



Cities Centre
UNIVERSITY OF TORONTO



COMMUNITY DEVELOPMENT PROGRAM
PUBLIC SEMINAR

Release of a new 32 page report

THE THREE CITIES WITHIN TORONTO

Income Polarization Among Toronto's Neighbourhoods, 1970-2005

By J. David Hulchanski, Cities Centre & Faculty of Social Work, University of Toronto
with Larry S. Bourne, Rick Egan, Maureen Fair, Richard Maaranen, Robert A. Murdie, R. Alan Walks

Neighbourhood Change Community University Research Alliance
St. Christopher House & Cities Centre

A press conference followed by a seminar sponsored by the
Neighbourhood Change Community University Research Alliance
Funded by the Social Sciences and Humanities Research Council of Canada

Presentations by

David Hulchanski, Maureen Fair, Israt Ahmed, John Campey

University of Toronto, St Christopher House, Social Planning Toronto

Wednesday, December 15, 2010, 9:30 a.m.

**Faculty of Social Work, 246 Bloor Street West (at Bedford Rd.)
Room 548**

- What has changed between 2001 & 2006?
- What are the trends in income and ethno-cultural segregation?
- If nothing changes ... the 2025 map of Toronto, a divided city.

David Hulchanski is the research director for the Cities Centre, principal investigator of the Neighbourhood Change Community University Research Alliance (CURA), and a professor of community development in the Factor-Inwentash Faculty of Social Work, University of Toronto.

Maureen Fair is the executive director of St. Christopher House, a multi-service social agency in Toronto, the lead community partner in the Neighbourhood Change CURA.

Israt Ahmed is the community planner for Scarborough for Social Planning Toronto, and a partner in the Neighbourhood Change CURA.

John Campey is the executive director of Social Planning Toronto and a coordinator of the *Save the Census Campaign* (analysis of neighbourhood change is impossible without the long form census)



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www.NeighbourhoodChange.ca
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MEDIA ADVISORY

FOR IMMEDIATE RELEASE from the UNIVERSITY OF TORONTO
December 14, 2010

REPORT ON TORONTO NEIGHBOURHOODS TO BE RELEASED

TORONTO, ON – Researchers from the University of Toronto Cities Centre and St. Christopher House are holding a news conference at **9:30 a.m. on Wednesday, December 15**, to discuss key findings from a new report on Toronto neighborhoods, and to answer questions from the media. The news conference will be held at the **Factor-Inwentash Faculty of Social Work, 246 Bloor St. West, room 548**.

EVENT DETAILS

WHAT: News conference

PARTICIPANTS:

- J. David Hulchanski, Associate Director for Research, Cities Centre, principle investigator of the Neighbourhood Change Community University Research Alliance (CURA), and professor of community development, Factor-Inwentash Faculty of Social Work, U of T
- Maureen Fair, Executive Director, St. Christopher House
- Israt Ahmed, community planner for Scarborough for Social Planning Toronto, and a partner in the Neighbourhood Change CURA
- John Campey, Executive Director, Social Planning Toronto and coordinator of the Save the Census Campaign

WHERE: Factor-Inwentash Faculty of Social Work, 246 Bloor St. West, (at Bedford Rd.) Toronto, room 548

WHEN: Wednesday, December 15 at 9:30 a.m.

For more information, please contact:

U of T Media Relations, 416-978-0100; media.relations@utoronto.ca



UNIVERSITY OF TORONTO

FOR IMMEDIATE RELEASE from the UNIVERSITY OF TORONTO
December 15, 2010

TORONTO'S MIDDLE-INCOME NEIGHBOURHOODS ARE DISAPPEARING, CITIES CENTRE REPORT SHOWS Toronto divides into a rich city and a poor city

TORONTO, ON – If current trends continue, the City of Toronto will eventually be sharply divided into a city of wealthy neighbourhoods and poor neighbourhoods with very few middle-income neighbourhoods. This is the conclusion of a new report released today by the Cities Centre, written by J. David Hulchanski with the support of a research team from the University of Toronto and St. Christopher House.

