

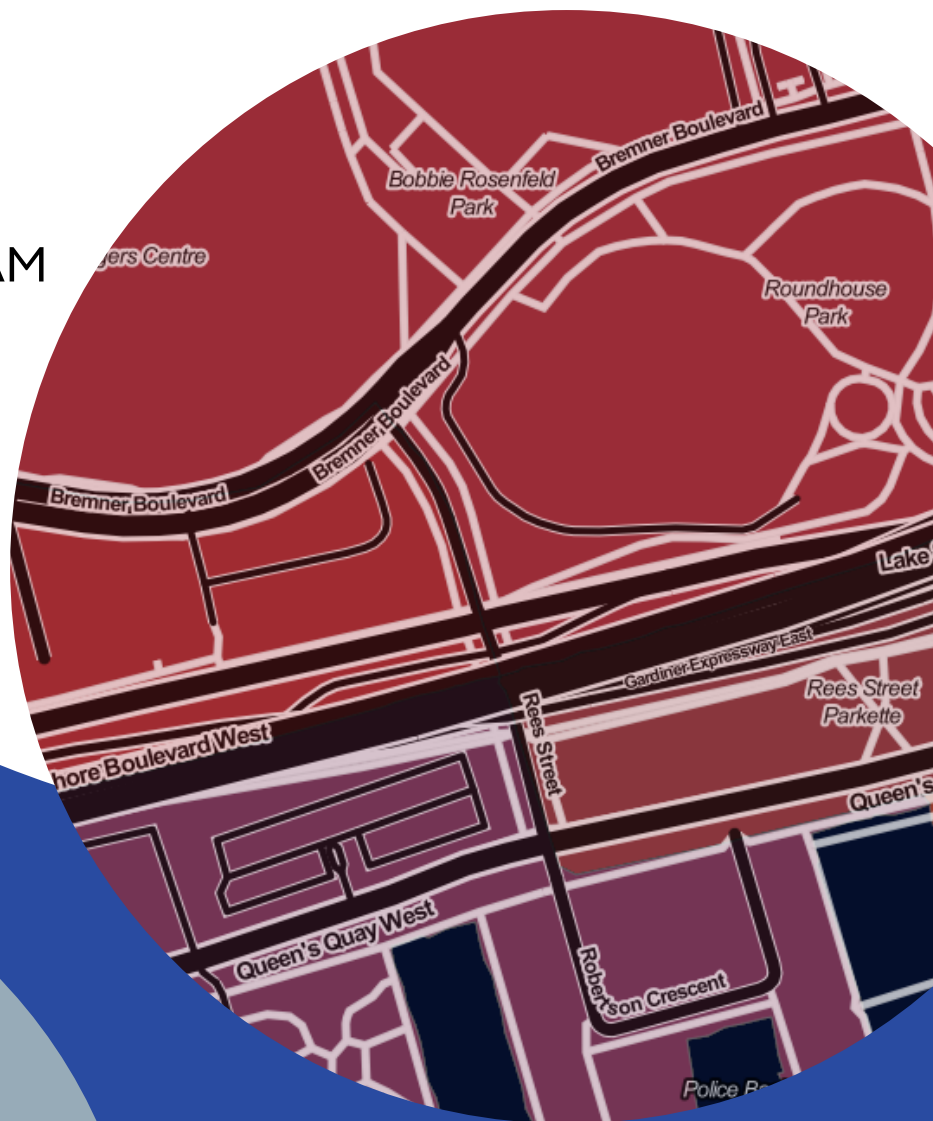
# Community Profile: CT-0012.04

## of Census 2006 & 2021

Prepared by

JOSEPH CHUNG &

SAGITH KALAICHELVAM



Prepared for  
The Toronto City  
Planning  
Department &  
GGR377H1

# Table of Contents

# S T E T N O

01.  
INTRODUCTION

02.  
Population and Household

03.  
Age Structure of the  
Population

04.  
Household Type and  
Composition

05.  
Racial and Ethnic  
Composition

06.  
Income and Poverty

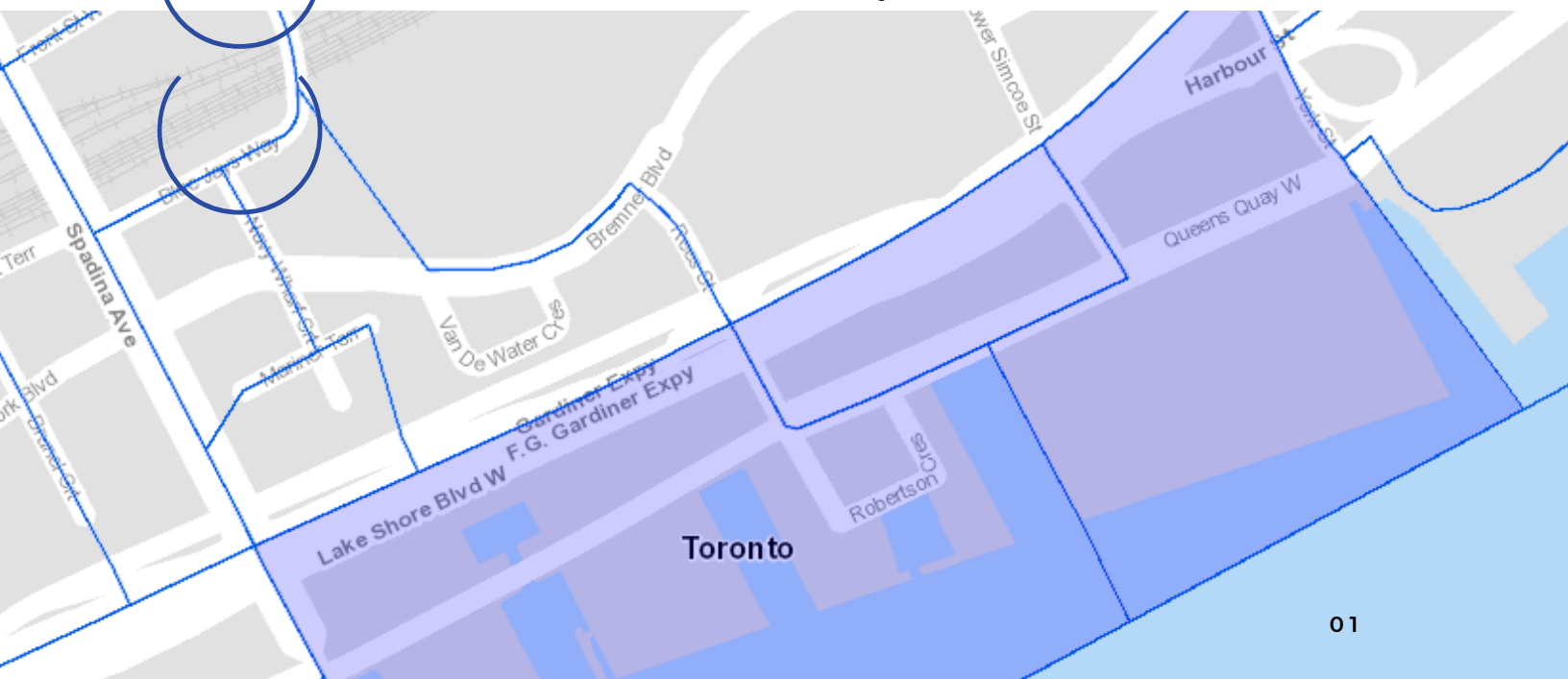
07.  
Educational Attainment

08.  
Labour Characteristics

09.  
Housing Stock

10.  
Conclusion

11.  
Resource & Appendix



# INTRODUCTION

This community profile describes the population and household characteristics of census tract 0012.04 in the City of Toronto. The tract is a English speaking majority area bounded by Gardiner Expressway and Lake Ontario to the north and south, and by Spadina Avenue and York Street to the west and east.

---

## About the data

This report is based on census data from 2006 and 2021. All of these data provides more data visualization and information about population and household, income, educational attainment, and labour force.

## Key findings

Tract 0012.04 shows several characteristics which makes it a unique neighborhood within the city. There are many changes over time in these 15 years in the community's demographics. This report will highlight the distinctive characteristics of the tract as well as the changes that is taking place within it.

- Higher median age (25-34)
- Higher concentration of smaller families and singles
- Higher concentration of white and Asian residents
- Higher percentage of renters
- Higher concentration of business, finance, and administration occupations
- Increase in all age groups
- Decrease in average household size
- Increase in per capita income
- South Asian residents are increasing over time
- Rise in educational levels
- Increase in condominiums
- Decrease in other types of dwellings

## Population and Household

In the 2021 census, the total number of people in the tract was 5688 and the total number of households was 3967. The tract contained 0.2 percent of the total population of Toronto and 0.3 percent of the households in Toronto (See Appendix).

When comparing from 2006 to 2021 data, the population increased from 4417 to 5688 (29% increase). This number is 17% higher than the Toronto's number of 12% from 2.5 million to 2.79 million (12% increase).

