



# What is Happening to my Neighbourhood?

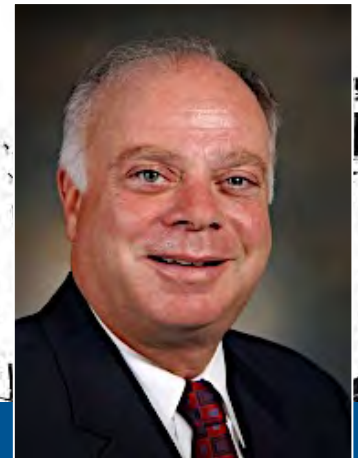
## The socio-spatial restructuring of Vancouver, Calgary, Toronto, and Montréal 1970 to 2015

J. David Hulchanski

Neighbourhood Change Research Partnership, University of Toronto

Warren Gill Lecture, SFU, Vancouver, December 2017

# WARREN GILL LECTURE



Mark Kingwell, March 2013



Larry Bourne, UofT:  
please mention "my deep  
respect for Warren as a  
scholar, a teacher, and as  
an individual;  
his energy, wit and  
insightful barbs were an  
inspiration to many  
colleagues and friends,  
including me.  
It is fitting that they have  
named a lecture series  
after him."

# How are neighbourhoods changing?



**Trends**

**Processes**

**Conse-  
quences**

**Policy  
Interven-  
tions**





# NEIGHBOURHOOD CHANGE RESEARCH PARTNERSHIP

Trends | Processes | Consequences | Policy Interventions

[www.NeighbourhoodChange.ca](http://www.NeighbourhoodChange.ca)

Halifax | Montréal | Toronto | Hamilton | Winnipeg | Calgary | Vancouver

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.



Social Sciences and Humanities  
Research Council of Canada

Conseil de recherches en  
sciences humaines du Canada

Canada

A new  
socio-spatial order  
with stronger  
(more rigid)  
divisions, and  
greater inequality

Peter Marcuse & Ronald van Kempen, 2000



# Processes explaining the Trends

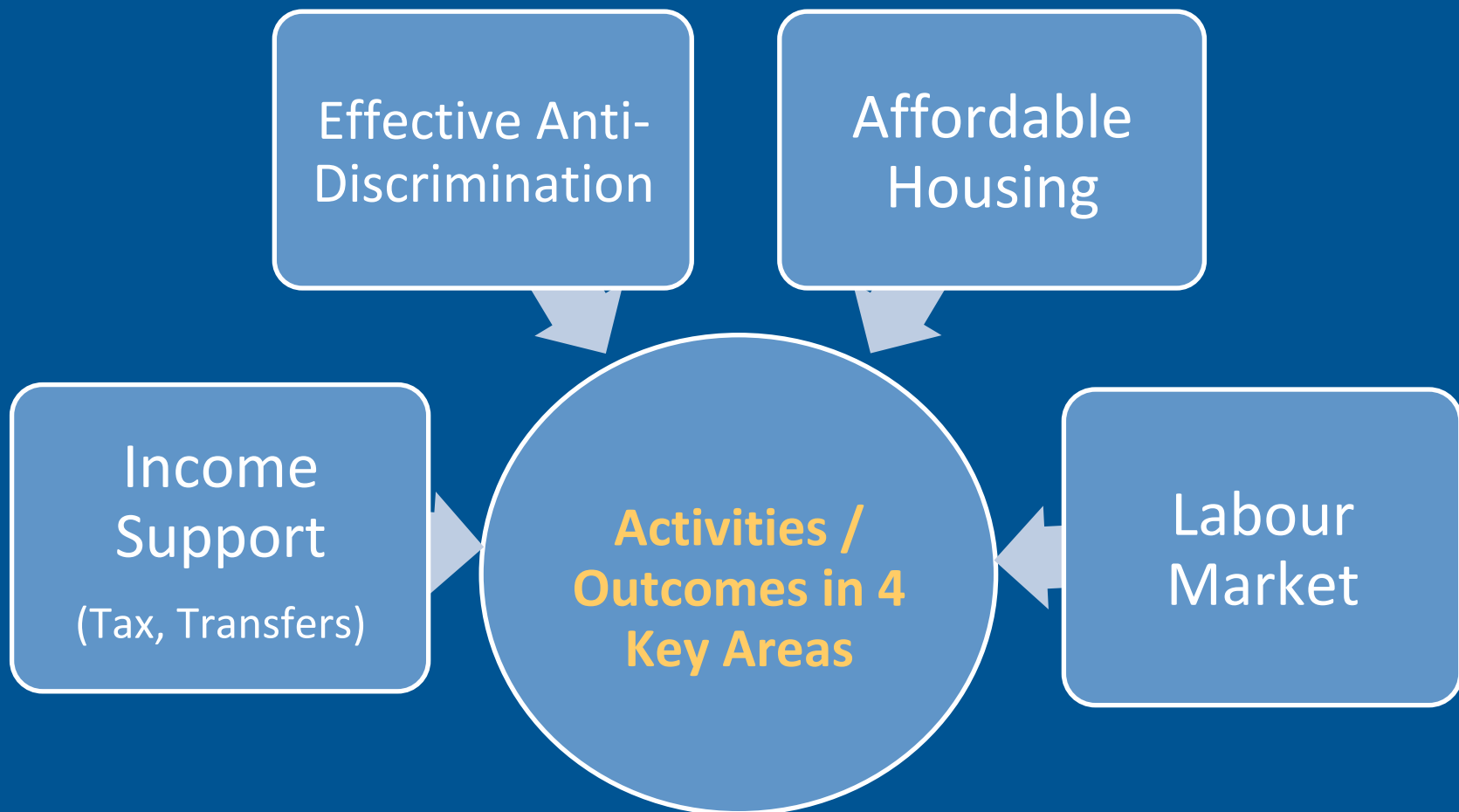
## Global / National Forces

- Globalization
- Neoliberalism
- Financialization
- Economic Inequality & Polarization

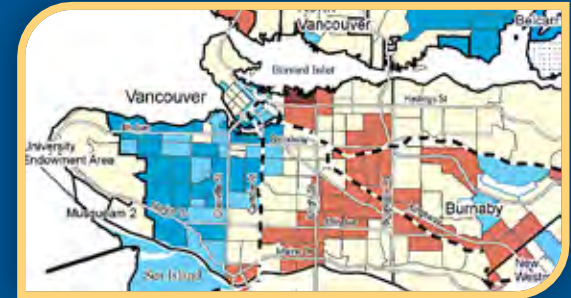
What about regional & local forces?

# Processes: Cause? Solution?

## Government / Governance



# What is happening?



## Urban Restructuring

**Economic INEQUALITY**

**Social & Ethno-cultural POLARIZATION**

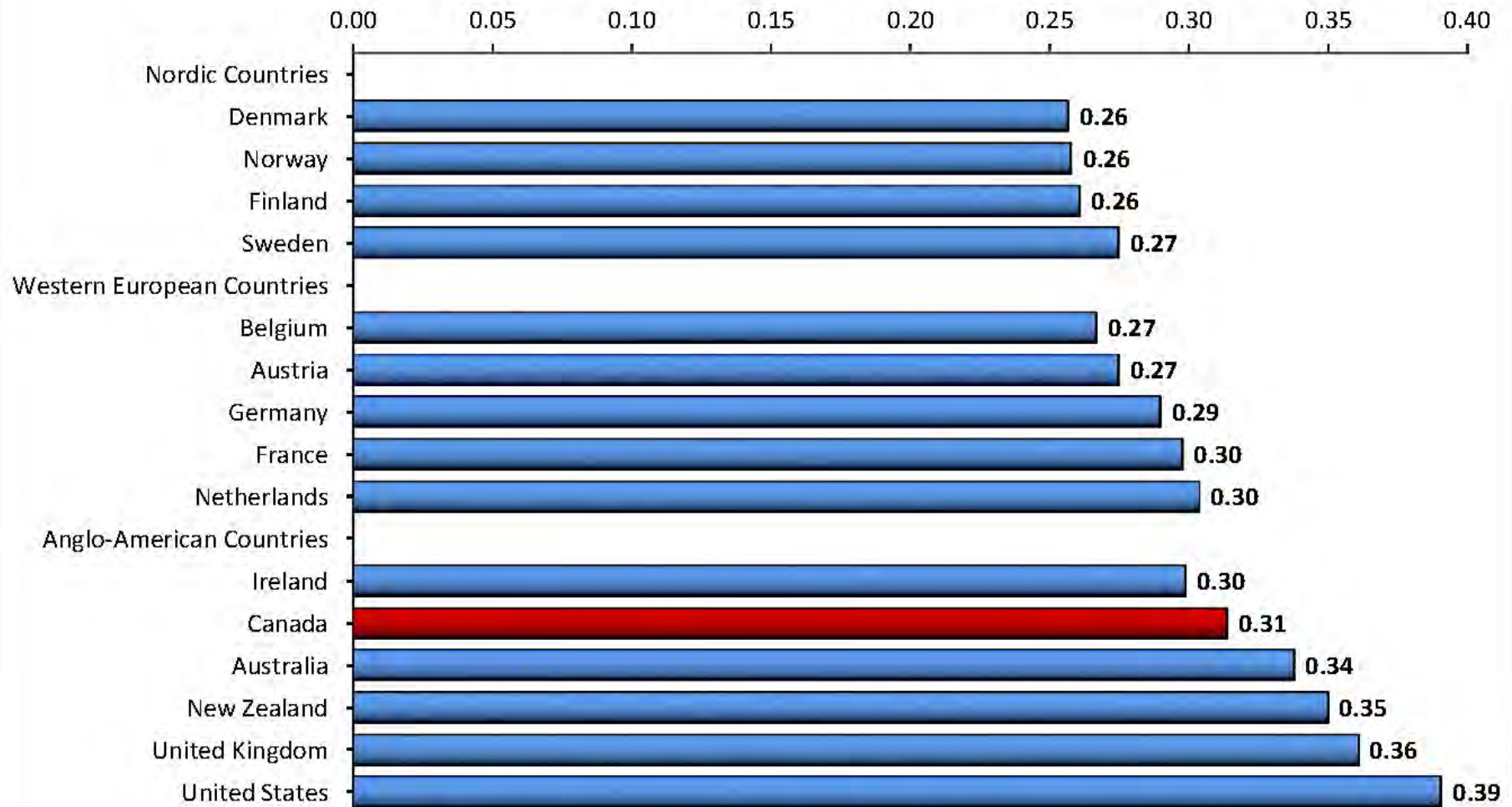
**Spatial SEGREGATION & DISADVANTAGE**



# MACRO CONTEXT

## Income Inequality & Taxes Canada & its comparator nations

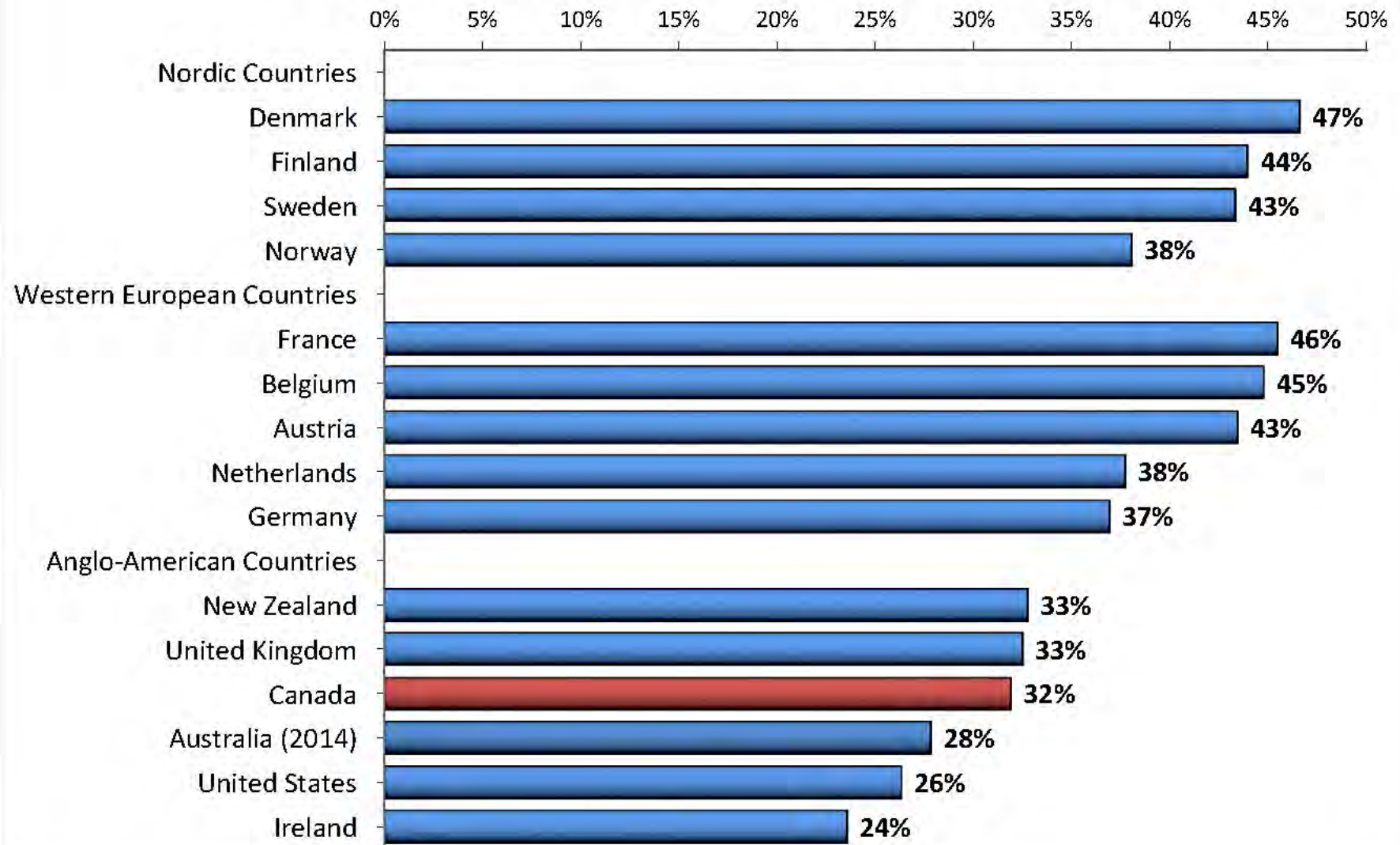
## Gini Coefficient for Fifteen OECD Countries in Three Groups, 2014-2015



**The Gini coefficient** takes values between 0 for a perfectly equal income distribution where every person has the same income, and 1 which refers to a situation of maximum inequality where all income goes to one person. OECD average = 0.30.