In 2007, the Cities Centre released a report on the “Three Cities in Toronto,” using data from the 1970s to 2001. The new report uses 2006 census data to update the trends identified in that earlier report and shows long-term patterns are continuing.

Among the report's key findings:

- 4 per cent of neighbourhoods that were middle-income in 2001 became part of the group of increasingly affluent neighbourhoods that the Cities Centre calls “City #1”.
- 7 per cent of formerly middle-income neighbourhoods lost ground to become part of the group of neighbourhoods with declining incomes known as “City #3.”
- If this trend continues, by 2025, City #1 will consist of about 30 per cent of all Toronto's neighbourhoods, City #3 will cover 60 per cent of the city and the formerly middle-income neighbourhoods (City #2) will make up the remaining 10 per cent.

“The suburban municipalities around Toronto are subject to the same trends. This is not a 416 versus 905 problem,” says Hulchanski. “The middle-income group throughout the region is shrinking, resulting in fewer middle-income neighbourhoods throughout the Toronto region. Although there are more middle-income neighbourhoods in the 905 region to begin with, the number is steadily decreasing and has done so since 1970, while the numbers of low-income neighbourhoods are steadily rising. Twenty percent of 905-region neighbourhoods are now low income, compared to none in the 1970s.”

The three groupings are defined by the average individual income of residents of each census tract in the city. In the neighbourhoods of City #1, the average income is 20 per cent or more above the average individual income for the census metropolitan area as a whole. In City #2, the average income is within 20 per cent above or below the average. In City #3, the average income is 20 per cent or more below the average.

The 32-page report also adds a wealth of detail about the socio-economic and demographic characteristics of each of the Three Cities within Toronto. Although the three groups of neighbourhoods are defined by the average individual income of their residents, they differ in many other ways, from education levels to travel patterns to household characteristics to housing tenure. The research was funded by the Community University Research Alliance program of the Social Sciences and Humanities Research Council of Canada (SSHRC).

The Cities Centre launches the report at a seminar and press conference today, December 15, 2010, at 9:30 a.m. in the Factor-Inwentash Faculty of Social Work, University of Toronto, 246 Bloor Street West, room 548.

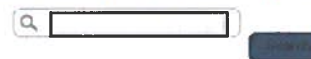
The full report is available here: www.NeighbourhoodChange.ca

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Toronto's middle-income neighbourhoods are disappearing: report

Toronto divides into a rich city and a poor city

By [April Kemick](#), posted *Wednesday, December 15, 2010*

If current trends continue, the city of Toronto will eventually be sharply divided into a city of wealthy neighbourhoods and poor neighbourhoods with very few middle-income neighbourhoods. This is the conclusion of a new report released today by the Cities Centre, written by Professor [David Hulchanski](#) with the support of a research team from the University of Toronto and [St. Christopher House](#).

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The full report is available here: www.NeighbourhoodChange.ca

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Shrinking middle class makes Toronto a city of socioeconomic extremes

ANNA MEHLER PAPERNY

TORONTO— From Wednesday's Globe and Mail

Published Wednesday, Dec. 15, 2010 3:00AM EST

Last updated Wednesday, Dec. 15, 2010 1:32PM EST

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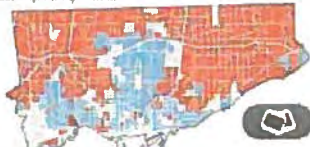
Toronto is becoming a city of stark economic extremes as its middle class is hollowed out and replaced by a bipolar city of the rich and poor – one whose lines are drawn neighbourhood by neighbourhood.

New numbers indicate a 35-year trend toward economic polarization is growing more pronounced: The country's economic engine, which has long claimed to be one of the most diverse cities in the world, is increasingly comprised of downtown-centred high-income residents – most living near subway lines – and a concentration of low-income families in less dense, service- and transit-starved inner suburbs.