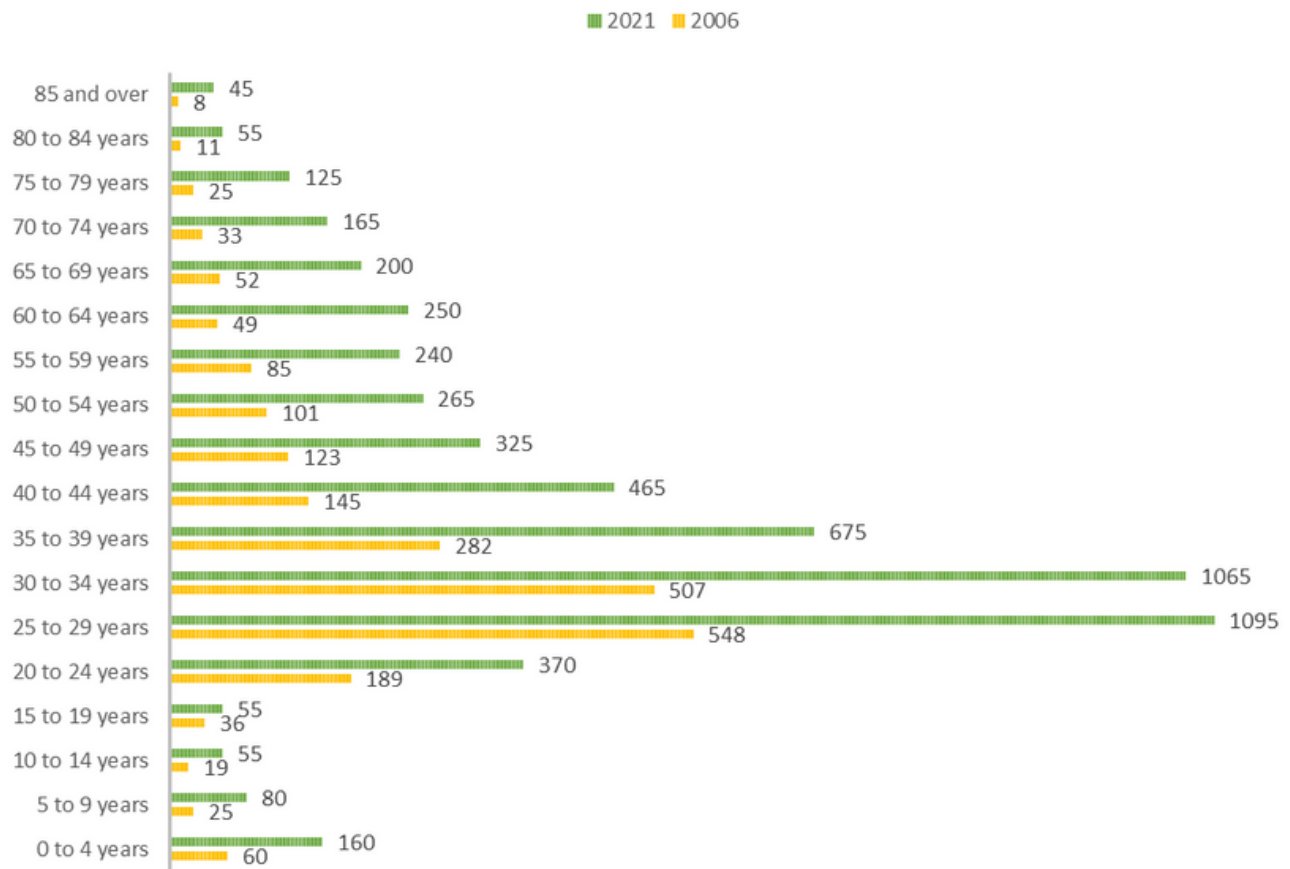
# Age Structure of the Population

Figure 1 shows the age information in 2006 and 2021 of Tract 0012.04. In 2006, the largest age group was 25 to 29 years old, which is also the largest in 2021. The next largest is 30 to 34 years old, which is the second largest in both 2006 and 2021.

**25-to-34 year old** *The age structure of the tract is dominated by 25-to-34 year old, while families with children are under-represented.*

The age demographics remained consistent, with the 25 to 29 age group reigning supreme in both 2006 and 2021. Their immediate successors, the 30 to 34 age group, held their ground as the second-largest group. This consistency suggests that the tract has remained attractive to young professionals and those in the early stages of their careers.

Figure 1. Population by Age: 2006 and 2021 of Tract 0012.04



Source: Statistics of Canada, 2006 and 2021 Census of Population and Housing - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

# Household Type and Composition

## Changes in variable names between '06 to '21

It is evident from the tables below that the variable names have changed between 2006 and 2021:

1. 'One-person households' to '1 person' in 2021
2. 'Households containing a couple without children' to '2 persons' in 2021
3. 'Households containing a couple with children' to '3 persons' in 2021
4. 'Other household types' to '4 persons' & '5 or more persons' in 2021

## Percent changes for one & two persons from 2006 to 2021

The percent changes from '06 to '21 can be observed as 21% increase in '1 person' and 68% in '2 persons'.

Table 1. Percent Change of Household Size of Tract 0012.4

	2006	2021		Percent Change
Household Size		Total - Private households by household size - 100% data		
One-person households	1485	1 person	1795	21%
Households containing a couple without children	779	2 persons	1305	68%
Households containing a couple with children	574	3 persons	380	-34%
Other household types		4 persons 5 or more persons		

Source: Statistics of Canada, 2006 and 2021 Census, Household Type and Composition - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

## Percent change for other variables

A slight adjustment was made to calculate the percent changes of other variables between 2006 and 2021 since the variable names differ between the two years. Combining the data for 'households containing a couple with children' and 'Other household types,' we get 547 for 2006. Similarly, combining the other three variables for 2021 gives us a total of 380, resulting in a percent change of -34% from 2006 to 2021.