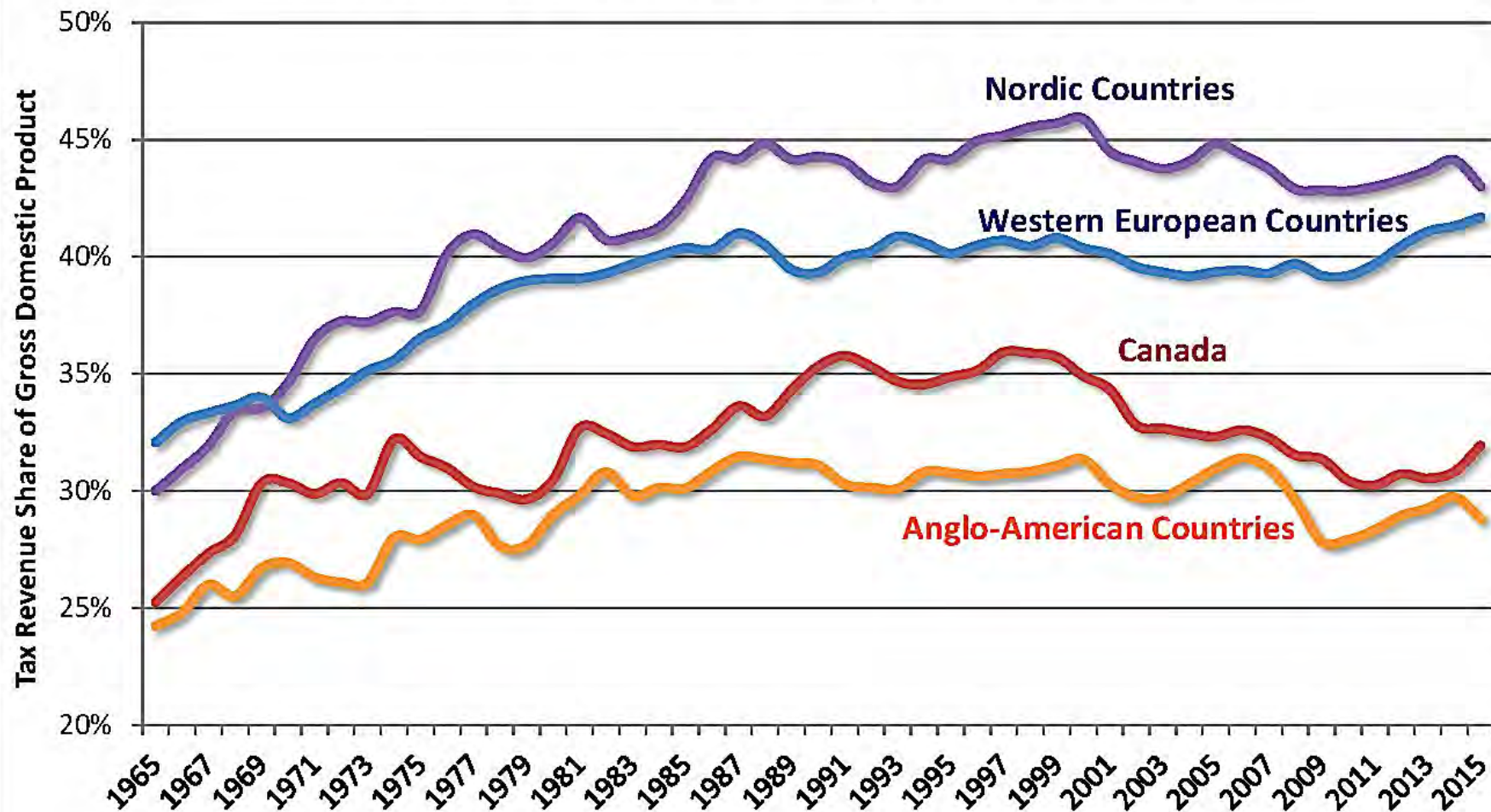
## Total Tax Revenues as a Percentage of GDP, 2015

### Fifteen OECD Countries in Three Groups



## Total Tax Revenues as a Percentage of GDP, 1965–2015

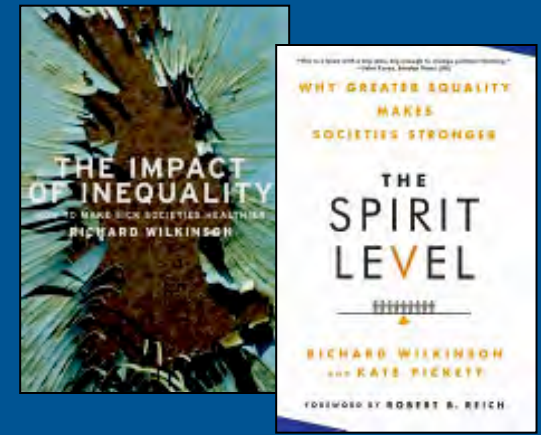
### Canada and Three Groups of Countries



**Nordic countries** includes Denmark, Sweden, Finland and Norway. **Western European countries** includes France, Belgium, Austria, Germany and Netherlands. **Anglo-American countries** includes United States, United Kingdom, Ireland, New Zealand and Australia. Group percentages are unweighted averages. Data for Australia not yet available for 2015.



# Why worry about more rigid socio-spatial divisions and greater inequality?



“Inequality promotes strategies that are more self-interested, less affiliative, often highly antisocial, more stressful, and likely to give rise to higher levels of violence, poorer community relations, and worse health.”

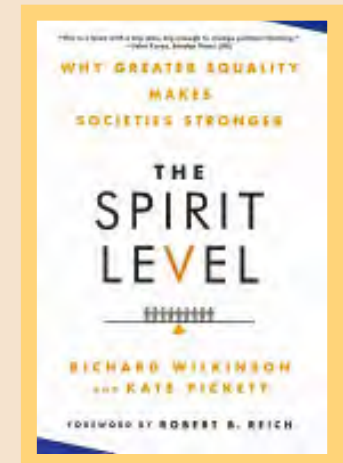
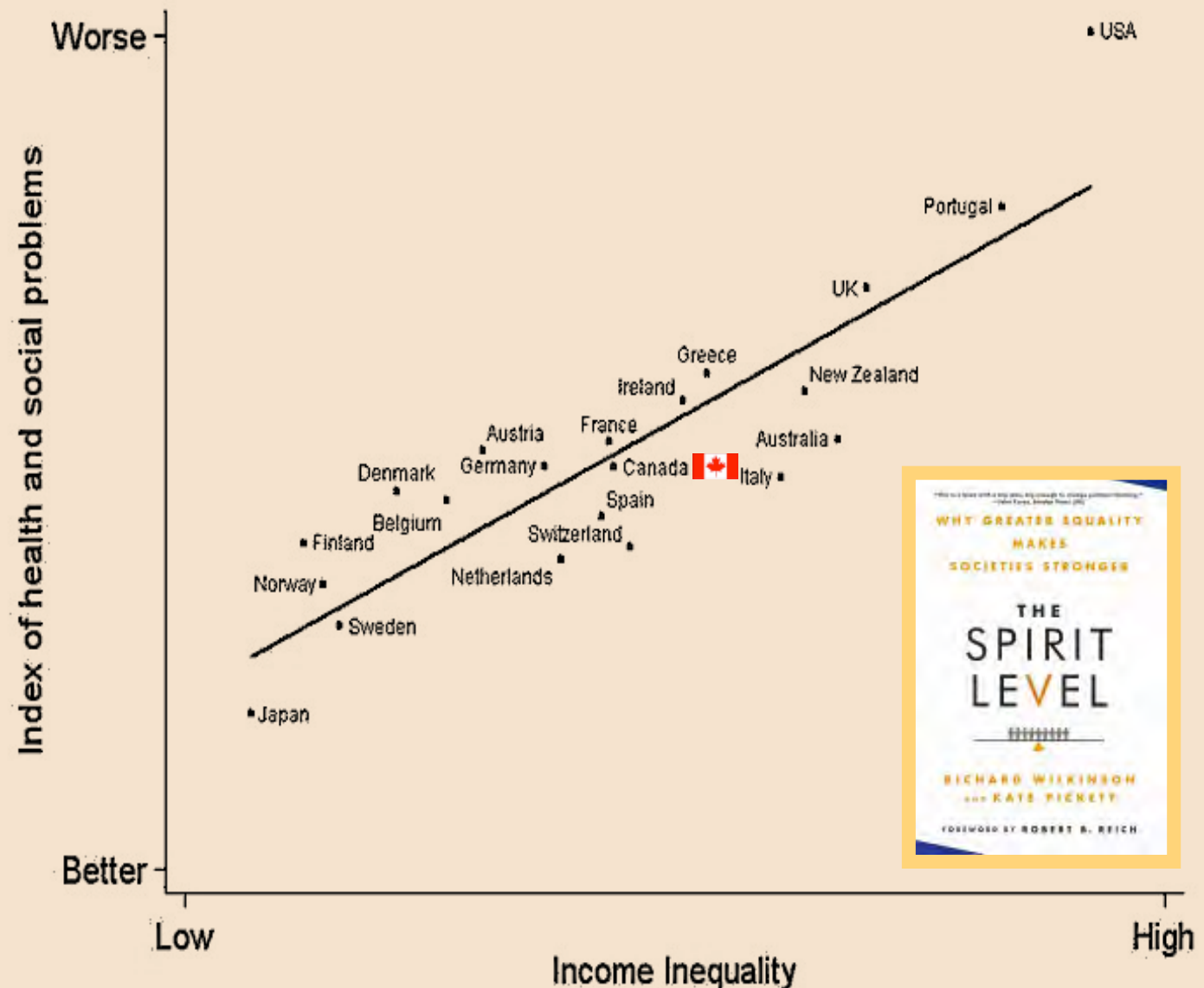
– Richard Wilkinson, *The Impact of Inequality*, 2005:22



# Why does Income Inequality Matter?

## Index of:

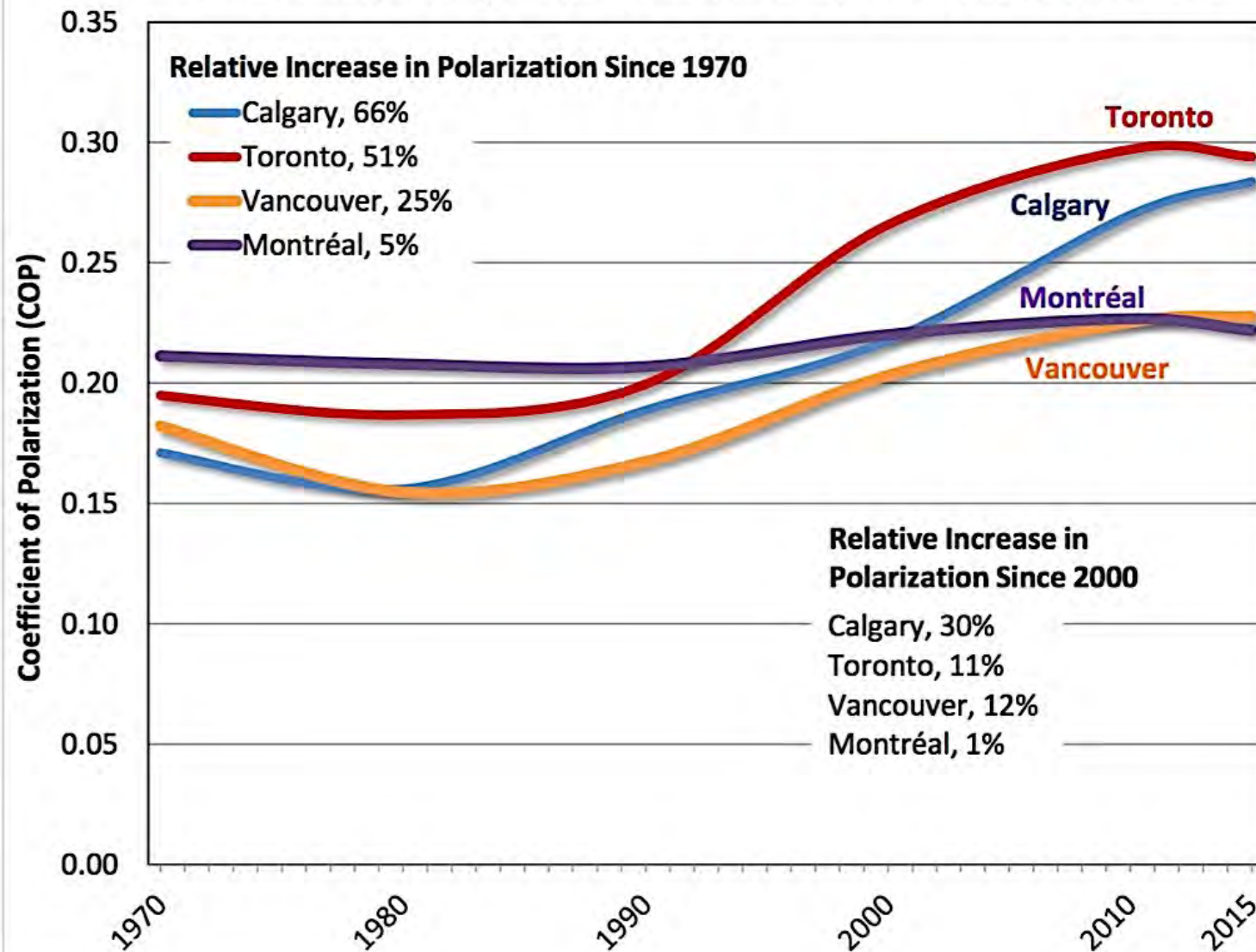
- Life expectancy
- Math & Literacy
- Infant mortality
- Homicides
- Imprisonment
- Teenage births
- Trust
- Obesity
- Mental illness – incl. drug & alcohol addiction
- Social mobility



# **SOCIO-SPATIAL TRENDS**

**VANCOUVER, CALGARY  
TORONTO, MONTREAL  
1970 - 2015**

# Income Polarization Between Census Tracts Four Metropolitan Areas in Canada, 1970–2015



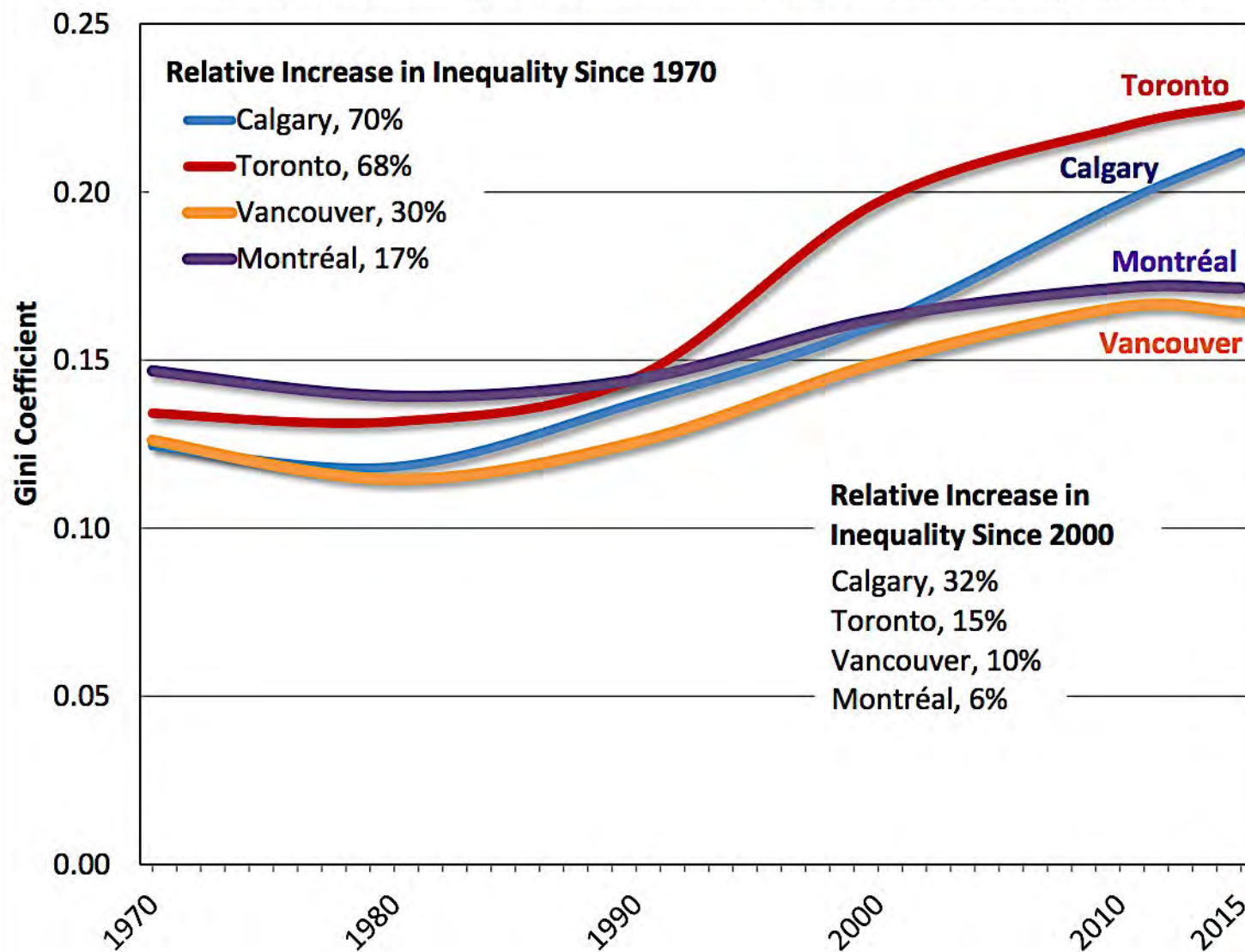
A coefficient value of 0.0 represents the complete absence of polarization. All census tracts would be middle income, each having the exact same average. As census tracts move away from each other, towards higher or lower incomes, the COP value increases with no maximum.

