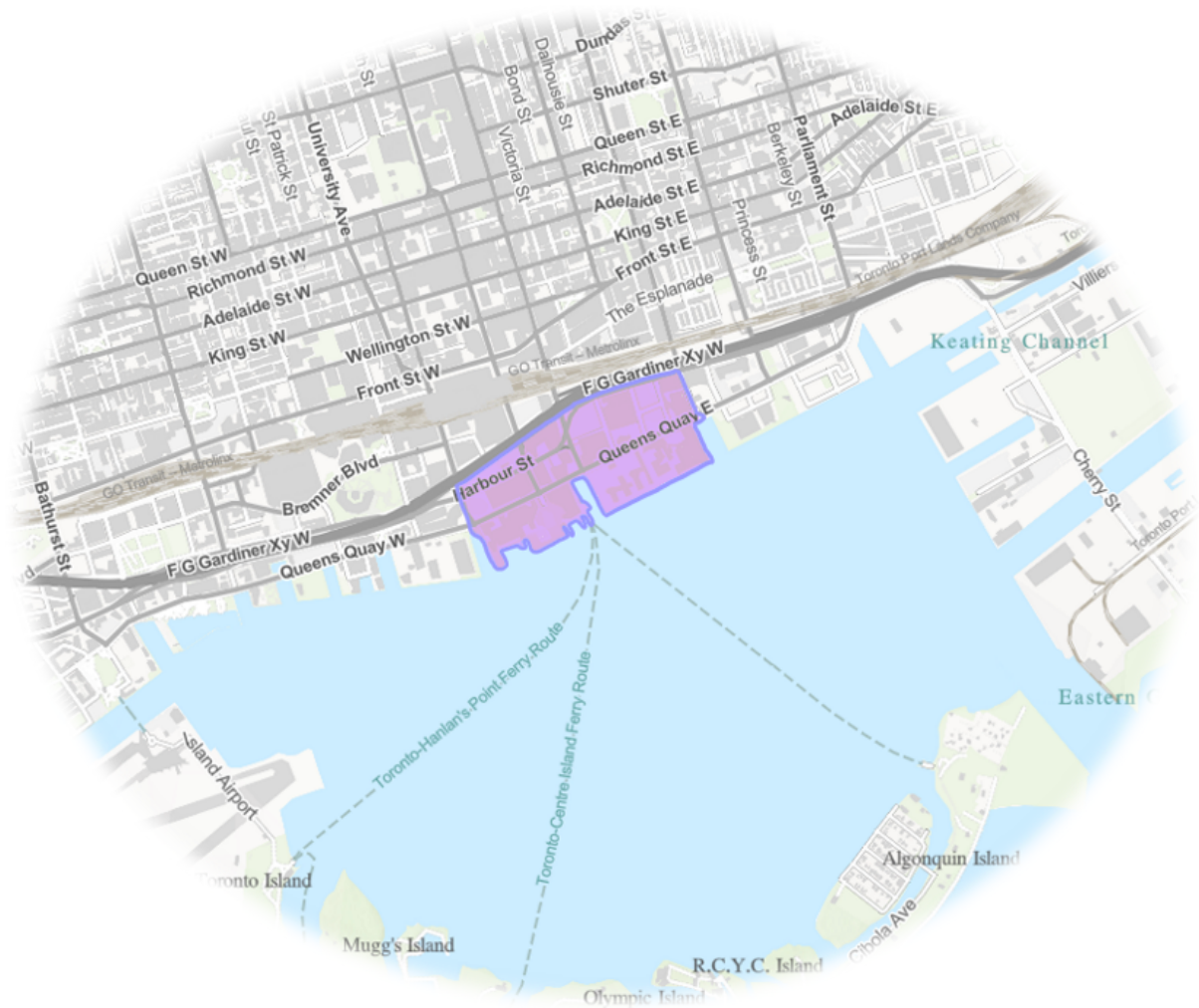


Community Profile: Census Tract 5350013.02

Central Waterfront, Toronto, Ontario



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University of Toronto

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Introduction

The following community profile highlights various socio-economic variables of the census tract, 5350013.02. This tract lies within the Census Metropolitan Area (CMA) of Toronto and is found within Toronto's Central Waterfront. It is bounded west by York St., east by Lower Jarvis St., north by the Gardiner Expressway, and south by Lake Ontario.

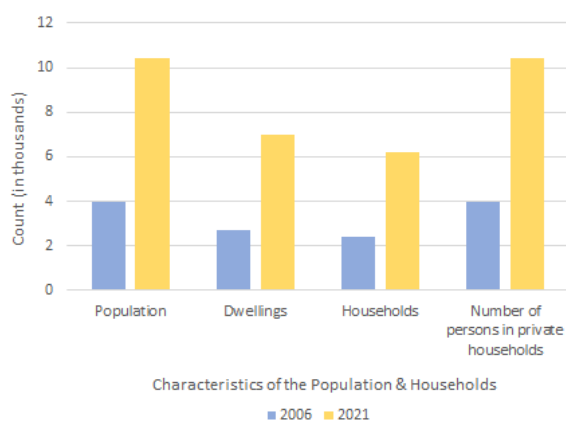
From remodelling the waterfront to increasing housing units, this waterfront area has undergone substantial development over the past 15 years. In this report, we will focus on several variables of this community including age structure, the labor force, income levels, and education attainment. By analyzing these variables with recent data from the 2021 Canadian Census, we hope to offer insight into how the development of this area impacted its residents and the community. Thus, this profile seeks to assist the implementation of effective strategies that will address the unique challenges and opportunities in this waterfront area.