Table 2. Household Size: 2006 vs. 2021 of Tract 0012.4

2006		2021	
Household Size		Total - Private households by household size - 100% data	
One-person households	1485	1 person	1795
Households containing a couple without children	779	2 persons	1305
Households containing a couple with children	174	3 persons	280
Other household types	373	4 persons	85
		5 or more persons	15

Source: Statistics of Canada, 2006 and 2021 Census, Household Type and Composition - www12.statcan.gc.ca

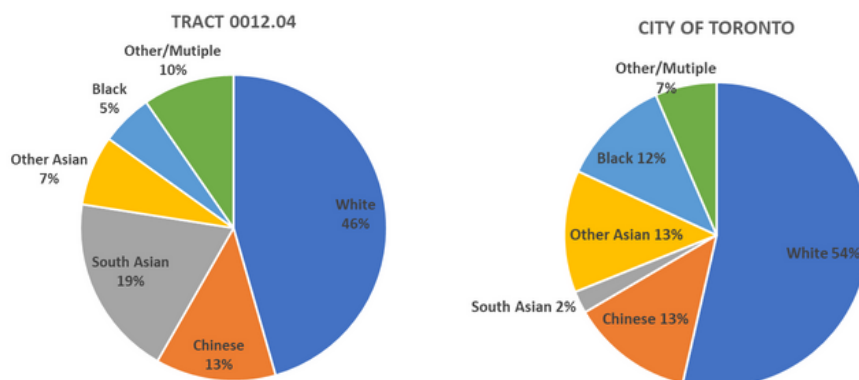
### In-depth analysis

Table 1 shows the distribution of household sizes in the tract from 2006 to 2021. Despite the differences in names, as noted above, a distinct pattern shows an increase in the number of single individuals, married couples, and families with fewer children. In contrast, larger households with more than four or five members have decreased since 2006. This shift could be attributed to the urban trend of smaller family units due to the rising costs of living in the city and the construction of many new condominium buildings on top of old family homes.

## Racial and Ethnic Composition

In Figure 2, we can see a comparison of the racial and ethnic make-up of both the tract and the city. Tract 0012.4 has a higher representation of Whites and Chinese, with location quotients of 0.85 and 1 respectively, compared to the city as a whole. On the other hand, the tract has a higher number of South Asian residents with location quotients of 9.5 compared to the city.

Figure 2. Racial and ethnic composition in the tract and the city: 2021

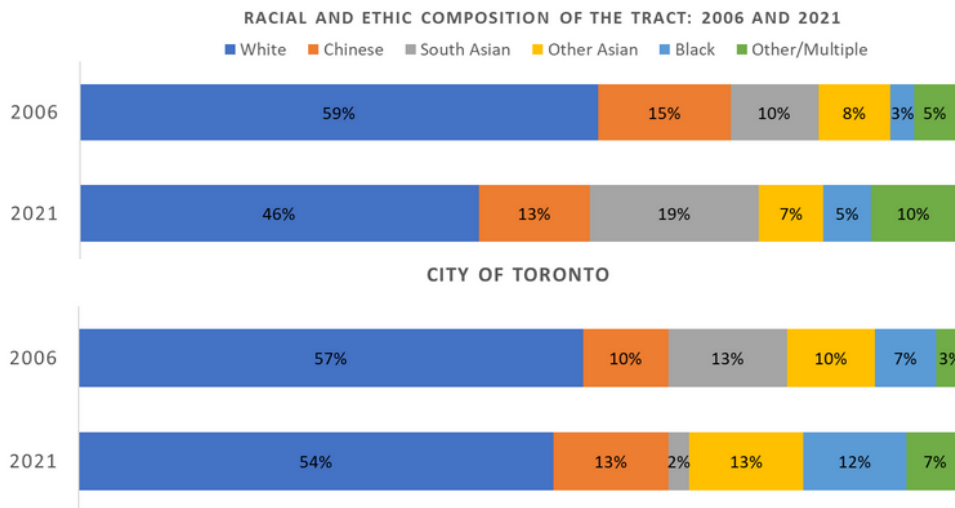


Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

## Shifting demographics

According to Figure 3, between 2006 and 2021, the white population decreased from 59% to 46%, while the Chinese population slightly decreased from 15% to 13%. However, the South Asian population saw an increase from 10% to 19%. This suggests that a substantial number of South Asians reside in the tract when compared to the Chinese population, which increased by 3%, and the South Asian population, which decreased by 11% in the City of Toronto.