Notes: Calculated from census tract average individual income from all sources, before-tax. Income 1970–2005 and 2015 is from the Census. Income for 2010 is Canada Revenue Agency T1FF taxfiler data.

Neighbourhood Change  
Research Partnership  
University of Toronto  
October 2017



# Income Inequality Between Census Tracts Four Metropolitan Areas in Canada, 1970–2015



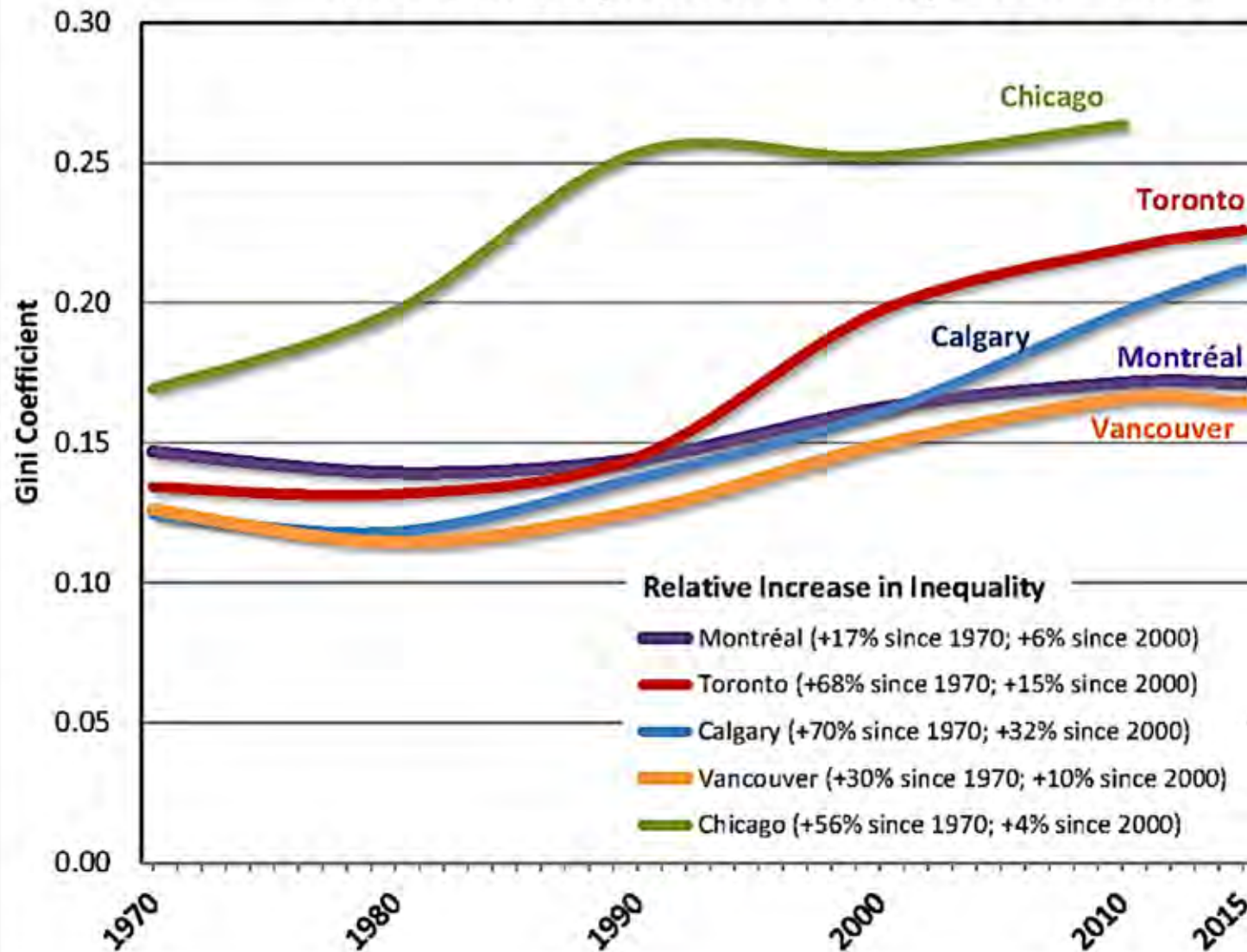
A Gini coefficient value of 0.0 represents perfect equality. All census tracts would have the exact same proportion of income relative to their share of the population. A Gini coefficient value of 1.0 represents perfect inequality. All of the income would be taken by one single census tract while others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

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Neighbourhood Change Research Partnership  
University of Toronto  
October 2017



## Income Inequality Between Census Tracts Five Metropolitan Areas, 1970–2015



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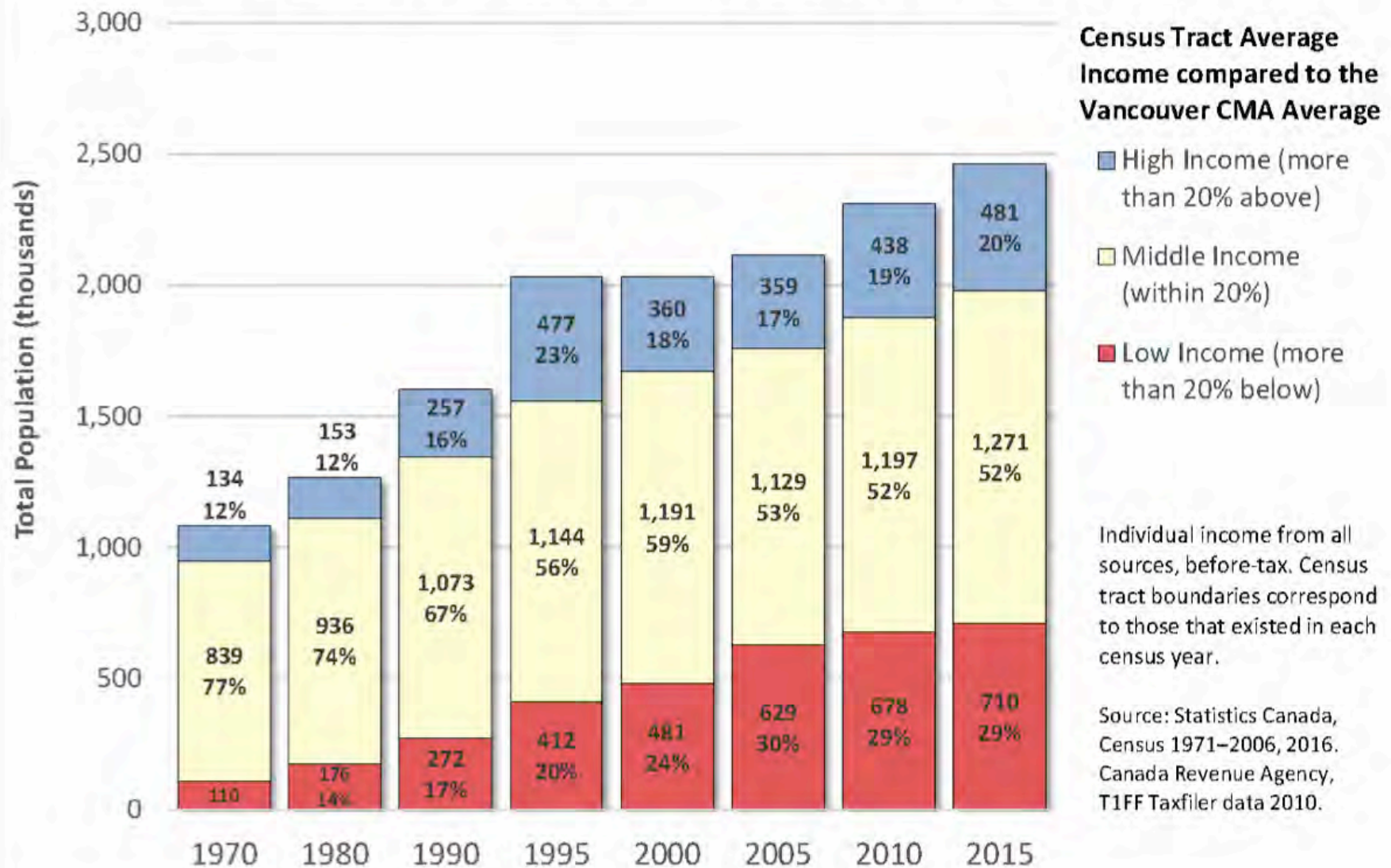
Notes: Calculated from census tract average individual income from all sources, before-tax. Canadian income 1970–2000 and 2015 is from the Census. Income for 2010 is Canada Revenue Agency T1FF taxfiler data.

Chicago income from United States Census 1970–2000 and American Community Survey 2010.