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PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025
(Based on the 1970 to 2006 trends in Toronto's average household income, assuming no change in trends)



A city of extremes, losing the middle ground



PDF DOCUMENT

Read The Three Cities Within Toronto report

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Three years ago, University of Toronto professor David Hulchanski published a paper on Toronto's "Three Cities," illustrating a growing socioeconomic disparity among the city's census tracts. But the three-way divide Prof. Hulchanski and his fellow Cities Centre researchers described is swiftly being reduced to two, according to a new paper they will release Wednesday. Toronto, a predominantly middle-class metropolis just three decades ago, is increasingly dominated by two opposite populations – one with an average income of \$88,400, and another of \$26,900.

These two groups live in different neighbourhoods, work in different

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sectors, send their children to different schools and have divergent and unequal access to city services and public transit. Even the 905-area suburbs outside of Toronto are seeing a dramatic drop in the proportion of middle-income earners in their population, the report finds.

Those in the lowest-income areas are also more likely to be immigrants and visible minorities.

"It's only going to become worse," Prof. Hulchanski said. If the trend continues, the paper suggests, Toronto in 2025 will have a concentration of high-earners along the lakefront and the city's subway lines surrounded by low-income areas – with almost nothing in between.

That continuing trend risks creating pockets of the city that become "no-go zones," said Carol Wilding, president of the Toronto Board of Trade. She added the information isn't surprising, but it "starts to put more of a crisis tone" on the need for the city to fix a growing problem that's as economic as it is social.

"It does make it more challenging for businesses to want to get in there to invest in those neighbourhoods," she said. "It's a greater call to action. ... We aren't moving fast enough."

It also seems to contradict Toronto's most prized mottos – "Diversity our strength" and "The city that works." Neither of those rings true any more: Toronto's diversity is becoming balkanized, turning it into a weakness where it could otherwise act to the city's advantage. The creation of economically polarized pockets of high- and low-income residents means Toronto simply won't "work" as a municipal entity.

"We used to brag about it," Prof. Hulchanski said. " 'Toronto's an efficient city – it works.' We know now that's not true.

"To have so much poverty in one geography and for it to be so deep and for the social distance to be so large ... that isn't healthy."

In a five-year period alone, average incomes declined in 34 of the city's census tracts (about 7 per cent of its total) – 23 of those areas became predominantly low-income. At the same time, 12 areas became high-income and nine earned "middle-income" status.

"That change has been quite dramatic," Prof. Hulchanski said, although it's difficult to tell precisely how out of the ordinary it is because such geography-specific research into socioeconomic disparities is new to Canada. But it's becoming far less rare. The most populous cities in the country are finding themselves economically divided by neighbourhood, and are struggling to figure out why.

In Toronto, the idea of neighbourhood-specific poverty came to the fore several years ago. Among city-sponsored and independent community initiatives, it spawned a "priority neighbourhoods" program, in which the city targeted several particularly troubled areas.

Despite the flood of money and services, however, things aren't improving on a broader scale.

Israt Ahmed sees that reality every day. The Scarborough-based community planner sees families, seniors and new immigrants struggling to cope in her Kingston-Lawrence neighbourhood. And she knows firsthand the effect a lack of transit has on economic prospects. She used to commute more than two hours each way to get to her job in Etobicoke – but at least it was full-time.

"Most of the jobs here are part-time, contract. They aren't adequate jobs for people. No wonder accumulation of wealth is happening somewhere else."

Shrinking middle class makes Toronto a city of socioeconomic extremes - The Globe and Mail

Data in the report paint a stark picture even before the recession, which hit some Torontonians far harder than others and whose sluggish recovery is skipping large swaths of the population.

"If anything," said TD Bank economist Derek Burleton, "these challenges have gotten worse."