Further, it is critical to note the evolving nature of census tracts. The census tract of interest, 5350013.02, did not exist in 2006. Back then, it was part of a larger tract, 5350013. To mitigate this discrepancy, we employed a methodological adjustment by utilizing weighted population and dwelling data from the broader tract in 2006. This provided estimations for what this broader tract would have looked like in 2006, ensuring a more aligned and comparable understanding of the changes and trends that occurred over 15 years.

Population & Households

Figure 1

Population & Households: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

From 2006 to 2021, we can see a substantial increase in the population and in the number of households in this area. Digging deeper into Figure 1, we see continued growth in population and housing. This rise highlights the area's urban growth, with enhanced amenities and infrastructure likely to attract new residents. At the same time, the increase in the number of households and individuals in private households supports the

urbanization trend in the region. This data may indicate that development in this area has been successful, and thus attracted a large number of residents.

Significant Distinctions from Toronto

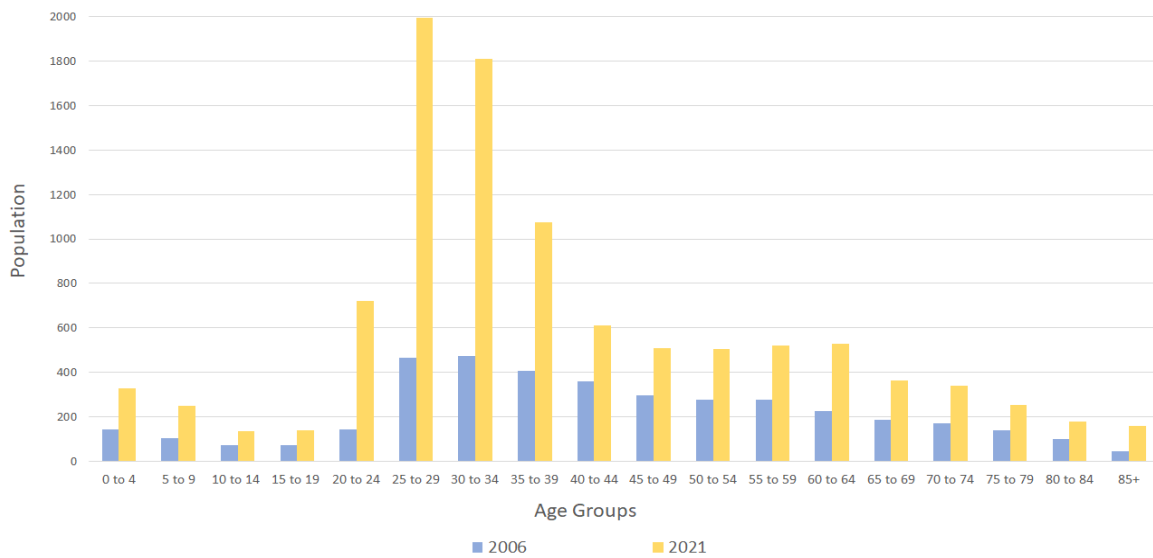
From 2006 to 2021, the area's share of Toronto's CMA population grew from approximately 0.077% to approximately 0.168%. This data shows that over a 15-year period, many new people joined the area. Significant growth may indicate emerging job opportunities and better development in new areas. Relative to the Toronto CMA, the area's residential percentage jumped from approximately 0.142% in 2006 to around 0.292% in 2021. This rapid growth heralds a potential boom in urban development. This suggests property developers may be recognizing and capitalizing on the value of the area, thereby accelerating investment.

Additionally, household growth in the area is evident. According to the data, that rose from about 0.134% of Toronto's total CMAs in 2006 to about 0.273% in 2021. This rise not only reflects an increase in the number of dwellings, but also indicates an emerging community. Areas that were previously dominated by individual residents or smaller family units are now attracting larger family structures. This shift can be attributed to a combination of local policies, community development efforts, or organic developments in their demographics. Finally, the change in the number of people choosing private homes is evident. In 2006, the area accounted for approximately 0.078% of Toronto CMA private household members, and by 2021, this number had risen to approximately 0.17%. This growth highlights a preference for private, personalized living arrangements rather than shared accommodation.

Age Structure of the Population

Notable Patterns in 2021 & Key Changes Since 2006

In 2021, the population in this area within Toronto's Central Waterfront was mainly driven by adults ages 25 to 39 years old (Figure 2). This significant increase since 2006 suggests that substantial development (i.e. increase in parks and condominiums) in this area over the past 15 years might have attracted a relatively younger, working population. More interestingly, from a numerical perspective, there are not many young adults (20 to 24 years old) and older adults (85+) in this area. However, from a growth perspective (see Appendix Section I), these two age groups grew at a comparable rate to the age groups between 25 and 39 years old since 2006.

Figure 2**Age Structure of the Population: 2006 and 2021**

Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data]. <https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Significant Distinctions from Toronto

Compared to this area, the CMA of Toronto had a higher proportion of children and adolescents (22% of Toronto's population compared to 7% of this area's population). On the other hand, Toronto had a smaller proportion of adults ages 25 to 29 years old (23% compared to 47%). Further, this waterfront area had a slightly younger overall population with a median age of 34.4 years old. (Toronto's median age was 39.6 years old in 2021.)

Household Type & Composition

Analyzing Figure 3 reveals some interesting insights. "One-person households" are clearly dominant, which may be a reflection of contemporary urban lifestyles. This trend may be driven by younger cohorts who may prioritize work and personal growth over starting a family in the early stages of their careers.