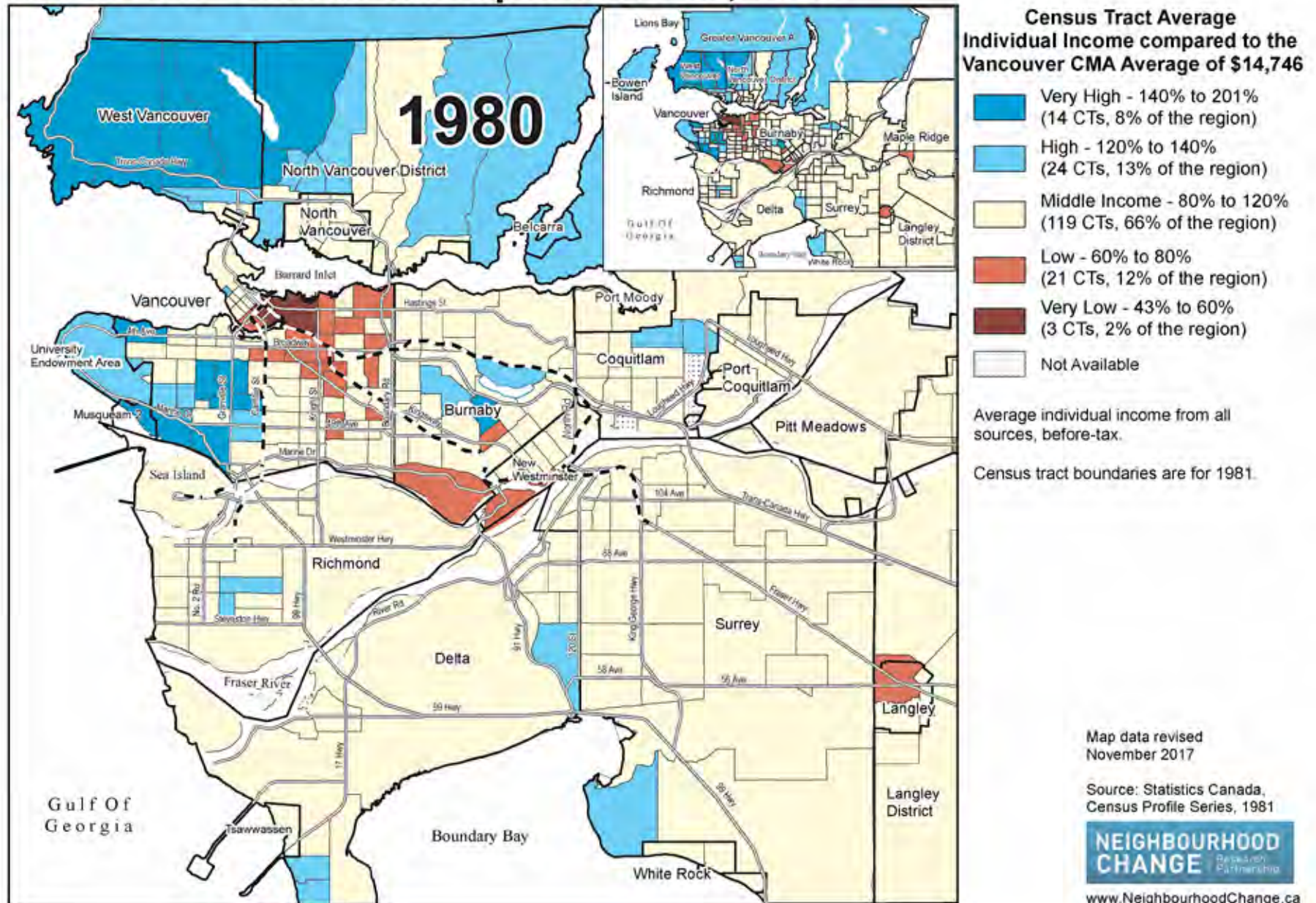


## Neighbourhood Income & Population

### Vancouver Census Metropolitan Area, 1970–2015

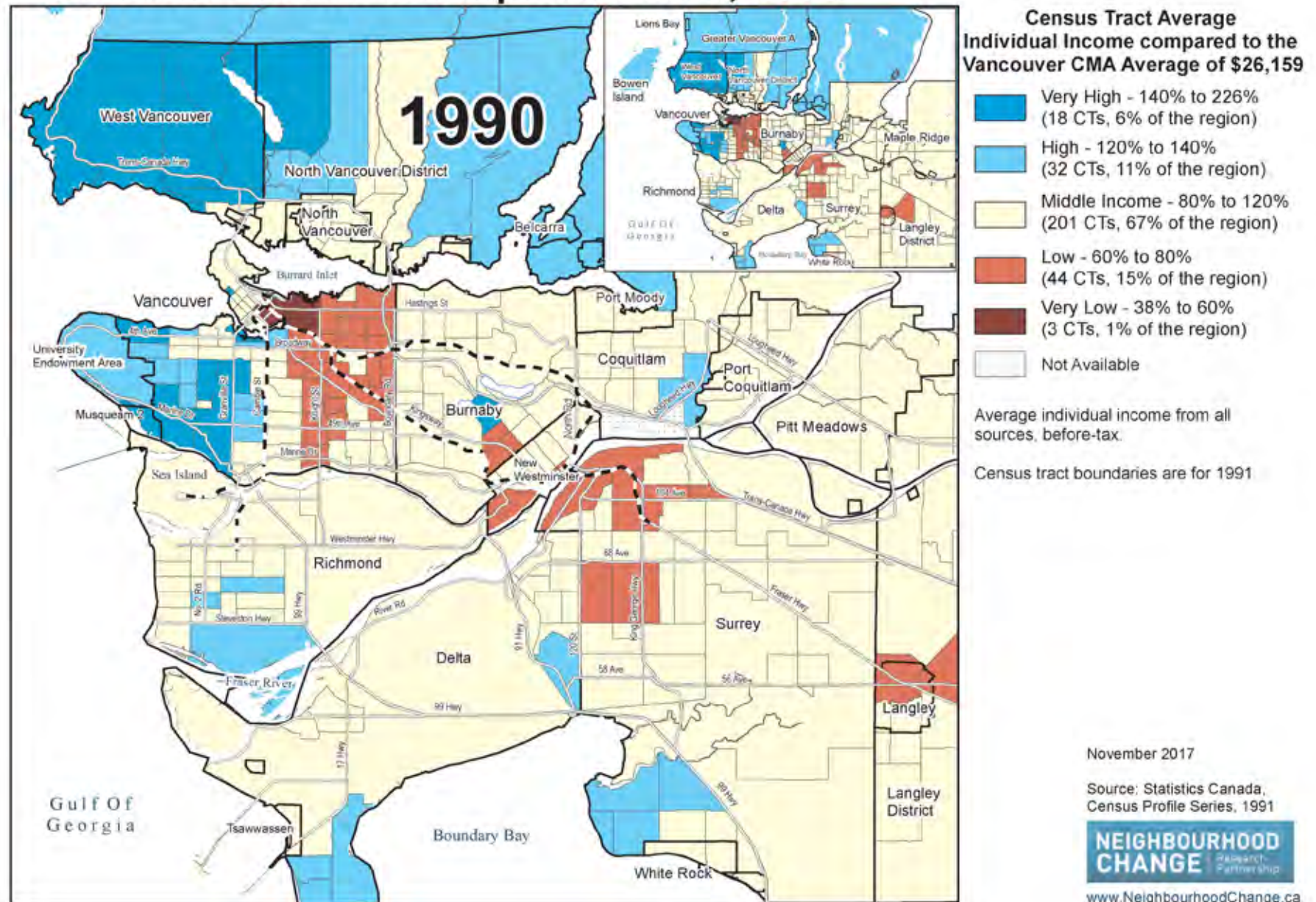


# Average Individual Income Vancouver Census Metropolitan Area, 1980



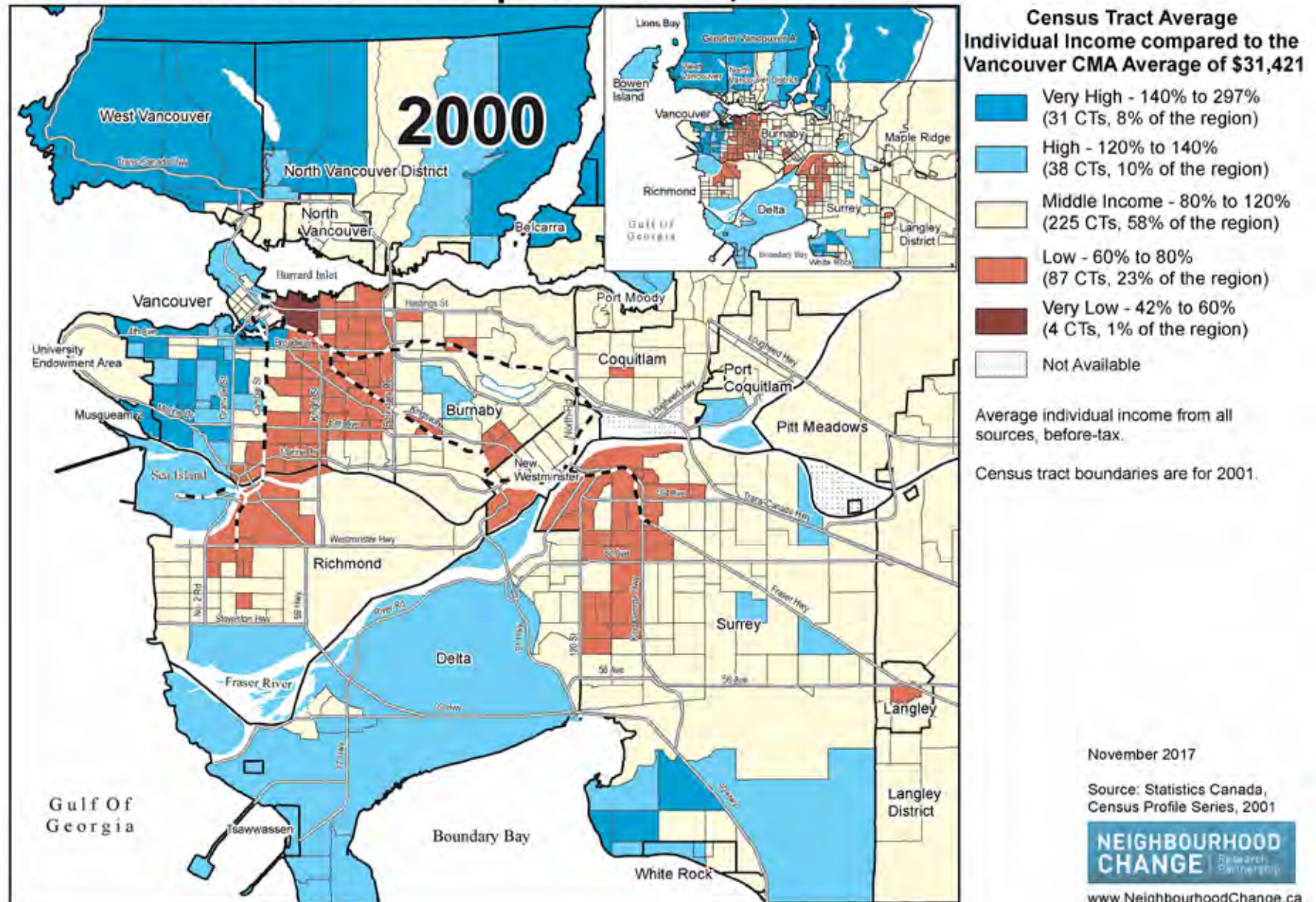


# Average Individual Income Vancouver Census Metropolitan Area, 1990



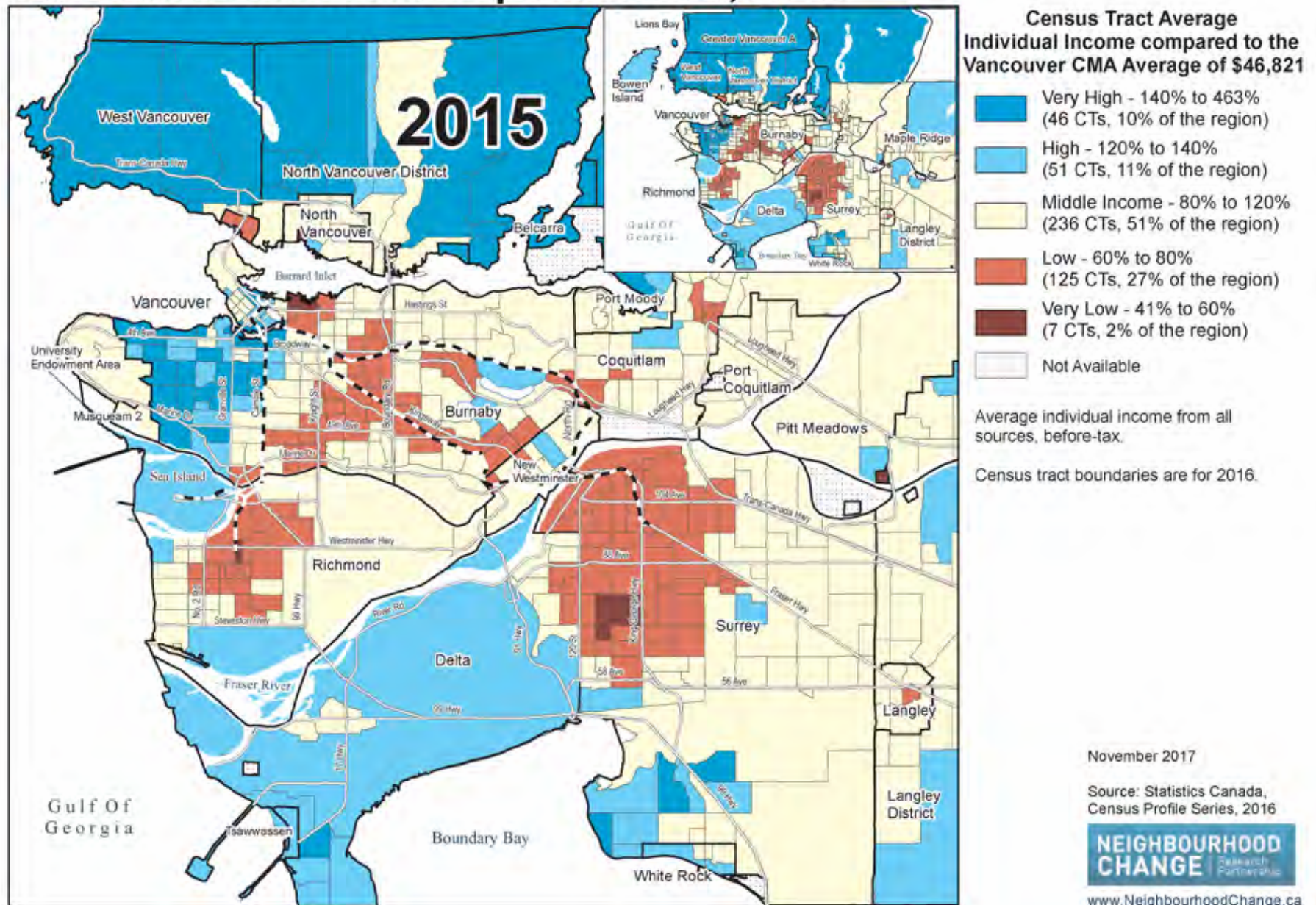


# Average Individual Income Vancouver Census Metropolitan Area, 2000





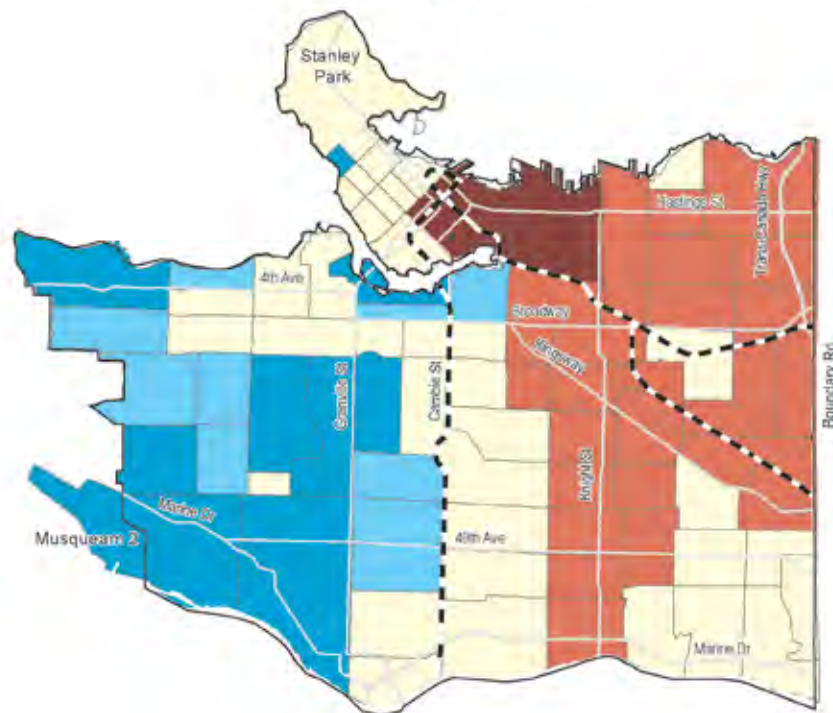
# Average Individual Income Vancouver Census Metropolitan Area, 2015



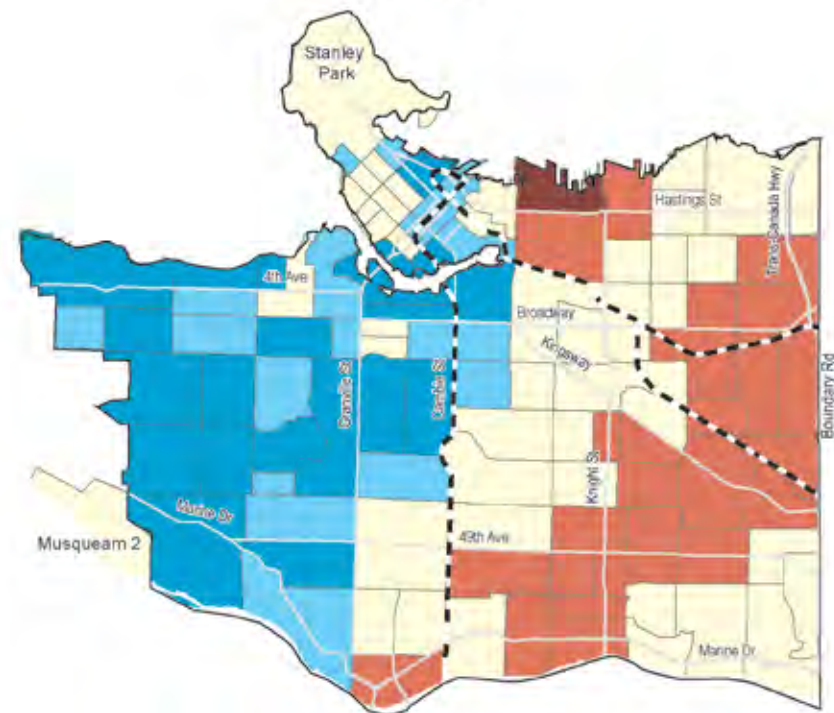


# Average Individual Income, City of Vancouver, 1990 and 2015

## 1990



## 2015



### Census Tract Average Income compared to the Vancouver Census Metropolitan Area Average

 Very High - More than 140% (11% of CTs in 1990; 18% in 2015)	 Low - 60% to 80% (32% of CTs in 1990; 25% in 2015)
 High - 120% to 140% (13% of CTs in 1990; 14% in 2015)	 Very Low - Below 60% (3% of CTs in 1990; 1% in 2015)
 Middle Income - 80% to 120% (40% of CTs in 1990; 42% in 2015)	

Average individual income from all sources, before-tax.

Census tract boundaries are for Census 1991 and 2016.

Musqueam 2 census subdivision is counted as City of Vancouver here for historical consistency.