Figure 3. Racial and ethnic composition of TRACT and CITY: 2006 vs. 2021

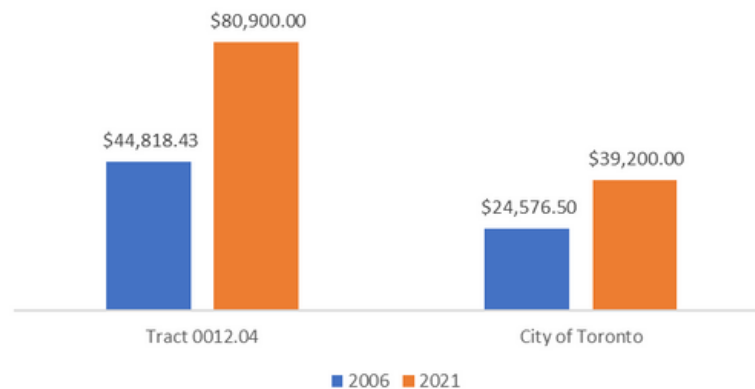


Source: Statistics of Canada, 2006 & 2021 Census of Racial and Ethnic Composition - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

## Income and Poverty

In Figure 4, we can see that the per capita income of tract 0012.04 have increased by 80.5 percent between 2006 and 2021. While, for City of Toronto, it has increased by 59.5 percent. There is increases for both sections over time. Also, tract 0012.04 still remains to be higher than the average per capita income of City of Toronto.

Figure 4. Changes in Per Capita Income of TRACT: 2006 vs. 2021

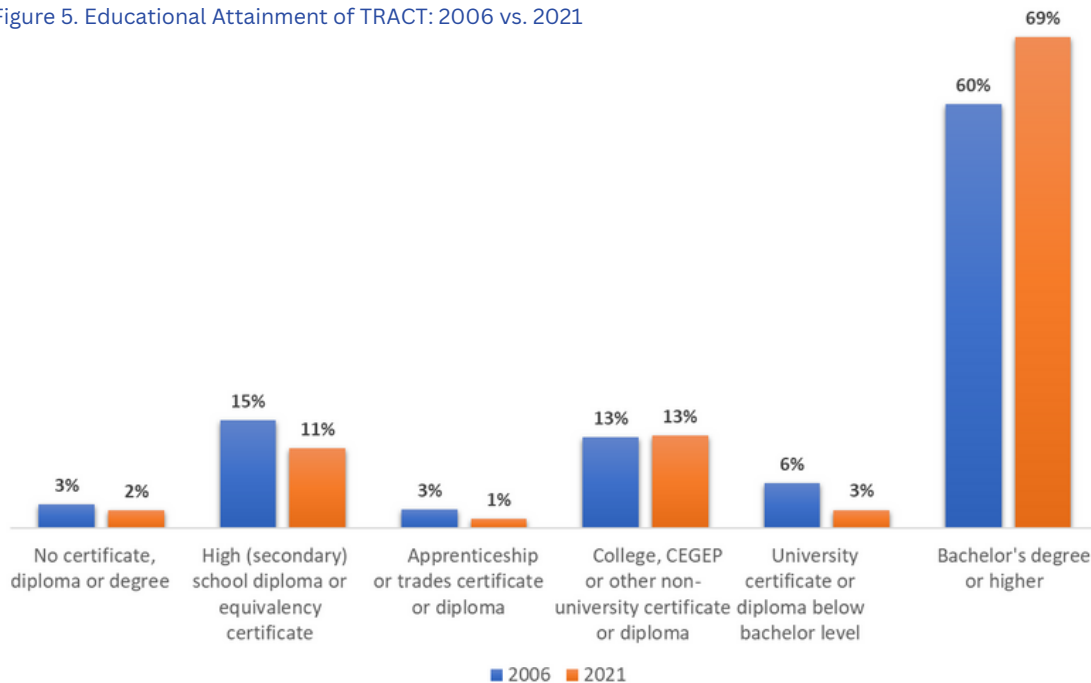


Source: Canada Census, 2006 and 2021 Census of Income and Poverty - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

# Educational Attainment

In Figure 5, we can see that for tract 0012.04, the number of residents with a bachelor's or higher degree have increased 9% from 2006 to 2021. While everything else have dropped or stayed the same from 2006 to 2021 comparison. This shows that more people are starting to complete a Bachelor's degree or higher.