In 2021, there is a significant increase in "One-person households" compared to 2006 (see Appendix Section II), indicating a growing trend of individuals living alone. Two-person households have also seen a rise, suggesting the prevalence of modern-day nuclear families. In contrast, households with three or more persons haven't shown the same growth rate. However, larger households with more than four persons have experienced a slight uptick in 2021, indicating the presence of larger or multi-generational families.

Figure 3

Household Types: 2021

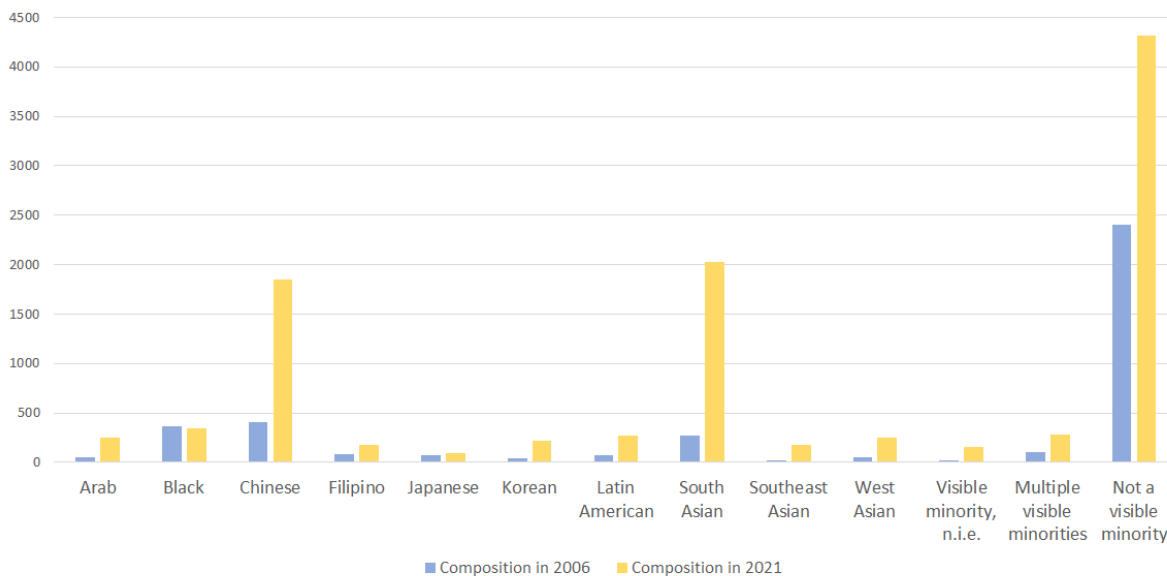


Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Visible Minority & Ethnic Composition

Figure 4

Racial and Ethnic Composition: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Notable Patterns in 2021 & Key Changes Since 2006

This area within Toronto’s Central Waterfront has become much more diverse within the last 15 years (Figure 4). The increase in immigration over the past 15 years in conjunction

with ongoing developments within the area may have contributed to this increase. In particular, the influx of affluent Chinese and South Asian immigration seems to be reflected in the growth rate of visible minorities within this high demand area. The non-visible minority group has also driven the population in this area in both 2006 and 2021, however, its growth rate is much more sedate compared to other visible minority groups.

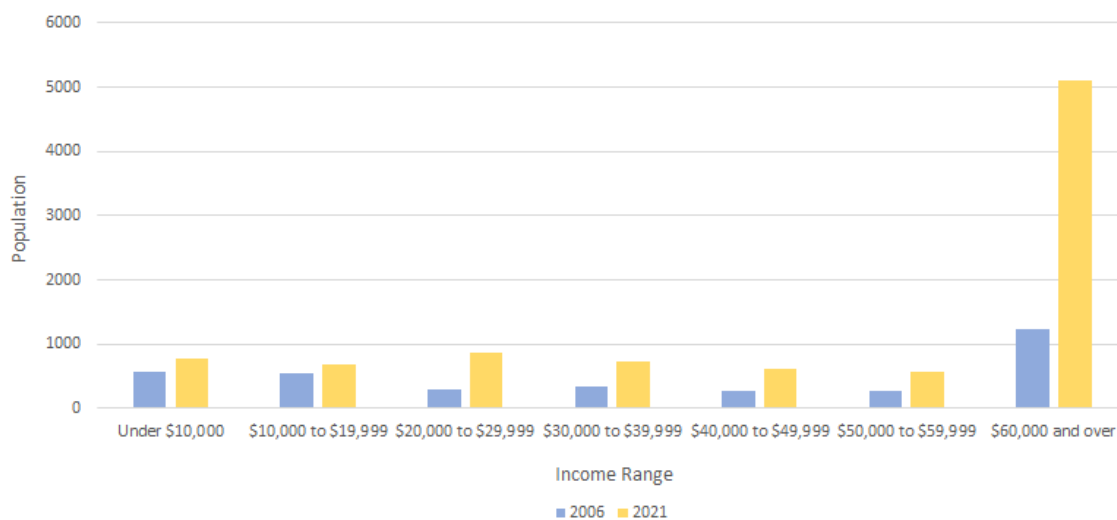
Significant Distinctions from Toronto

Relative to the CMA of Toronto, this area had a higher proportion of Chinese and Korean individuals as well as a lower proportion of Black and Filipino individuals (see Appendix III). The remaining visible minority groups along with the non-visible minority group were on par with Toronto and its composition. These findings suggest that both this area and the CMA of Toronto had a relatively diverse racial and ethnic composition in 2021.

Income & Poverty Levels

Figure 5

Income Groups: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data]. <https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

As we can see from Figure 5, the “\$60,000 and above” income group will occupy a prominent position in 2021, indicating that the area is an affluent community. Also, there is a notable increase in the salary range “\$60,000 and above” in 2021. This may indicate that new residents are mostly formed by high-income groups, thus creating this dramatic increase. However, this phenomenon may also indicate that the development of this region aimed to attract many high-income people.