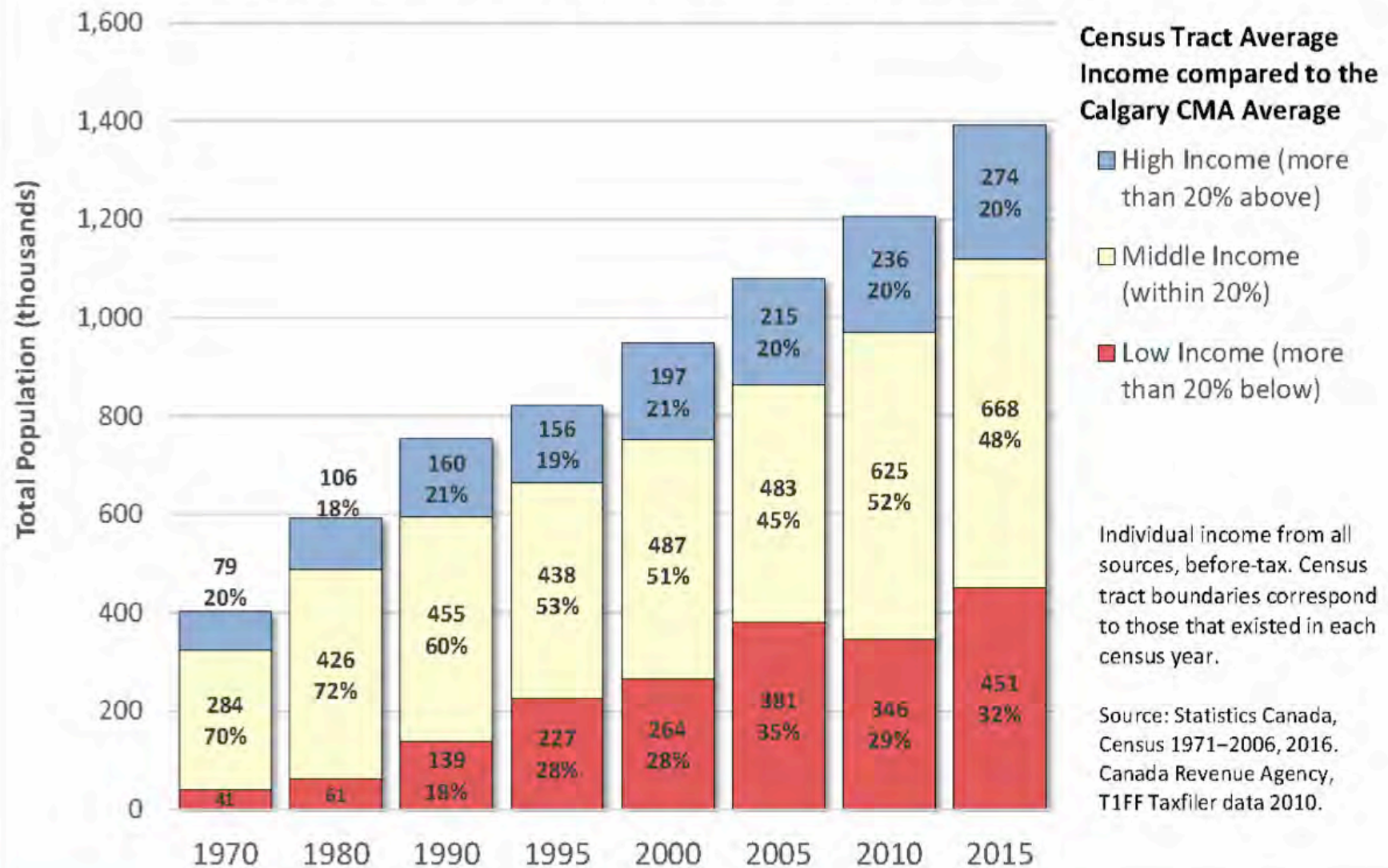
November 2017

Source: Statistics Canada, Census 1991 and 2016



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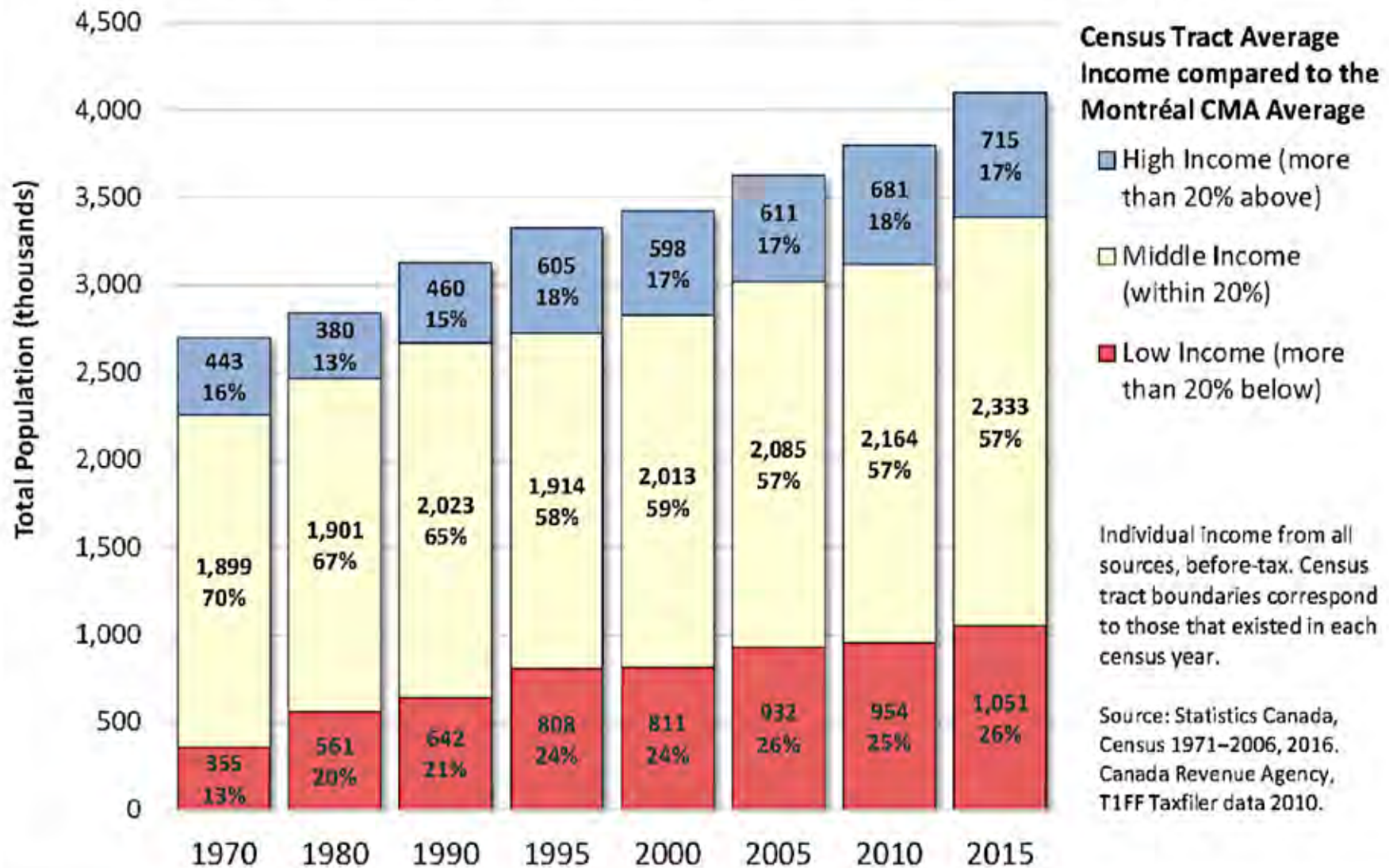
## Neighbourhood Income & Population Calgary Census Metropolitan Area, 1970–2015





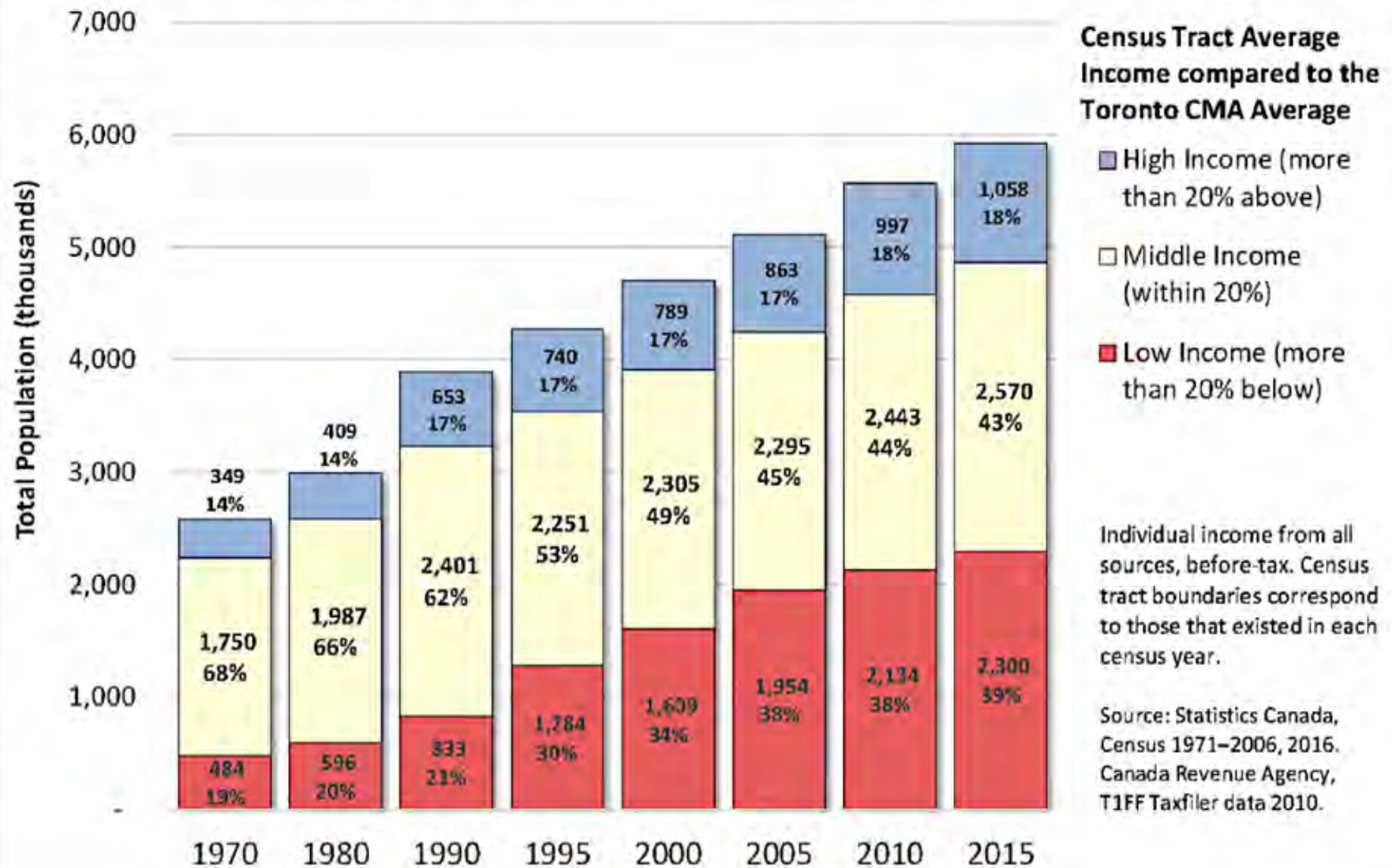
# Neighbourhood Income & Population

## Montréal Census Metropolitan Area, 1970–2015



# Neighbourhood Income & Population

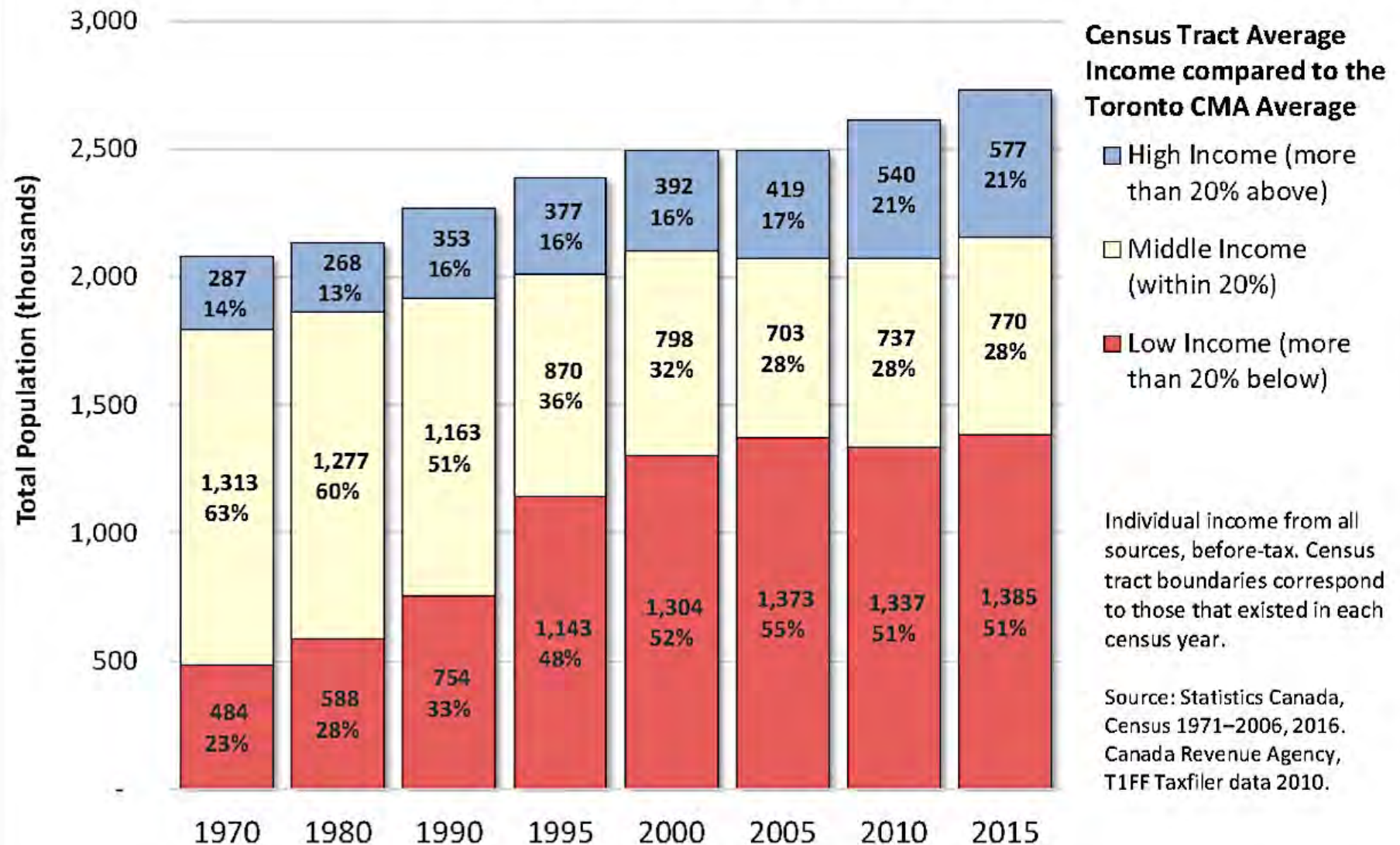
## Toronto Census Metropolitan Area, 1970–2015