Figure 5. Educational Attainment of TRACT: 2006 vs. 2021



Source: Canada Census, 2006 and 2021 Census of Educational Attainment - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

## In-depth analysis

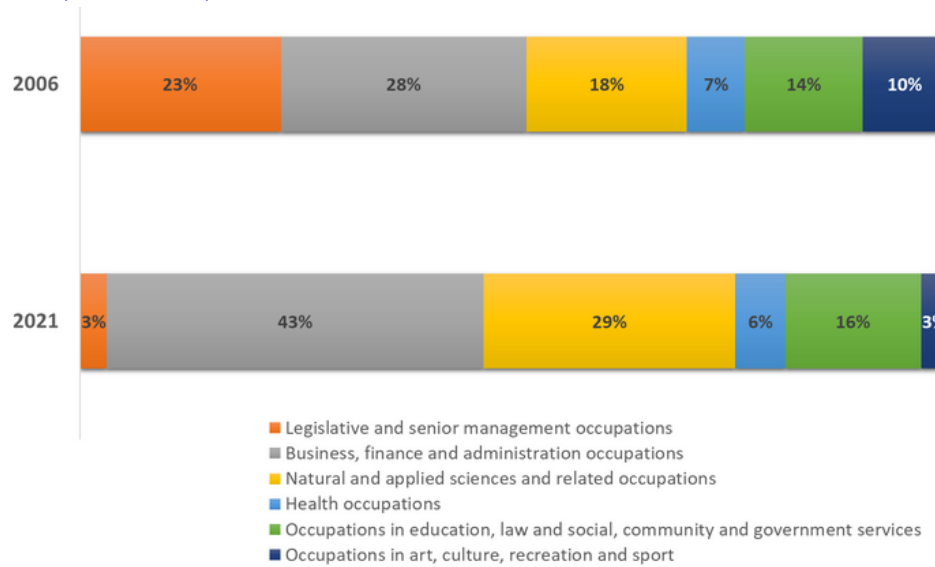
Economically, the tract prospered. The per capita income soared by a staggering 80.5%, outpacing even the impressive growth of Toronto as a whole. This prosperity was mirrored in the educational achievements of its residents. More individuals pursued and completed higher education, with a 9% rise in those holding a bachelor's degree or higher. This educational trend, combined with the income data, paints a picture of a thriving, upwardly mobile community.

## Labour Force Characteristics

In Figure 6, it shows that in 2006 and 2021 had the Business, finance, and administration occupations as the largest. While, Legislative and senior management occupations were second majority in 2006, but they ended up becoming one of the minority in 2021. Now, Natural and applied sciences and related occupations are the new second largest in 2021 for this area.



Figure 6. Occupational Groups of TRACT: 2006 vs. 2021



Source: Canada Census, 2006 and 2021 Census of Occupational Groups of Tract 0012 & 0012.04 - www12.statcan.gc.ca

## Housing Stock

In Table 3, when comparing rent and owned dwellings costs. For rented dwellings, there is a 50% increase over time from 2006 to 2021. While, for owned dwellings, it has increased about 23% over time from 2006 to 2021. Owned dwellings used to have the highest cost in 2006, but now rented dwellings has the highest cost in 2021 surpassing owned dwellings by \$180.

Figure 7. Private households by tenure

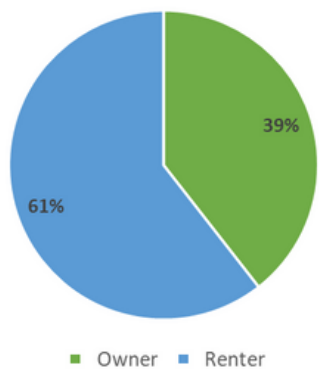


Table 3. Median Monthly Shelter Costs of TRACT: Rented and Owned (2006 vs. 2021)

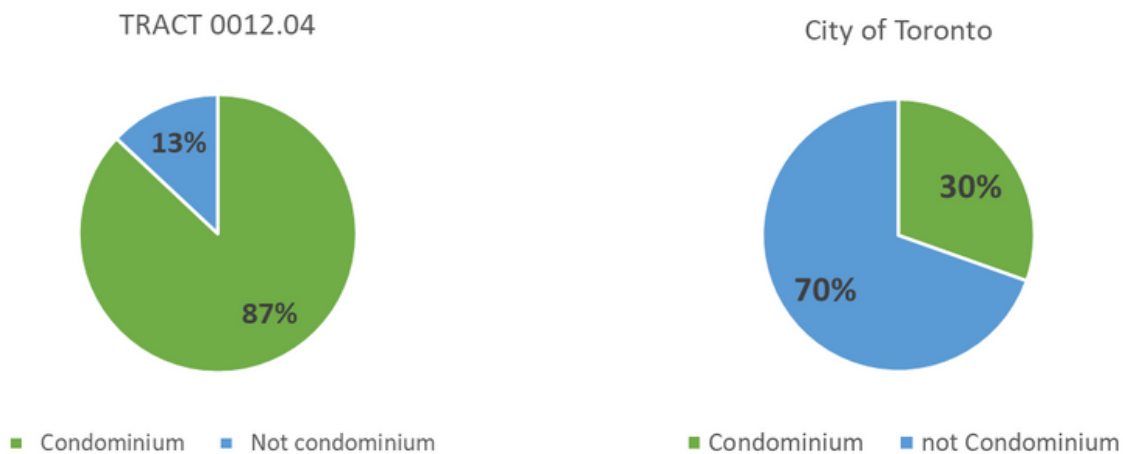
	2006	2021	Percent Change
Median monthly shelter costs for rented dwellings (\$)	\$1401	\$2100	50%
Median monthly shelter costs for owned dwellings (\$)	\$1567	\$1920	23%

Source: Canada Census, Statistics of Canada, 2021 Census tract profile for 0012.04

Analyzing Condominium Unit Distribution in the City and Tract  
 Looking at Figure 8, we can see that there are more condominium units in the Tract compared to the City. Conversely, the City of Toronto has a higher number of non-condominium dwellings.