Additionally, we find a slight decrease in the share of low-income individuals (LICOs) in 2021 (see Appendix Part IV). This suggests that while the community may be experiencing economic growth and prosperity, there is still a segment of the population that is still dealing with financial challenges. This finding also highlights the importance of adjusting economic development policies to reduce poverty and unemployment rates further.

Educational Attainment

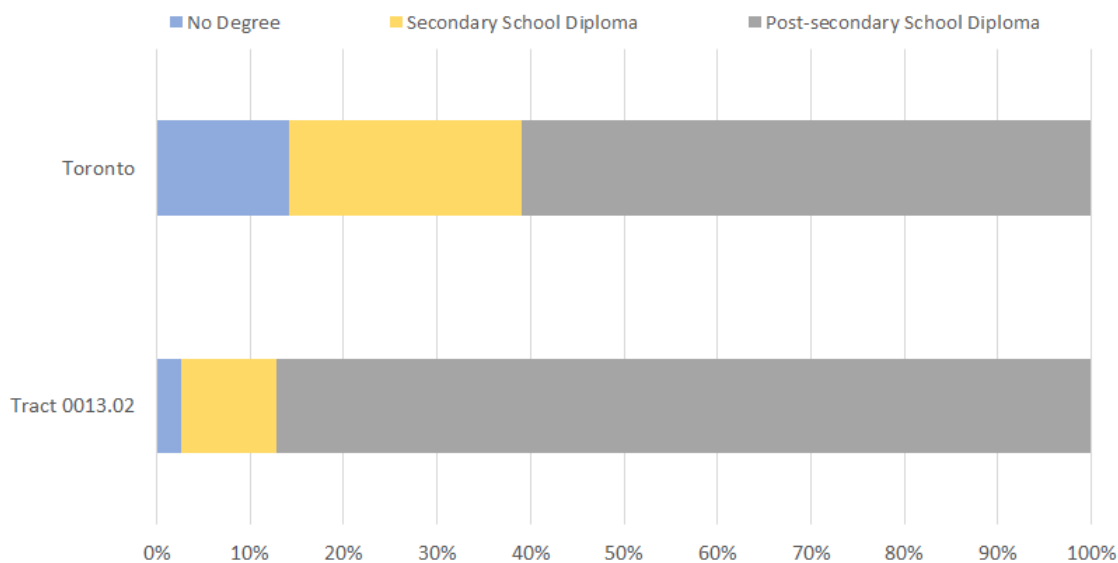
Notable Patterns in 2021 & Key Changes Since 2006

In 2021, the number of people with post-secondary degrees (i.e. apprenticeships or university degrees) greatly increased since 2006 compared to the number of people without any degrees and those with secondary school diplomas (see Appendix V). The lack of secondary school diplomas in this area is reminiscent of the low number of adolescents seen in the analysis of age structure on page 3. So, perhaps there is a lack of secondary schools because the population of adolescents in this area was consistently one of the lower groups between 2006 and 2021, leading to a small number of people with secondary school degrees. This opens the question of whether secondary school systems within this waterfront area need to be reformed to cultivate a younger population.

Although this cannot be seen from the data, the COVID-19 pandemic has likely influenced the presented numbers. As the pandemic affected people physically, socially, and economically, it is possible that many people were unable to earn their degree due to these circumstances. Some people may have had to postpone their studies due to illness or due to financial struggles. Thus, the numbers reflected here should be interpreted with the effects of the pandemic in mind.

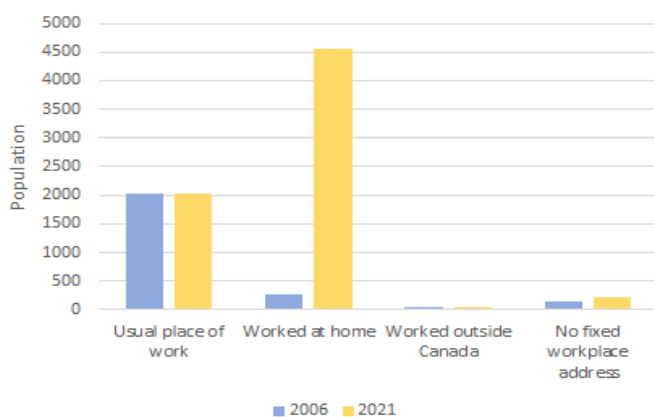
Significant Distinctions from Toronto

This waterfront area had a larger proportion of people who have post-secondary degrees than the CMA of Toronto (Figure 6). However, Toronto had a larger proportion of people with secondary school degrees. This further connects to the point made above regarding a lack of secondary schools within this area. Since Toronto had a much higher proportion of young children and adolescents, there would have been strong school systems that followed. However, because this waterfront area had a much lower proportion of young children and adolescents than Toronto, high demand for elementary and secondary school education was not likely – possibly resulting in a weaker education system within this area and a smaller number of secondary school diplomas.

Figure 6**Education Attainment: Waterfront Area vs. Toronto**

Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population* [Web Data].

<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Labour Force Characteristics**Figure 7****Distribution of the Labour Force: 2006 and 2021**

Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].