# Neighbourhood Income & Population

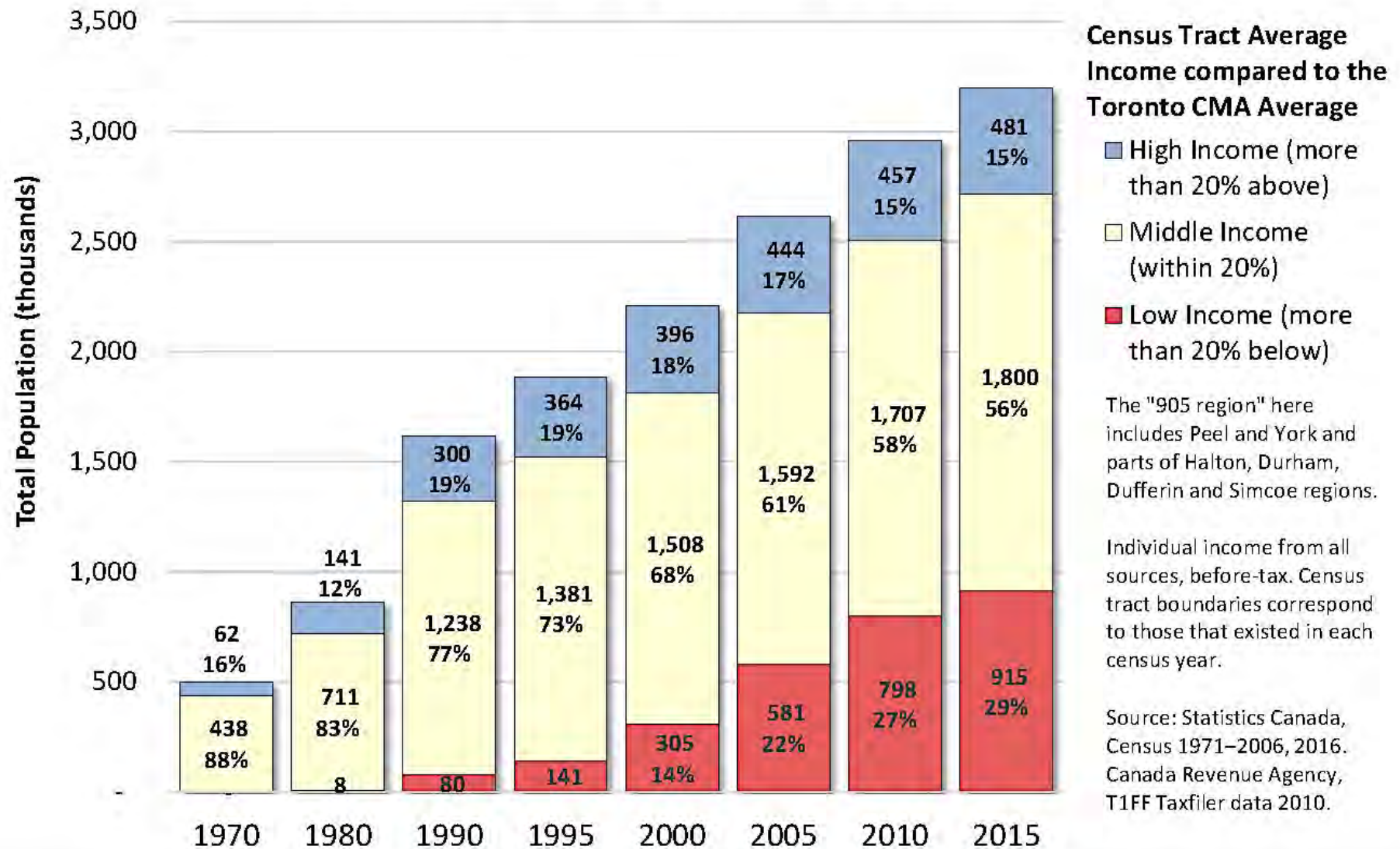
## City of Toronto, 1970–2015



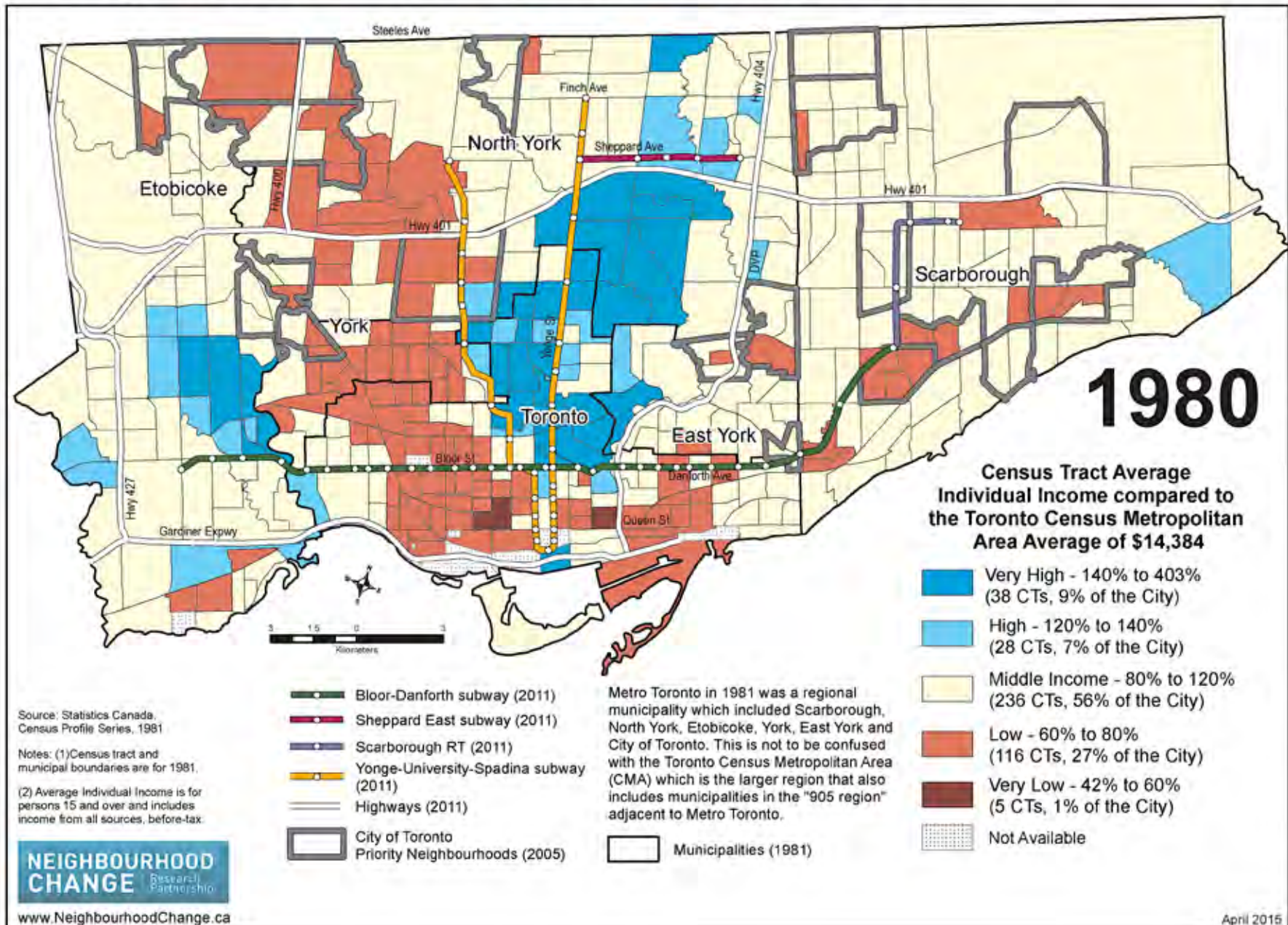


# Neighbourhood Income & Population

## Toronto's "905 Region", 1970–2015

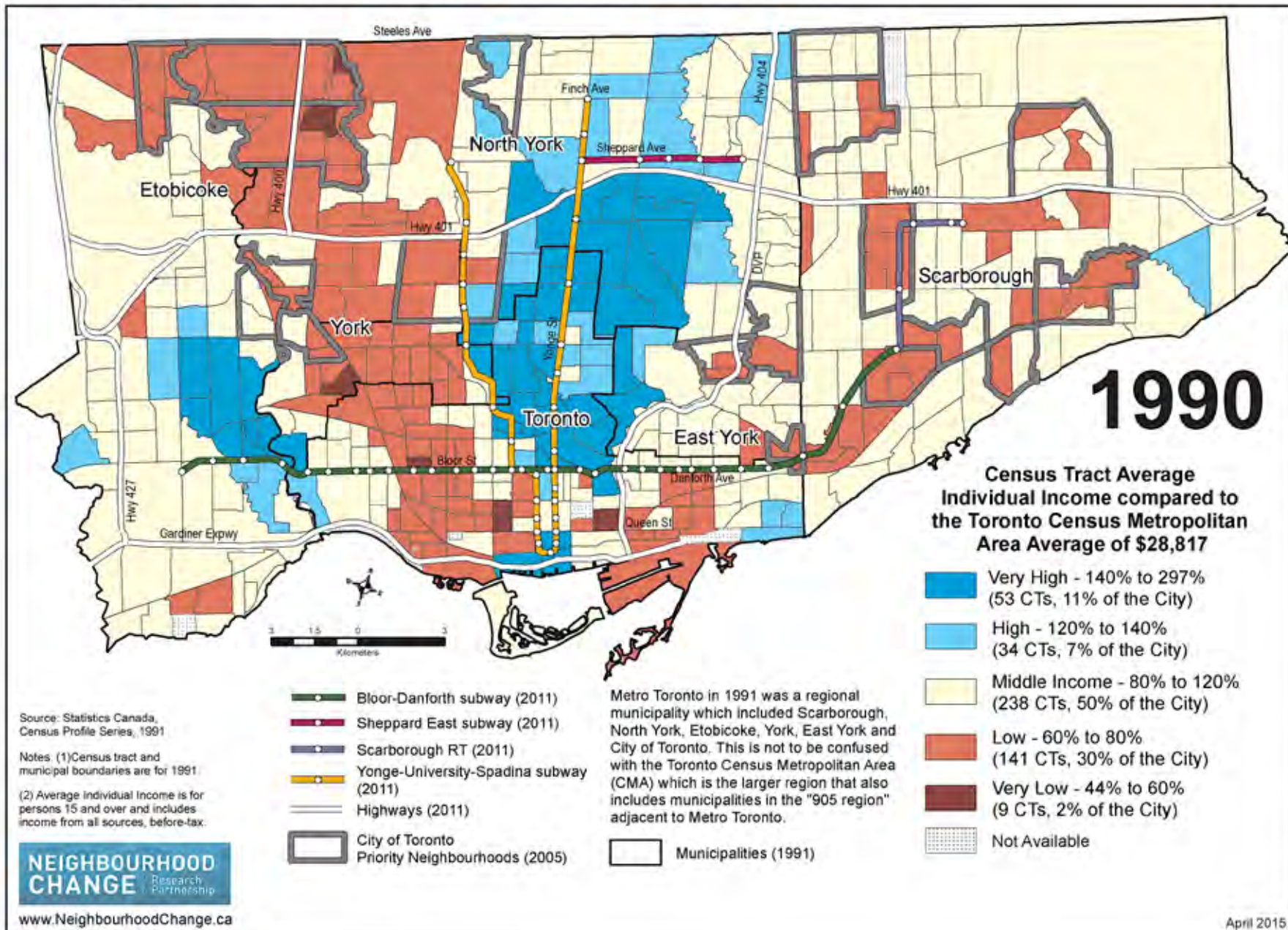


# Average Individual Income, Metro Toronto, 1980



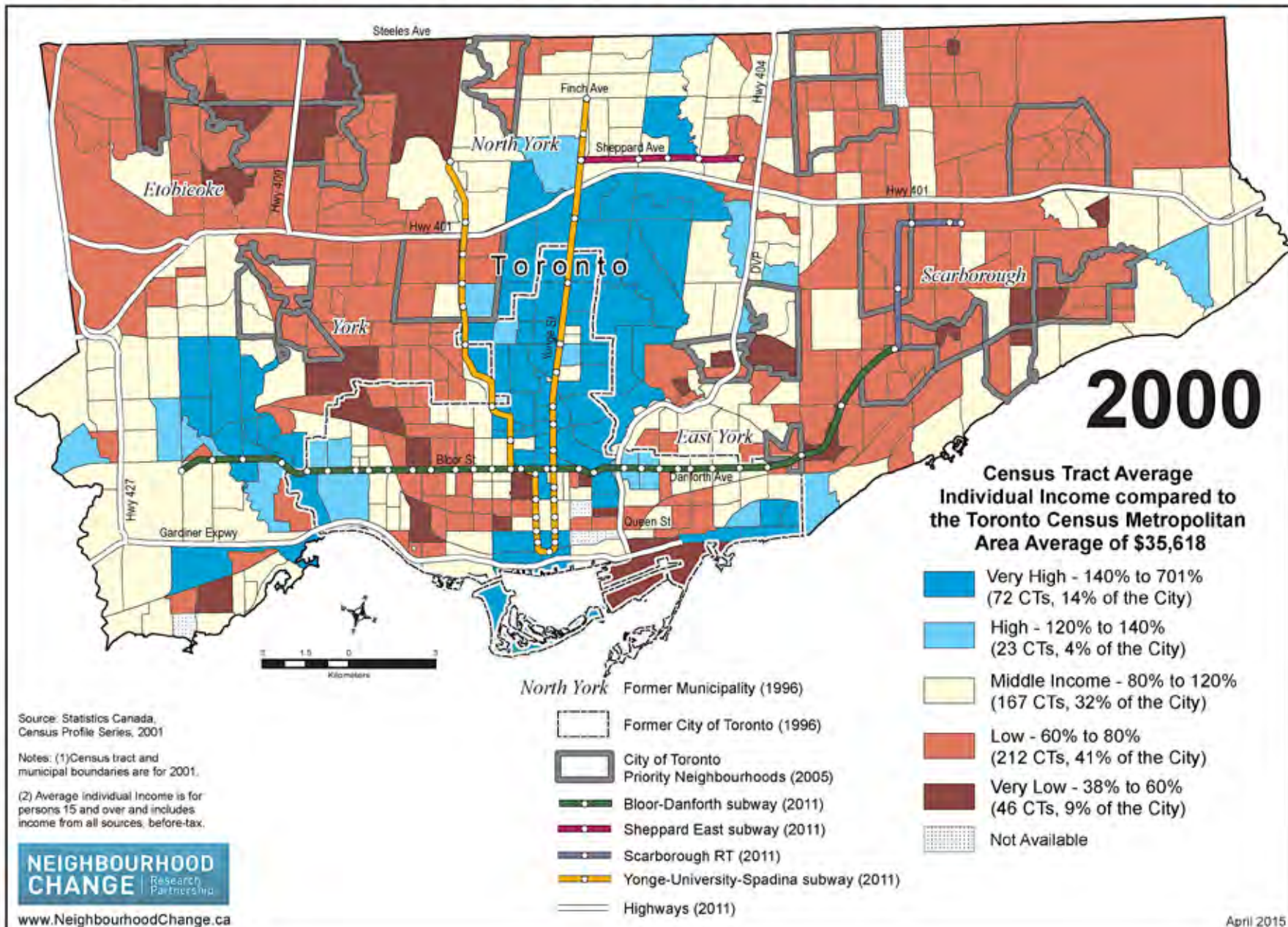


# Average Individual Income, Metro Toronto, 1990



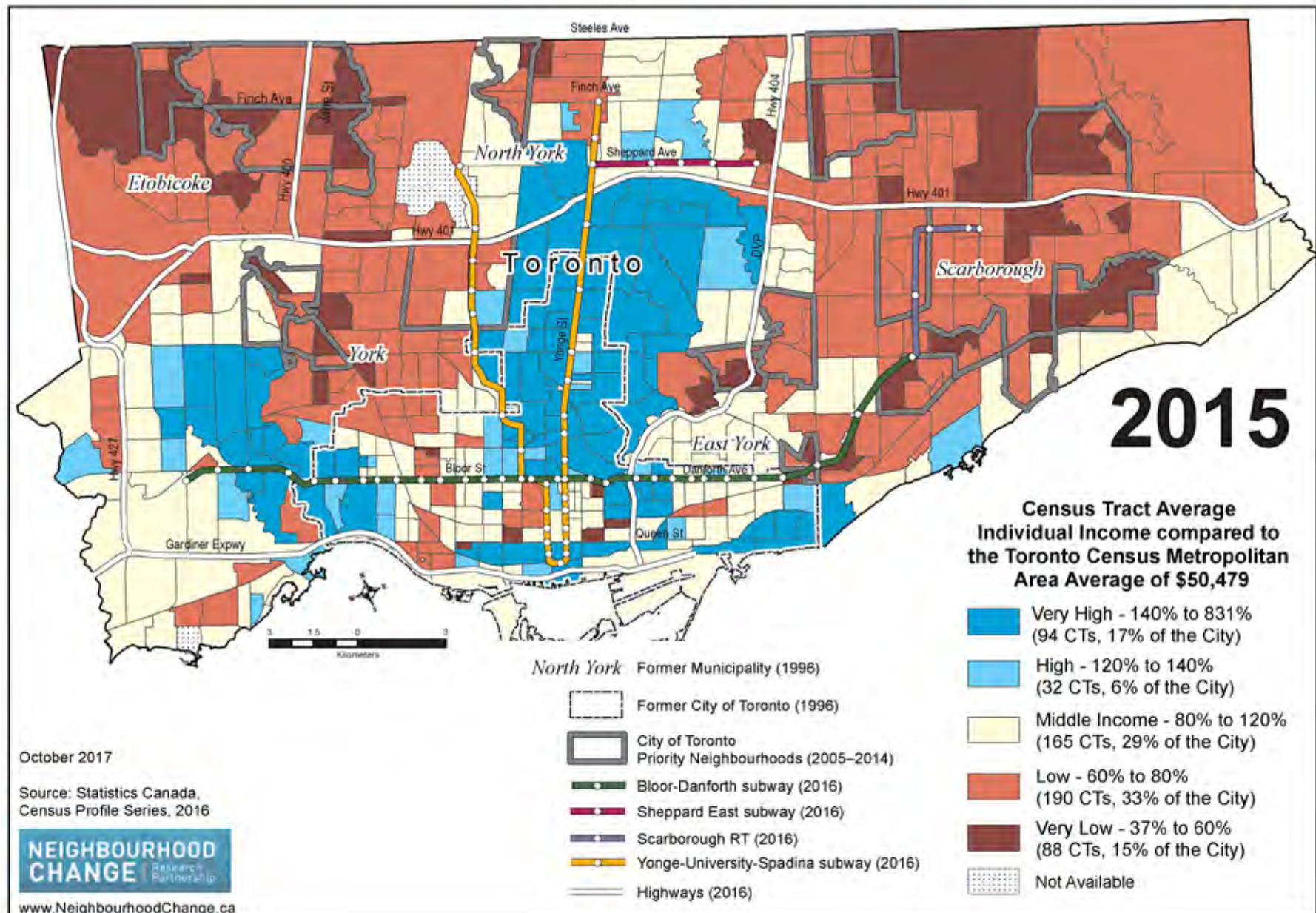


# Average Individual Income, City of Toronto, 2000



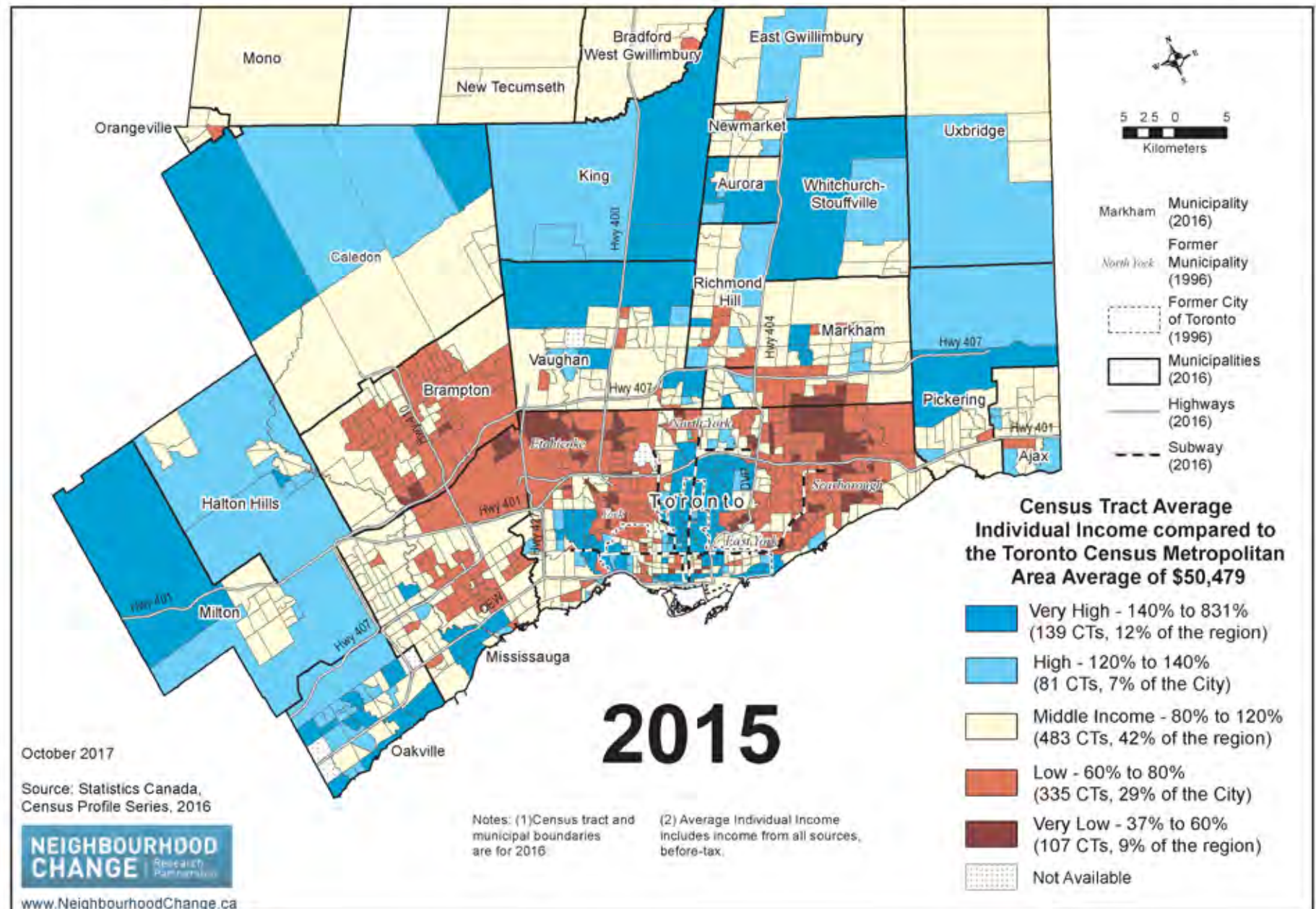


# Average Individual Income, City of Toronto, 2015

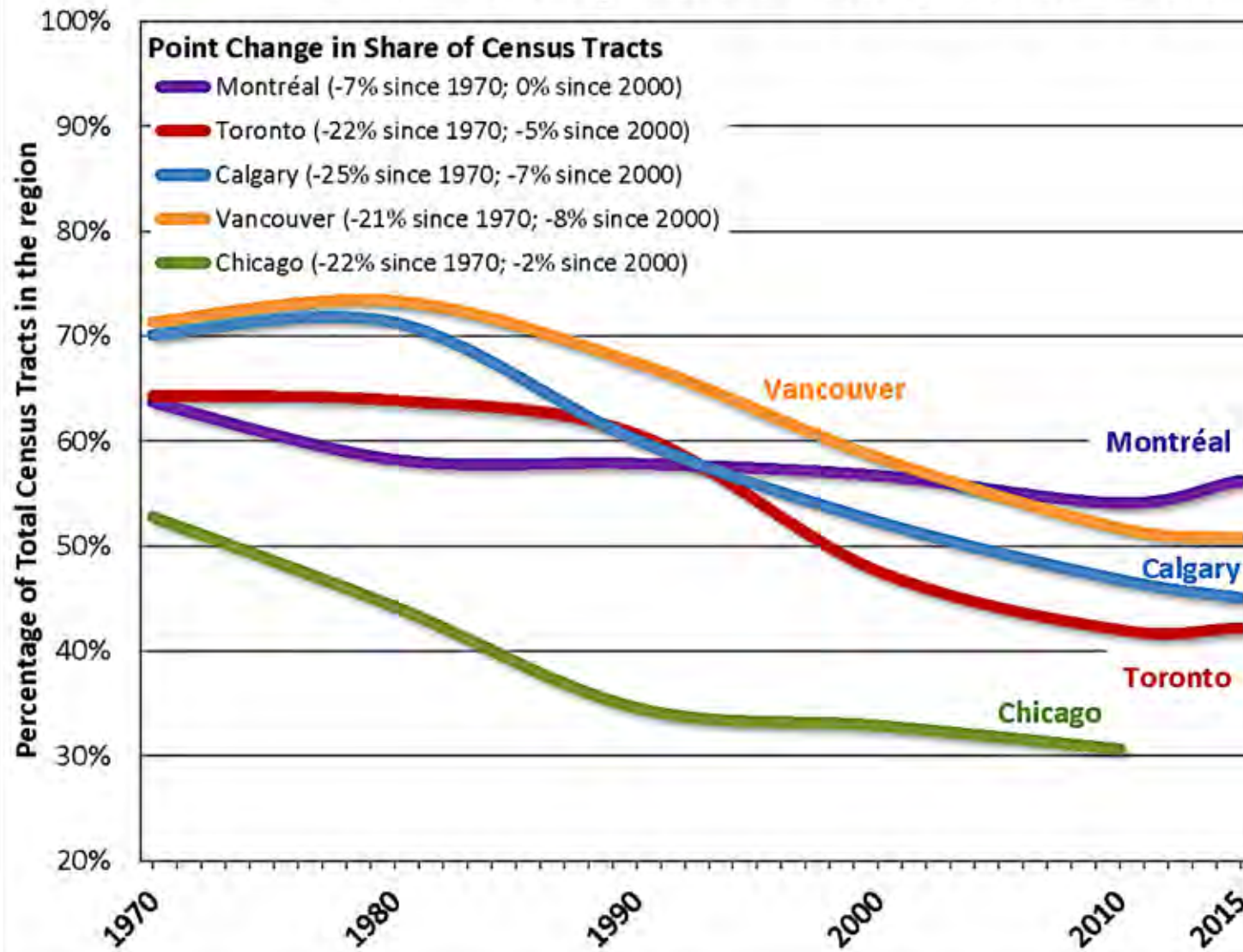




# Average Individual Income, Toronto Census Metropolitan Area, 2015



## Middle Income Neighbourhoods Five Metropolitan Areas, 1970–2015



**Middle Income** neighbourhoods are those census tracts which had an average individual income within 20% above or below the specific metropolitan average income.

Notes: Calculated from census tract average individual income from all sources, before-tax. Canadian income 1970–2000 and 2015 is from the Census. Income for 2010 is Canada Revenue Agency T1FF taxfiler data.

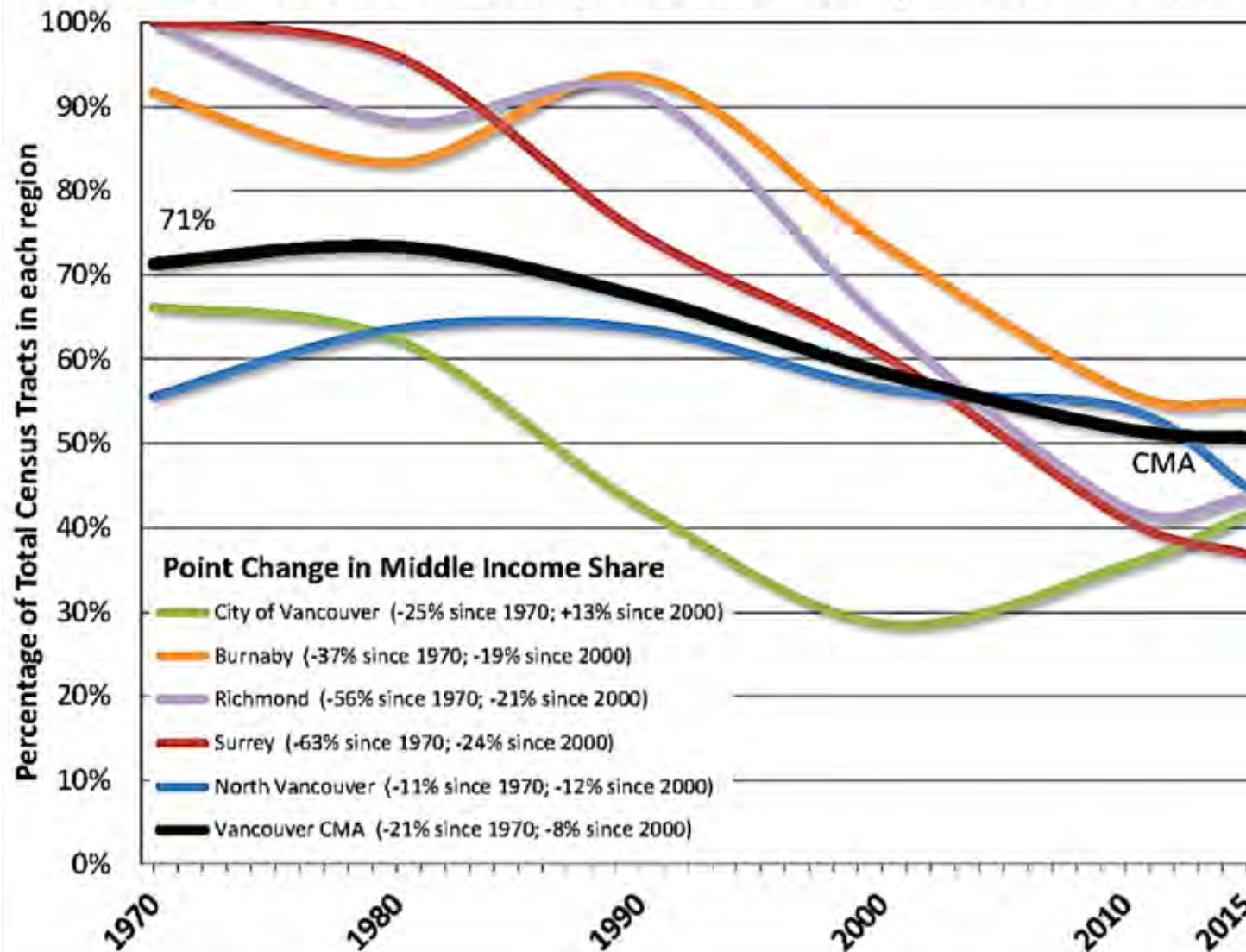