Mayor Rob Ford won big in Toronto's suburbs in the October election, after his campaign derided his predecessor's policies on rejuvenating Toronto's high-rise apartment towers and using the city's zoning clout to encourage mixed neighbourhoods. Mr. Ford's office referred questions Tuesday to the mayor's appointee to chair city council's planning and growth management committee, Councillor Peter Milczyn.

Mr. Milczyn said he'd like to see the city advocate inclusionary zoning "as one of several options," which would include an emphasis on affordable private housing and incentives for investment that create local employment.

In the years after Beatriz Sousa moved to Canada from Portugal in 1980 to raise her family, she and her husband saved enough money to afford a house. But when heart problems cost him his housekeeping job five years ago, they were forced to sell – living first with their daughter and then in an apartment near Kipling Avenue and Albion Road in north Etobicoke, deep into Prof. Hulchanski's "third city" territory. She'd still like to move elsewhere, at least to a building that won't make her husband dizzy.

But a year after getting laid off from her own job, Ms. Sousa's employment insurance expired last month. Their earnings from Mr. Sousa's disability payments are "never enough," she said, but "what are you going to do? It's better than nothing."

A tale of three cities

City One

High-income earners – 20 per cent to 40 per cent above the median income for the city.

Percentage of city in 1970: 8

Percentage of city in 2005: 4

Very high-income earners – more than 40 per cent above the median income for the city.

Percentage of city in 1970: 7

Percentage of city in 2005: 15

The city's high earners have a much more prominent place now than they did in the 1970s. And they're most prominent in Toronto's downtown core and along its transit arteries.

According to the report, 82 per cent of City One's population is white; 61 per cent of them have a university education. This population also shows the highest increase in average individual income: Income increased by 99 per cent over 35 years, and by 29 per cent from 2000 to 2005.

City Two

Middle-income earners – individuals earning within 20 per cent above and 20 per cent below the median income for the city.

Percentage of city in 1970: 66

Percentage of city in 2005: 29

Back in the 1970s, Toronto was predominantly a City Two kind of town: Middle-of-the-road earners dominated – especially in the suburbs, many of which were built for a car-driving, house-owning middle class.

Not so much now.

City Three

Low-income earners – 20 per cent to 40 per cent below the median income for the city.

Percentage of city in 1970: 18

Percentage of city in 2005: 40

Very low-income earners – more than 40 per cent below the median income for the city.

Percentage of city in 1970: 1

Percentage of city in 2005: 14

This third city has seen the highest population growth of the three categories since the 1970s, despite being less dense, on average, than the others. Its population has more youth and children, and a higher percentage of single-parent households – 23 per cent versus 14 per cent in City One. One in five adults doesn't have a school certificate, diploma or degree.

It also has a far greater number of immigrants and visible minorities: City Three's immigrant population almost doubled in 35 years – from 31 per cent to 61 per cent. And City Three's visible minorities are the majority – 66 per cent of the population. Fifty-four per cent of the city's homicides from 2005 to July, 2009, took place in these neighbourhoods.

The report notes that residents of these neighbourhoods have to travel farther to find employment but have the poorest access to transit. Only 19 of the system's 68 subway stations are within or near City Three neighbourhoods.

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WHAT READERS THINK

Dec. 18: Letters to the editor



Future of programs for poor neighbourhoods in question

ANNA MEHLER PAPERNY

From Thursday's Globe and Mail

Published Wednesday, Dec. 15, 2010 10:31PM EST

Last updated Thursday, Dec. 16, 2010 8:08AM EST

85 comments



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For the past five years, Toronto has poured millions of dollars into efforts to counteract widening income disparities by targeting its farthest-flung, most under-served neighbourhoods.

Just how these programs are doing depends on who you ask.

Proponents argue it's money well spent – but that results are hard to measure, it's too early to see drastic change and many of the positive changes are intangible.