As previously mentioned, the number of condominiums has increased from 2006 to 2021, resulting in a corresponding increase in the number of one-bedroom units in the Tract 0012.04.

Figure 8. Condominium status: TRACT vs. CITY

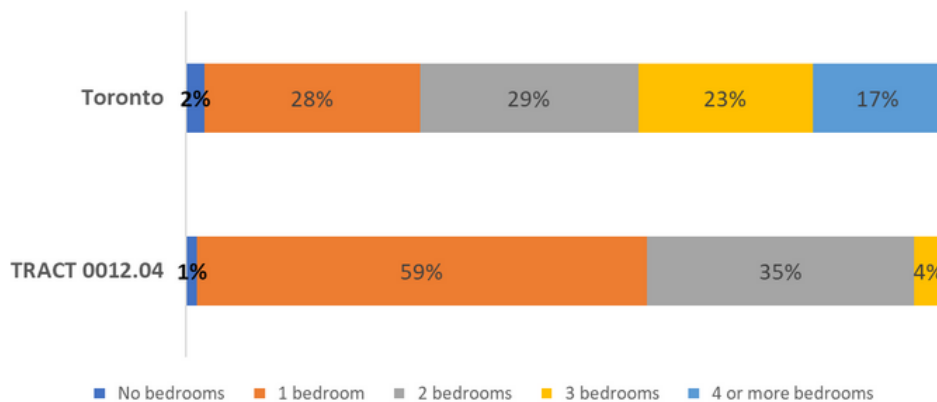


Source: Canada Census, Statistics of Canada, 2021 Census tract profile for 0012.04

## Physical characteristics of housing stock

According to the data presented in Figure 9, a majority of households, which accounts for 59%, have only one bedroom. This percentage is much higher than that of Toronto city, which is only 28%.

Figure 9. Private households by tenure 2021: TRACT vs. City



Source: Canada Census, Statistics of Canada, 2021 Census tract profile for 0012.04

### **In-depth analysis**

Housing in 0012.04 mirrored the broader urban trends. Rents skyrocketed, seeing a 50% increase over the fifteen years, overtaking the costs of owned dwellings. This shift might be reflective of the broader housing crisis and the challenges of homeownership in urban centers. Interestingly, the majority of households in the tract opted for one-bedroom dwellings, a stark contrast to the broader city trend.

---

## **Conclusion**

From 2006 to 2021, Census Tract 0012.04 underwent significant demographic and economic changes. The tract saw a clear trend towards smaller household sizes, with an increase in single individuals, married couples, and families with fewer children, while larger households declined. This shift aligns with the urban trend towards smaller family units, likely influenced by rising living costs and the proliferation of condominiums replacing traditional family homes.

The racial and ethnic composition of the tract underwent subtle changes. While whites and Asians found greater representation in 0012.04 compared to the broader city, the South Asian community saw an increase. This could be indicative of broader migration patterns or changing neighbourhood dynamics.

The professional landscape of the tract also evolved. While business, finance, and administration roles remained dominant, there was a notable shift from legislative and senior management roles to natural and applied sciences. This could hint at a changing economic focus, perhaps driven by technological advancements and the rise of STEM fields in the city.

Economically, the tract experienced remarkable growth, with per capita income rising significantly, surpassing the growth rate of Toronto. This economic prosperity was complemented by an increase in residents achieving higher education.

The housing landscape of the tract was characterised by a surge in condominium units, leading to a dominance of one-bedroom dwellings, contrasting with the broader city trend. This shift in housing, combined with a 50% increase in rents over the period, highlights the challenges of urban living and home-ownership in the current status of the tract (0012.04) and the city (Toronto).

# Conducting a Census During the Pandemic:

The Census 2021 in Canada, while adapting to the challenges posed by COVID-19, faced several difficulties:

1. **Digital Divide:** While the push for online completion of the census was a strategic move, it may have inadvertently highlighted the digital divide in the country. Not all regions, especially remote areas, have reliable internet access. This could have posed challenges for residents in these areas to complete the census online.
2. **Trust Issues:** The pandemic brought about a heightened sense of caution among the public. As a result, there might have been increased skepticism or reluctance to share personal information, even with government agencies, due to fears of data misuse or breaches.
3. **Logistical Challenges:** The restrictions and lockdowns would have made it difficult to deploy census workers, especially in areas that were heavily affected by the virus. Training new staff in a remote or virtual setting might have also posed challenges.
5. **Health Concerns of Census Workers:** Even with minimized contact, census workers who had to visit homes for data collection might have had concerns about their own health and safety. Ensuring they had proper protective equipment and training would have been crucial.
6. **Data Accuracy:** The pandemic might have caused disruptions in people's living situations, with many moving, losing jobs, or changing households. This could have led to challenges in capturing accurate and up-to-date information.