Chicago income from United States Census 1970–2000 and American Community Survey 2010.

Natalie P. Voorhees  
Center, University of  
Illinois at Chicago and  
University of Toronto  
November 2017





## Middle Income Neighbourhoods Vancouver CMA, Five Municipalities, 1970–2015



Middle income neighbourhoods are those census tracts which had an average individual income within 20% above or below the Vancouver census metropolitan area (CMA) average income.

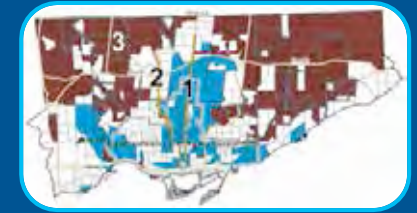
In 2015, the Vancouver CMA average individual income before-tax was \$46,821.

Notes: Calculated from census tract average individual income from all sources, before-tax. Income 1970–2000 and 2015 is from the Census. Income for 2010 is Canada Revenue Agency T1FF taxfiler data.

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University of Toronto  
November 2017



# What can be done?



## Policy options

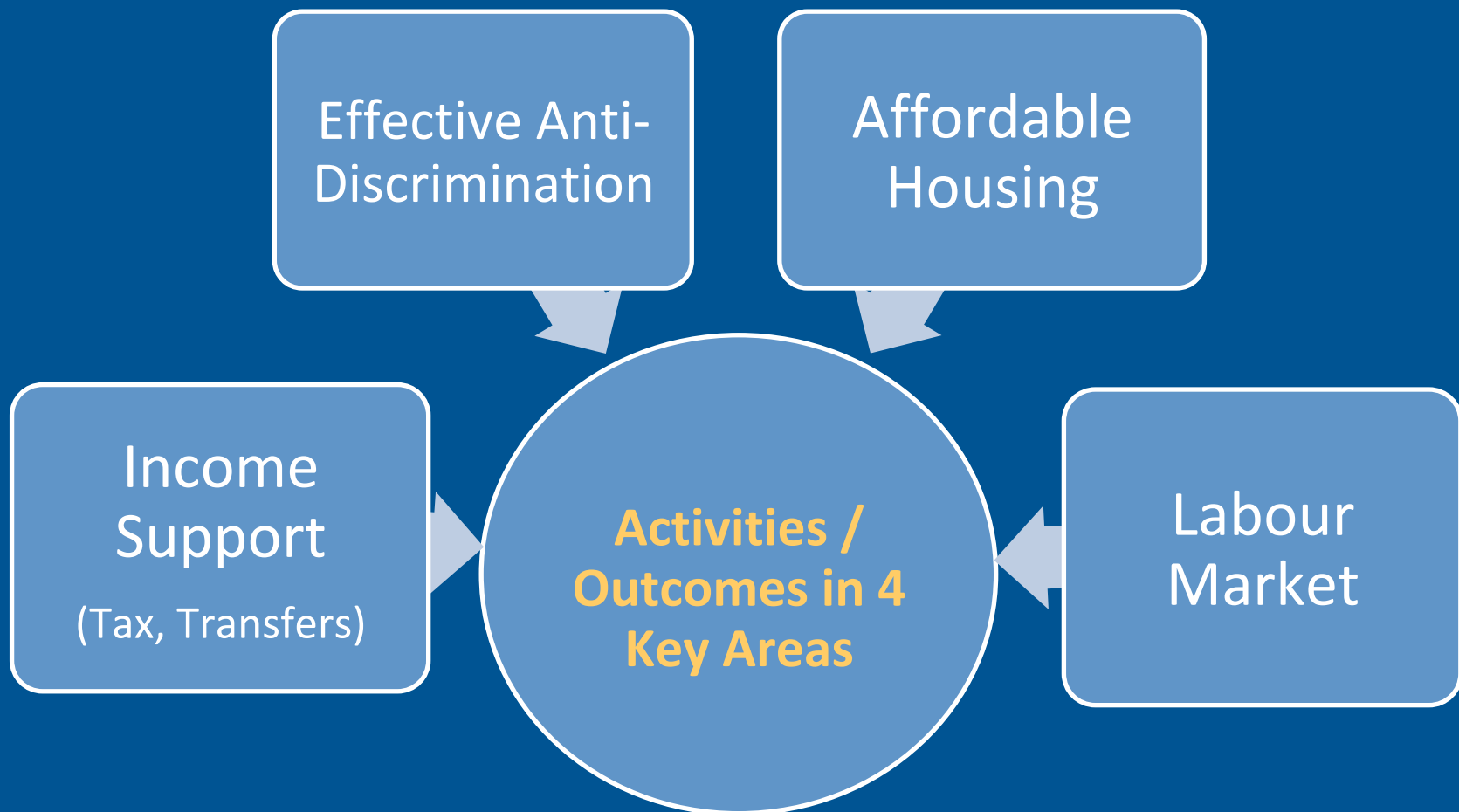
**Economic INEQUALITY**

**Socio-spatial POLARIZATION / EXCLUSION**

**Spatial SEGREGATION & DISADVANTAGE**

# Cause? Solution?

## Government / Governance





Urban Studies  
1-32, 2011

## Why Have Poorer Neighbourhoods Stagnated Economically while the Richer Have Flourished?: Neighbourhood Income Inequality in Canadian Cities

