: 76%
- Chinese: 12%
- South Asian: 5%
- Black: 2%
- Other: 5%

2006

- White: 63%
- Chinese: 16%
- South Asian: 9%
- Black: 2%
- Other: 10%

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

Population by Visible Minority Status
Markham Municipality

1996
- White: 54%
- Chinese: 25%
- South Asian: 9%
- Black: 4%
- Other: 8%

2006
- White: 35%
- Chinese: 34%
- South Asian: 17%
- Black: 3%
- Other: 11%

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

www.NeighbourhoodChange.ca
Richmond Hill

Population by Visible Minority Status
Richmond Hill Municipality

1996
- White: 68%
- Chinese: 20%
- South Asian: 4%
- Black: 2%
- Other: 6%

2006
- White: 54%
- Chinese: 22%
- South Asian: 7%
- Black: 2%
- Other: 15%

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

Contact: david.hulchanski@utoronto.ca
Population by Visible Minority Status
Vaughan Municipality

1996
- White: 84%
- South Asian: 4%
- Black: 2%
- Chinese: 5%
- Other: 5%

2006
- White: 73%
- South Asian: 9%
- Black: 3%
- Chinese: 4%
- Other: 11%

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

Population by Visible Minority Status
Peel Regional Municipality

1996
- White: 69%
- South Asian: 11%
- Black: 7%
- Chinese: 4%
- Other: 9%

2006
- White: 50%
- South Asian: 24%
- Black: 8%
- Chinese: 5%
- Other: 13%

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
Brampton

Population by Visible Minority Status
City of Brampton

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

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

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

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

York Region Age 65+
Population = 120,935, 10.7% of the Population.
Average Income = $38,000, 88% 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 - 157% (1 CT, 0.7% of York)
- High - 120% to 140% (5 CTs, 3% of York)
- Income is Similar - 80% to 120% (66 CTs, 43% of York)
- Low - 60% to 80% (67 CTs, 44% of York)
- Very Low - 44% to 60% (14 CTs, 9% of York)
- Income Not Available

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 or Equivalent (2006)
Major Highways (2011)

Source:
(1) Statistics Canada, Census Profile Series 2011
(2) Canada Revenue Agency, Taxfiler data, 2010

Notes: (1) Census tract and municipal boundaries are for 2006.

May 2013
www.NeighbourhoodChange.ca
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

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.

1980
Average Individual Income, Toronto Census Metropolitan Area, 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.

Source: Statistics Canada, Census Profile Series, 1991

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Contact: david.hulchanski@utoronto.ca
Average Individual Income, Toronto Census Metropolitan Area, 2010

Source: Canada Revenue Agency, Taxfiler Data, 2010

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

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

- Very High - 140% to 627%
  (127 CTs, 13% of the region)
- High - 120% to 140%
  (72 CTs, 7% of the region)
- Middle Income - 80% to 120%
  (418 CTs, 42% of the region)
- Low - 60% to 80%
  (293 CTs, 29% of the region)
- Very Low - 34% to 60%
  (85 CTs, 9% of the region)
- Not Available

September 2014
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%**
  - (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**

**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.

Source:
Canada Revenue Agency,
Taxfiler Data, 2012

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York Region, 11 June 2015

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**TYPOLOGY OF NEIGHBOURHOOD TYPES IN YORK, 2006**
York Region: 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.
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.
From report: *How Neighbourhoods Are Changing, 1981-2006*

**TYPOLOGY OF NEIGHBOURHOOD CHANGE IN YORK, 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
York 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 5 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.
Toronto CMA: 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 5 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.


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

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