Source: Canada Census 2021, Appendix 1.4 – Impact of the COVID-19 pandemic

---

# Sources

1. Statistics of Canada, 2006 and 2021 Census of Population and Housing
2. Statistics of Canada, Census Profile, 2021 Census of Population
3. Statistics of Canada, 2006 Community Profiles
4. Statistics of Canada, 2006 Census tract profile for 0012.00 (CT)
5. Statistics of Canada, 2021 Census tract profile for 0012.04

# Appendix

## Section I - People and Households

	CT			City of Toronto		
	2006	2021	Percent Change	2006	2021	Percent Change
Total number of people	4417	5688	28.8%	2503281	2794356	12%

	Population	Dwellings
TRACT	5688	3967
Toronto	2794356	1253238
Ratio	0.2%	0.3%

Source: Canada Census, 2006 and 2021 Census of Population and Housing - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

## Section II - Age Structure

Age groups	2006	2021
0 to 4 years	60	160
5 to 9 years	25	80
10 to 14 years	19	55
15 to 19 years	36	55
20 to 24 years	189	370
25 to 29 years	548	1095
30 to 34 years	507	1065
35 to 39 years	282	675
40 to 44 years	145	465
45 to 49 years	123	325
50 to 54 years	101	265
55 to 59 years	85	240
60 to 64 years	49	250
65 to 69 years	52	200
70 to 74 years	33	165
75 to 79 years	25	125
80 to 84 years	11	55
85 and over	8	45

Source: Canada Census, 2006 and 2021 Census of Age structure of the Population - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

### Section III - Household Type and Composition

Household Size	2006	Total - Private households by household size - 100% data	2021	Percent Change
One-person households	1485	1 person	1795	0.209069467
Households containing a couple without children	779	2 persons	1305	0.675224647
Households containing a couple with children	174	3 persons	280	
Other household types	373	4 persons	85	
		5 or more persons	15	

Source: Canada Census, 2006 and 2021 Census of Household Type and Composition - [www12.statcan.gc.ca](http://www12.statcan.gc.ca)

### Section IV - Racial and Ethnic Composition

TRACT 0012.04	
White	46%
Chinese	13%
South Asian	19%
Other Asian	7%
Black	5%
Other/Mutiple	10%

CITY OF TORONTO	
White	54%
Chinese	13%
South Asian	2%
Other Asian	13%
Black	12%
Other/Mutiple	7%

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

Section V - Income and Poverty Levels

Per Capita Income: 2006 & 2021		
	Tract 0012.04	City of Toronto
2006	\$ 44,818.43	\$ 24,576.50
2021	\$ 80,900.00	\$ 39,200.00

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

Section VI - Educational Attainment

	2006	2021	Percent Change
No certificate, diploma or degree	3%	2%	-7%
High (secondary) school diploma or equivalency certificate	15%	11%	-7%
Apprenticeship or trades certificate or diploma	3%	1%	-36%
College, CEGEP or other non-university certificate or diploma	13%	13%	29%
University certificate or diploma below bachelor level	6%	3%	-50%
Bachelor's degree or higher	60%	69%	46%

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto



Section VII - Labour Force Characteristics

Job Title	2006	2021	Percent Change
Legislative and senior management occupations	23%	3%	-86%
Business, finance and administration occupations	28%	43%	62%
Natural and applied sciences and related occupations	18%	29%	65%
Health occupations	7%	6%	-9%
Occupations in education, law and social, community and government services	14%	16%	21%
Occupations in art, culture, recreation and sport	10%	3%	-68%

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

Section VIII - Housing Stock

Tract 0012.04

Total - Occupied private dwellings by condominium status - 25% sample data	3460
Condominium	3010
Not condominium	450

City of Toronto

Dwellings	City of Toronto
Condominium	353215
not Condominium	807670

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

### Rented vs Owned

Total - Private households by tenure - 25% sample data	3460
Owner	1365
Renter	2095

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto

### Dwelling Types (bedrooms)

	TRACT 0012.04	Toronto			TRACT 0012.04	Toronto
No bedrooms	50	28765		No bedrooms	1%	2%
1 bedroom	2055	330340		1 bedroom	59%	28%
2 bedrooms	1220	334320		2 bedrooms	35%	29%
3 bedrooms	130	268505		3 bedrooms	4%	23%
4 or more bedrooms	0	198960		4 or more bedrooms		17%

Source: Statistics of Canada, 2021 Census tract profile for 0012.04 and 2021 Census City profile for Toronto