<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Within the changes in the labour force between 2006 and 2021, we observe a pronounced increase in the total labour force over this period, highlighting the region's thriving and expanding employment landscape (see Appendix Part VI). This growth is uniformly seen across all specific occupations and industries, suggesting that the job market in this area is robust and

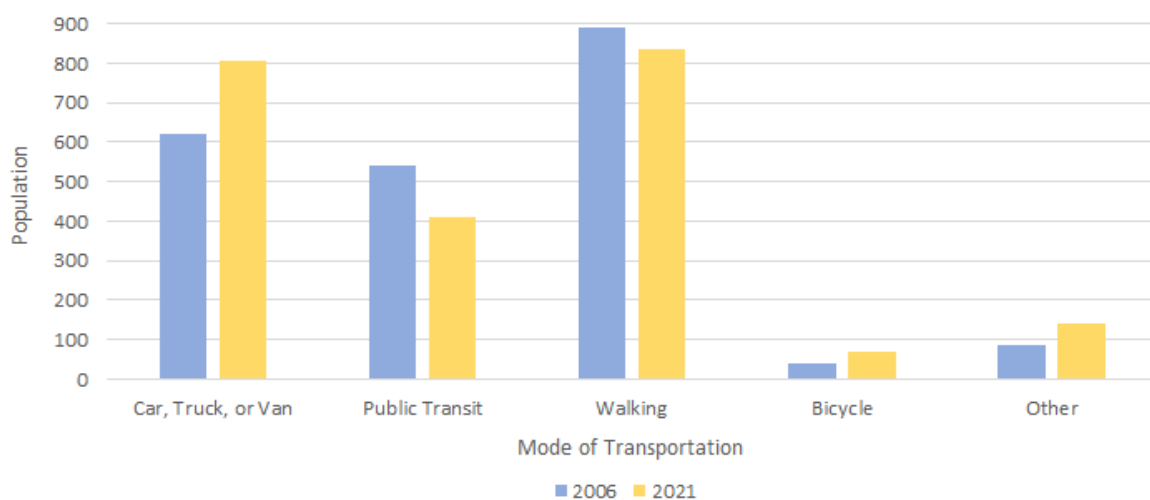
diverse. The breadth of opportunities across various sectors indicates a balanced job market, where no single industry overshadows others, reflecting the multifaceted nature of the region's economic activities.

When we turn our attention to Figure 7, we can find an interesting shift in work dynamics. The most notable trend is the massive increase in people working from home in 2021. This change may reflect the recent remote work trend, which has been amplified by global events such as the COVID-19 pandemic. Interestingly, there was a slight decrease in the number of people working outside of Canada. This may be due to a strengthening local job market or because international employment has become more challenging due to global economic turmoil. At the same time, while the number of people working at their “usual place of work” remains dominant, its growth appears to be more constrained compared to that of home workers, underscoring shifts in workplace norms and practices.

Journey-to-work Travel Characteristics

Figure 8

Main Mode of Transportation for Commuting: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data]. <https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Notable Patterns in 2021 & Key Changes Since 2006

It is important to note that only the data for people’s main mode of transportation was available in the 2006 Canadian Census. As a result, the following analysis will only focus on the main modes of commuting for both 2006 and 2021 (Figure 8). The pattern that stands out is the decrease in the use of public transportation within this waterfront area in 2021 compared to 2006. This is likely due to the pandemic. Lockdowns of stores, restaurants, or any other places of entertainment have resulted in a low demand for public transportation. Fear of falling ill also kept people from travelling and using public transit.

Significant Distinctions from Toronto

Compared to the CMA of Toronto, a higher proportion of people live and work in the same census subdivision in this area than in the city as a whole. In Toronto, a higher proportion of people commute to a different census subdivision that is either within the census division of their residence or in a different census division altogether (see Appendix Section VII). Thus, a higher proportion of people in Toronto commute farther than people in this waterfront area. This may imply that this waterfront area has been developed in a way that facilitates walking and biking to work, allowing people to work closer to home. There may also be many stores and services that make it possible to stay close within this area and not travel far outside its census subdivision for both personal and work purposes.

In addition, a higher proportion of people use cars, trucks, or vans as their main mode of commuting in Toronto than in this waterfront area (see Appendix Section VII). This connects to the finding that a higher proportion of people in Toronto commute farther than people in this waterfront area. Oppositely, a higher proportion of people walk in this area than in the city, and this also relates to the finding that a higher proportion of people in this area commute to a place that is in the same census subdivision compared to people in the city.

A Need to Reflect Work-Life Balance within the Neighbourhood

From the analysis of several socio-economic variables above, there are a few notable characteristics of this area within Toronto's Central Waterfront that attracted our attention.

1. An influx of adults between 25 and 39 years old within the working age population
2. An increase in the number of people with postsecondary degrees (including apprenticeships, college degrees, university bachelor degrees)
3. A higher proportion of people who live and commute to work in the same census subdivision compared to Toronto

These characteristics put together create an environment with a high concentration of the working population, a high number of people who are qualified and ready to work, and busy commute flows inside the census subdivision. This has implications for public transportation, walking and biking, green space, and local businesses. With busy commute flows, efforts to make public transportation more accessible and readily available should be made. Likewise, sidewalks, walkways, and bike paths should be continuously maintained and well-lit at night. As people appear to stay within this waterfront area and its census subdivision for both work and personal reasons, attention should be directed to creating green

space for people to relax and towards making a variety of stores and services readily accessible. Hence, as this waterfront area is being shaped into a place where both work and personal lives are heavily integrated, it is important to focus on creating a neighbourhood that caters to both work and personal needs.

Adapting to a New World of Work

We have observed a significant increase in the number of people working from home in Toronto's Central Waterfront, particularly between 2020 and 2021. This growth is closely related to COVID-19. The area's residents, many of whom hold higher education degrees, are in occupations that have the potential to facilitate working from home. The trend and shift towards working from home is a testament to the region's adaptability and resilience in the face of global disruption. Additionally, the shift to home-based working may foster a stronger sense of community as residents spend more time in local settings.