Wen-Hao Chen, John Myles and Garnett Picot

*[Paper first received, July 2010; in final form, November 2010]*

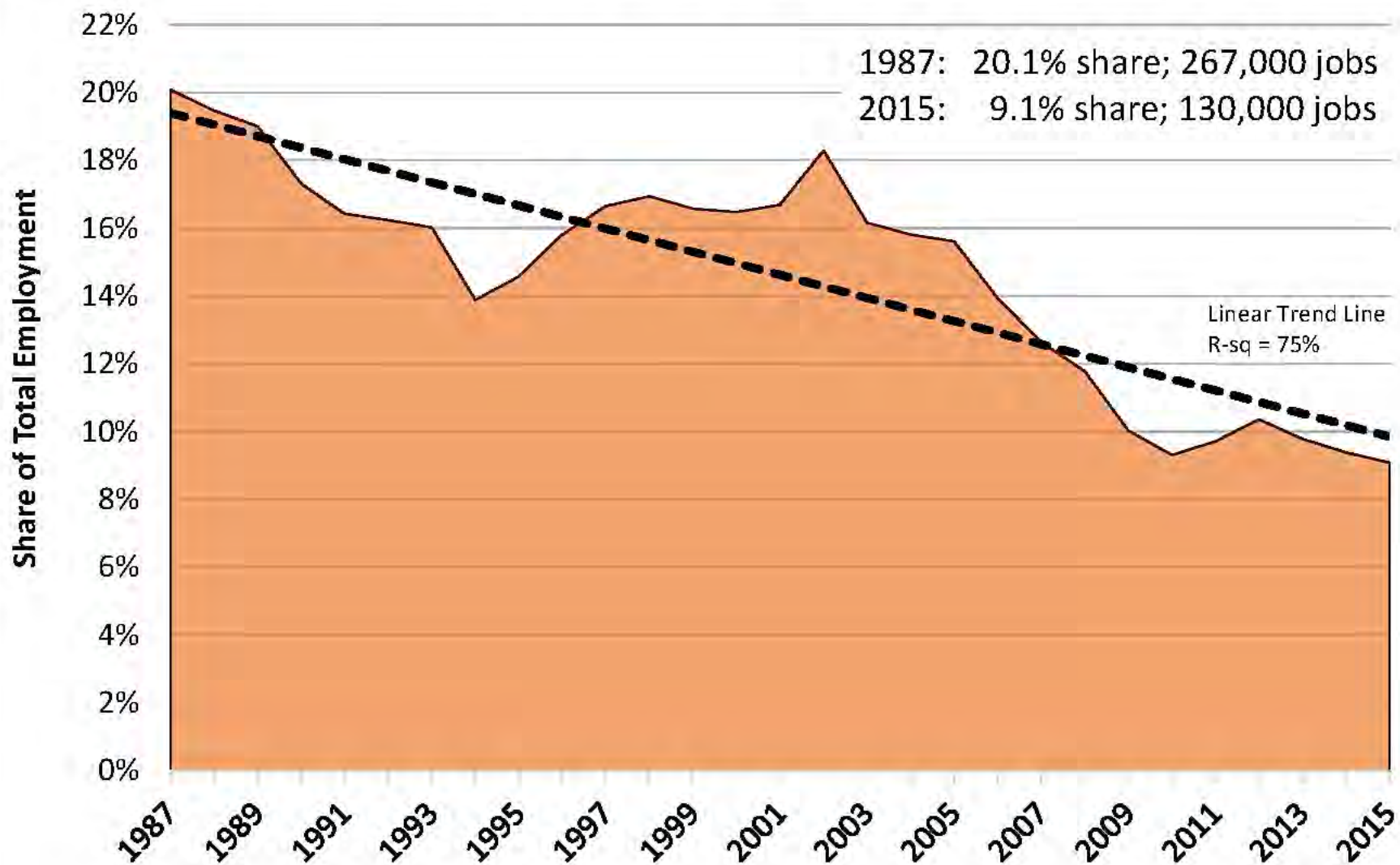
### Abstract

Higher-income neighbourhoods in Canada's eight largest cities flourished economically during the past quarter-century, while lower-income communities stagnated. This paper identifies some of the underlying processes that led to this outcome. Increasing family income inequality drove much of the rise in neighbourhood inequality. Increased spatial economic segregation, the increasing tendency of 'like to live nearby like', also played a role. It is shown that these changes originated in the labour market. Changes in investment, pension income and government transfers played a very minor role. Yet it was not unemployment that differentiated the richer from poorer neighbourhoods. Rather, it was the type of job found, particularly the annual earnings generated. The end result has been little improvement in economic resources in poor neighbourhoods during a period of substantial economic growth, and a rise in neighbourhood income inequality.

"... it was not unemployment that differentiated the richer from poorer neighbourhoods.

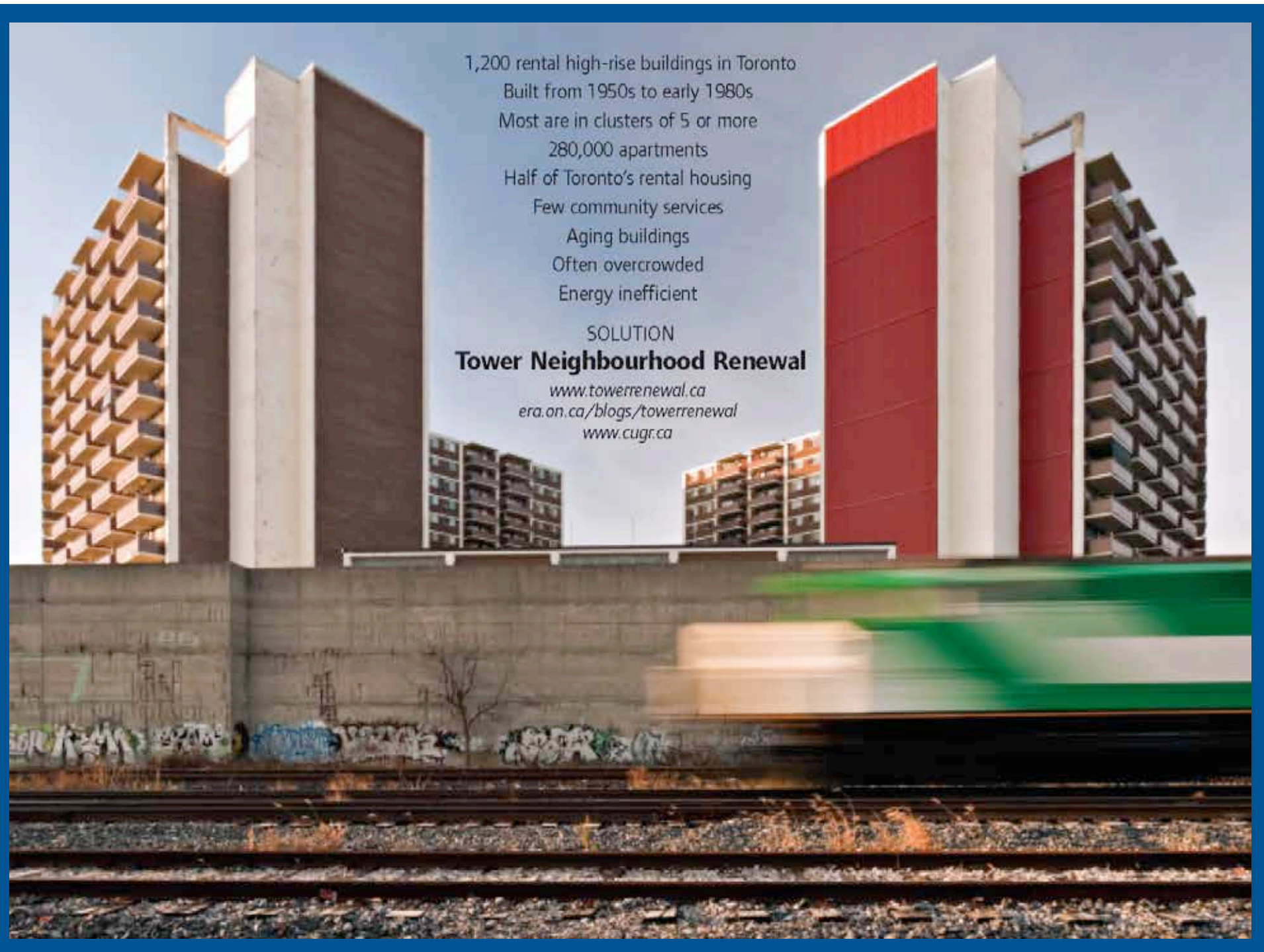
Rather, it was the type of job found, particularly the annual earnings generated."

## Manufacturing Job Share in City of Toronto, 1987–2015



Statistics Canada Labour force survey estimates (LFS) by North American Industry Classification System (NAICS), annual.





1,200 rental high-rise buildings in Toronto  
Built from 1950s to early 1980s  
Most are in clusters of 5 or more  
280,000 apartments  
Half of Toronto's rental housing  
Few community services  
Aging buildings  
Often overcrowded  
Energy inefficient

**SOLUTION**  
**Tower Neighbourhood Renewal**

[www.towerrenewal.ca](http://www.towerrenewal.ca)  
[era.on.ca/blogs/towerrenewal](http://era.on.ca/blogs/towerrenewal)  
[www.cugr.ca](http://www.cugr.ca)



# Policy Options

## for the Divided City

- **LABOUR MARKET**
  - **HOUSING**
  - **INCOME**
  - **ANTI-DISCRIMINATION**
- 

1. Inclusionary zoning
2. Rental housing rehabilitation
3. Eliminate vacancy decontrol
4. Maintain existing rental buildings
5. “Tower Renewal” initiative

## Policy Options continued

6. Second suite incentive program
7. Encourage rooming houses, SROs, supportive housing
8. Reduce parking requirements & related reg. reforms
9. Prov. share of land transfer tax to municipalities
10. Energy program for low-income households
11. Support small independent neighbourhood businesses
12. Active social / community development planning
13. \_\_\_\_\_
14. \_\_\_\_\_

# Research Required

- The analysis of power in and over cities
- How power is exercised by the drivers that possess power
- How the impacts of the exercise of power over cities can be better guided

Peter Marcuse (2016)

"For the Repoliticization of Global City Research."

*City & Community*, 15(2), 116.

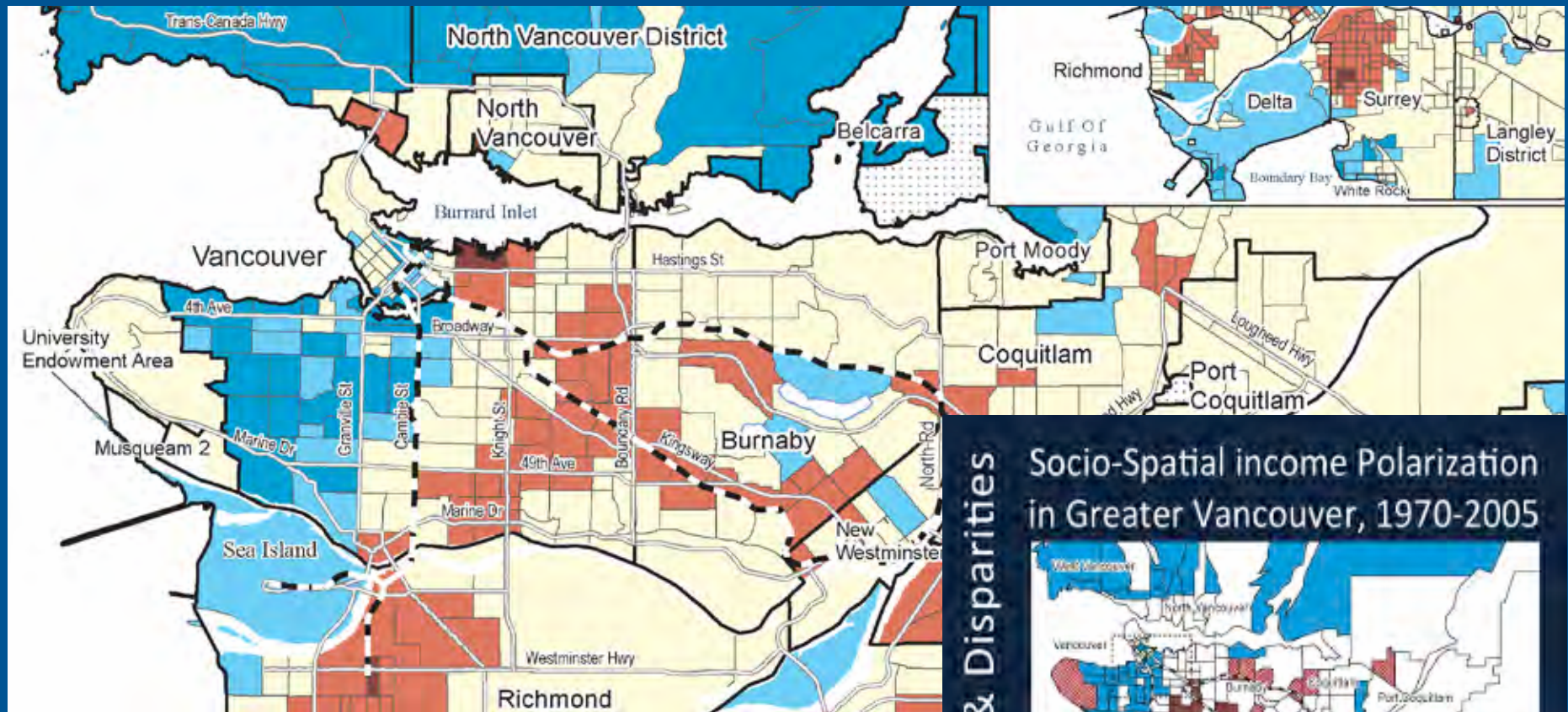


# Urban Governance: Justice Denied

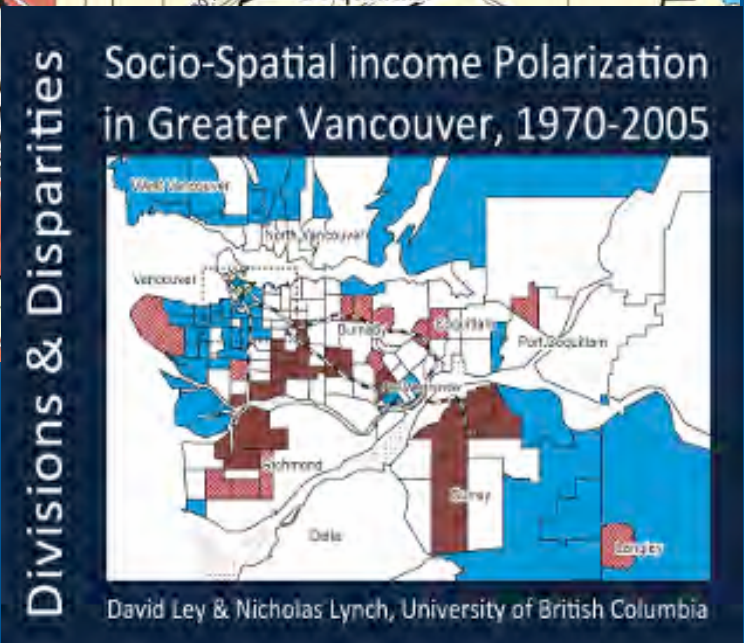
A just city demands  
“over and over, that all  
development be, at some level,  
in the service of every one.”

Mark Kingwell (2008)

“Toronto: Justice Denied, *The Walrus Magazine*, May.



For further information  
[www.NeighbourhoodChange.ca](http://www.NeighbourhoodChange.ca)



Larry Bourne, David Ley, Richard Maaranen, Robert Murdie, Damaris Rose, Alan Walks

Funding: Social Sciences and Humanities Research Council of Canada