Conclusion

This community profile investigated how this area within Toronto's Central Waterfront (Census Tract 0013.02) has changed since 2006 as well as how it compares to the CMA of Toronto in 2021. The rapid growth in population has brought an increasing trend to all the variables we analyzed.

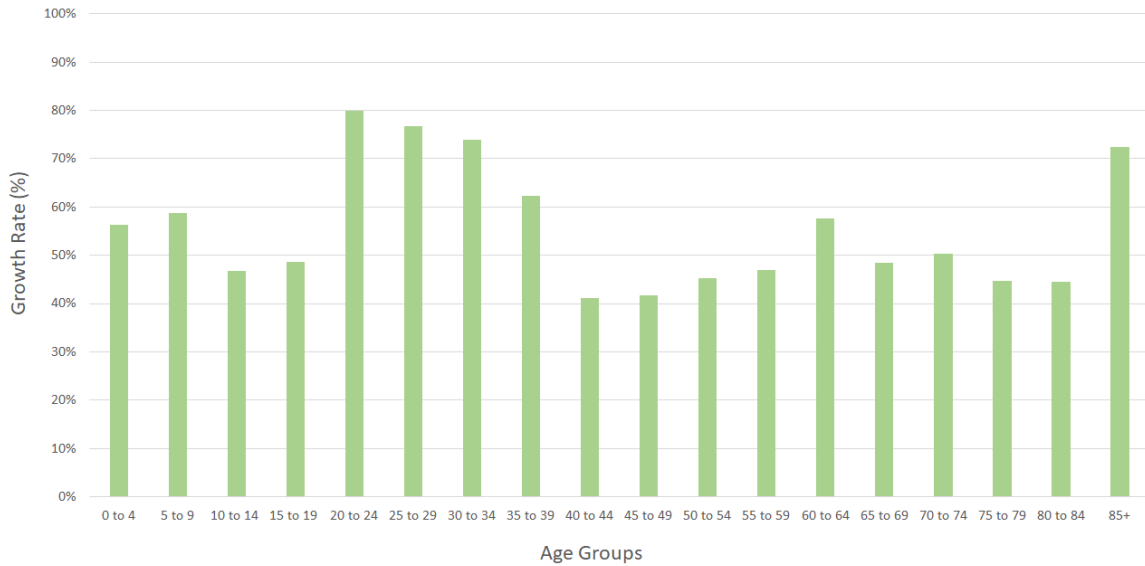
This waterfront area experienced notable growth in population, which was mainly driven by adults between 25 and 39 years old. There was also a shift towards smaller household sizes, with an evident rise in one-person households and a decrease in larger, more than four-person households, highlighting possible changes in family structures or living preferences. This area has not only embraced a higher level of diversity within the last 15 years, it has also leaned towards a more affluent population with fewer individuals in the lower income range and a relatively stable low-income proportion. In addition, this waterfront area saw an increase in the number of post-secondary degrees and in the number of workers across all occupations and industries – indicating a boost in employment opportunities and workforce participation. Finally, with the onset of the COVID-19 pandemic, this area experienced a dramatic shift in work patterns as more individuals worked from home or commuted to a workplace within the same census subdivision of their homes.

Altogether, these characteristics shape a growing, work-centered community. Hence, it is imperative that future efforts towards this waterfront community reflect a profound understanding of its working residents and their core needs to enhance their quality of life.

Appendix

Section I

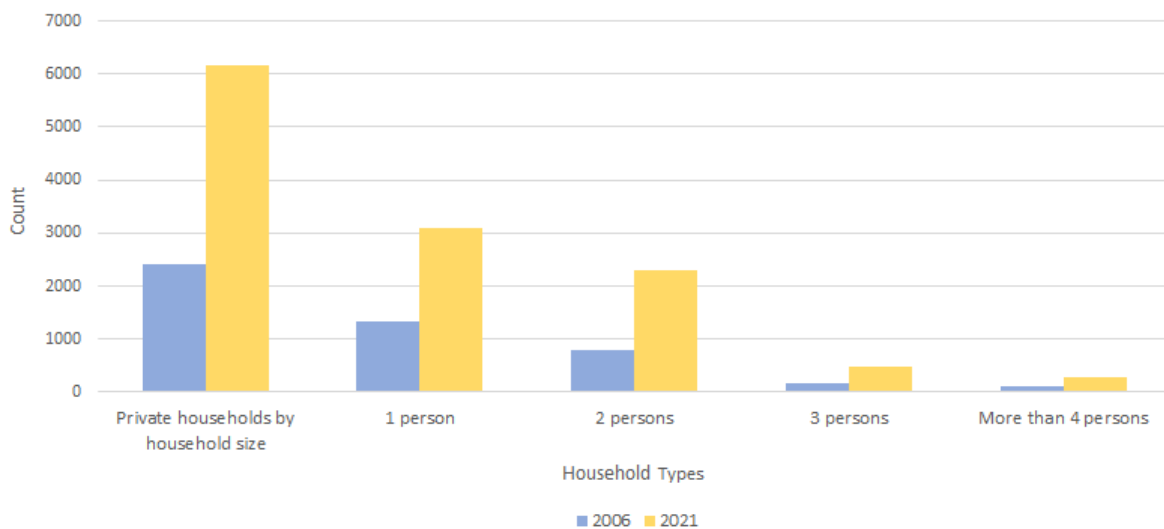
Growth Rate of the Population by Age from 2006 to 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data]. <https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section II

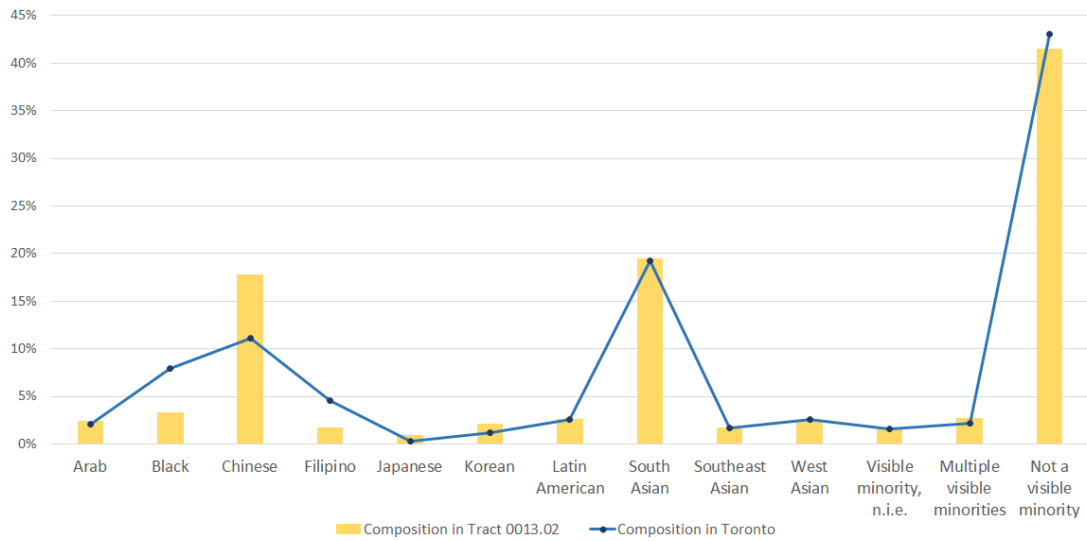
Household Types & Composition: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data]. <https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section III

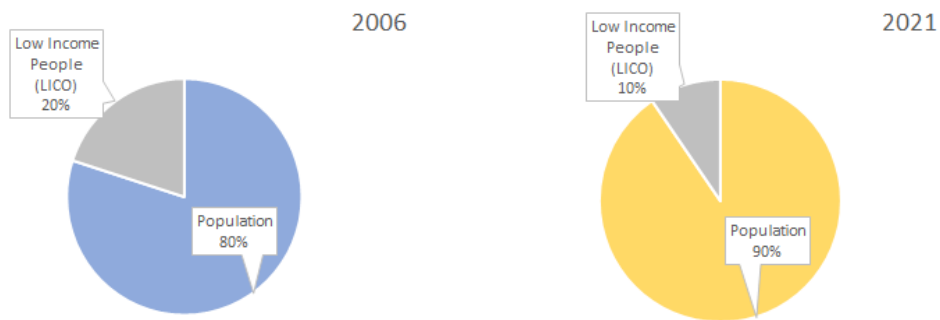
Racial and Ethnic Composition: Waterfront Area vs. Toronto



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section IV

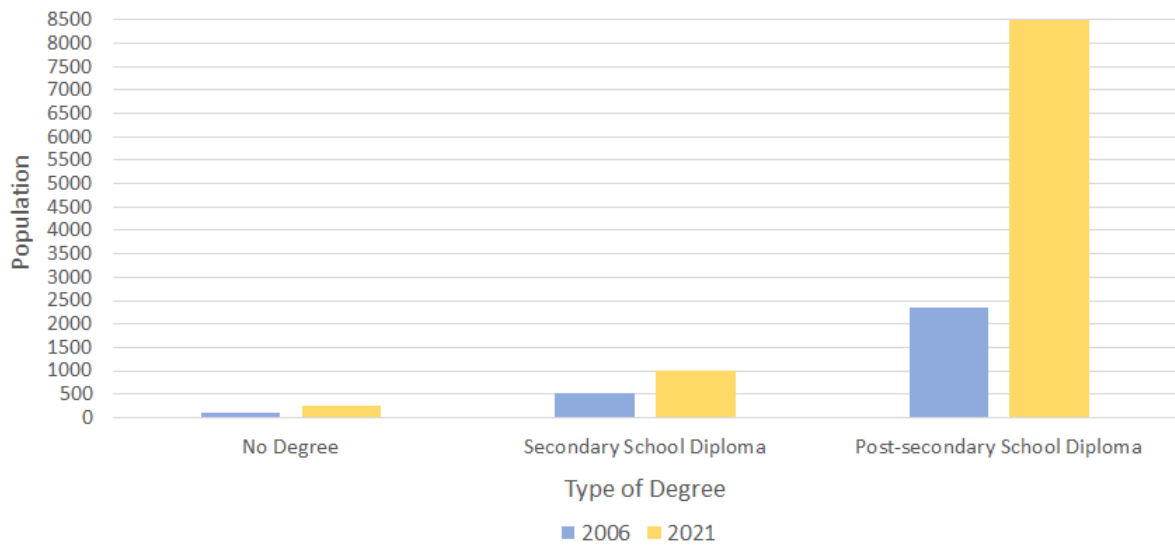
Low Income Proportion: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section V

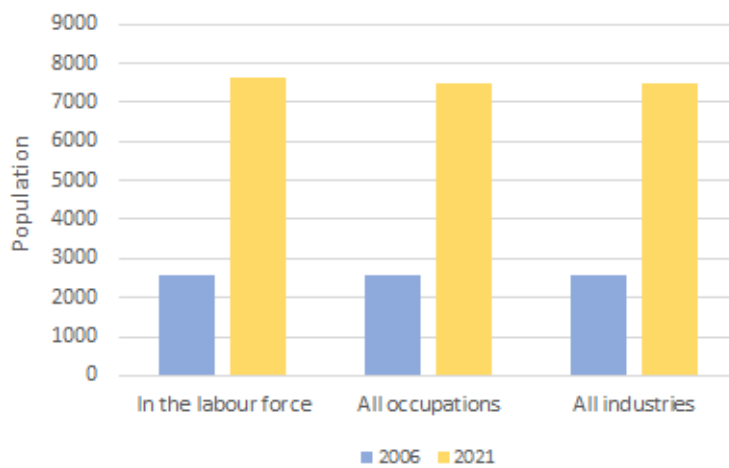
Education Attainment: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section VI

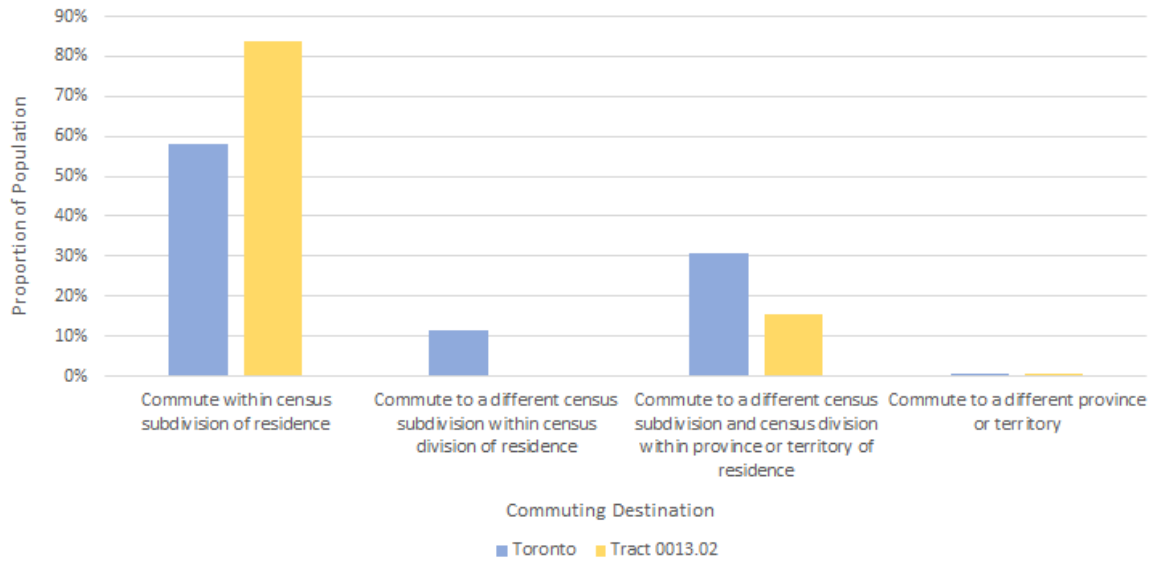
Changes in the Labour Force: 2006 and 2021



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population; 2006 Census of Population* [Web Data].
<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Section VII

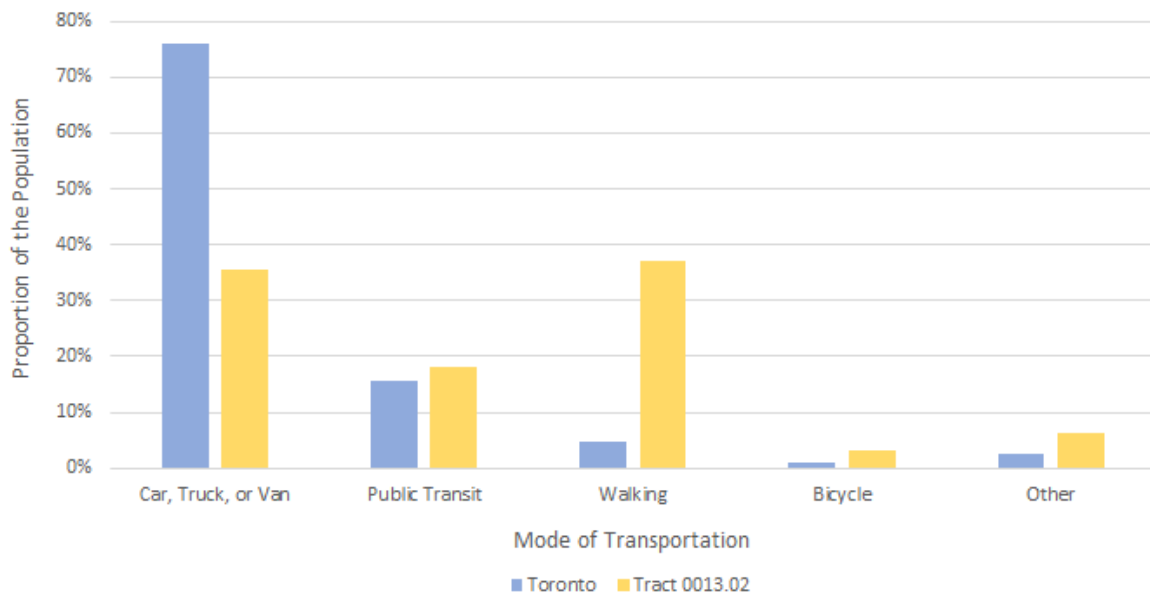
Commuting Destination: Waterfront Area vs. Toronto



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population* [Web Data].

<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>

Main Mode of Transportation for Commuting: Waterfront Area vs. Toronto



Source: Statistics Canada. (2022). *Census Profile, 2021 Census of Population* [Web Data].

<https://censusmapper.ca/api/CA21#11/43.6535/-79.3841>