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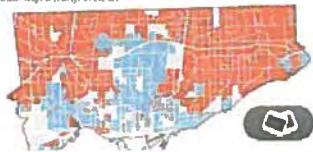
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LIVE, NOW

Growing income disparity in Toronto

PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025
Based on the 2010 to 2015 trends in census and average income data, assuming no change in trends.



A city of extremes, losing the middle ground

Detractors – Toronto's new mayor among them – argue the money has been squandered and the city would be better off focusing its efforts, and its limited resources, elsewhere.

The future of these projects – a \$40-million priority-neighbourhood initiative and the continuation of an ambitious pilot program to transform the city's high-rise slab apartment buildings – is far from clear in the new administration.

Mayor Rob Ford's new budget chief, Mike Del Grande, knows the challenges of what University of Toronto professor David Hulchanski calls the low-income "City Three" because his ward has one of them.



PDF DOCUMENT

Read The Three Cities Within Toronto report

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The Steeles-L'Amoreaux area of Mr. Del Grande's Scarborough-Agincourt ward is one of the city's 13 priority neighbourhoods. It had one of the most significant declines in income, relative to the city's average, over a 35-year period, said a report released Wednesday by the University of Toronto's Cities

Centre that flags the disappearance of the city's middle class.

According to municipal statistics, the area is almost 80 per cent visible minority. As a priority neighbourhood, it's the target of funds from multiple sources and levels of government, with funds going toward such programs as settlement services and daycare.

Cyleta Gibson-Sealy got used to seeing well-intentioned organizations try to fix her neighbourhood. So it was with a degree of skepticism that she greeted the latest arrival a few years ago, in the form of the United Way's Action for Neighbourhood Change office -- "Oh here comes another group," the feeling was. "What is it going to be this time?"

But Ms. Gibson-Sealy was won over: "The idea was for us to decide what course we wanted the community to take. We were kind of speechless ... This was a very different approach."

The single mother of two now runs the group's after-school program on top of her own contract work. She has mixed feelings about the "priority neighbourhood" designation, which has acted as both boon and stigma.

Mr. Del Grande's feelings are similarly mixed: The investment in initiatives like extra day care spaces is all well and good, he said. But "that assumption is there are jobs for people to go and work."

"My view is that we're not creating wealth," he said. "If you don't break the cycle to allow people to work then it never gets better. In order for people to work, the government needs to invest in the economy, which is businesses. Businesses create jobs, not government."

It's a crucial moment for many of the city's early attempts at neighbourhood-based revitalization.

Former mayor David Miller's tower renewal project, an ambitious plan to refurbish the city's many slab high-rise apartment buildings, is ready to expand from pilot project to full-scale undertaking.

The priority neighbourhoods program, its money all spent or committed, is preparing to bring forward progress reports to council next year. The city's \$37-million Partnership Opportunities Legacy Fund, which compounded an initial \$13-million 2008 investment will have completed a total of 23 projects by the end of 2011.

Chris Brillinger, director of the city's community resources unit, said because most of the priority neighbourhoods fall within Prof. Huichanski's low-income "City Three," it means they're targeting the right areas.

"There's lots of successes in the priority neighbourhoods," he argued. "There's physical and social services infrastructure that wasn't there before. So we're beginning to try to address those needs."

That said, "I'm not making any assumptions" on what kind of directions council will take when it comes time to deciding the program's fate.

"The work of my division is to provide good, solid, fact-based data to council, and then council would give direction on how it would like staff to

proceed."

The United Way, too, is reviewing its past five years of localized programming and preparing to move forward with a new five-year plan. In the past five years, the United Way has invested \$43.4-million in inner-suburb programs.

Susan McIsaac, for one, says she's optimistic those projects are helping.

"You look at three decades and, yes, it's stark," she concedes. "Particularly sobering is to look at the projection, right? ... Having said all that, a lot of the groundwork has been laid now. There is fantastic stuff going on. And we're starting to see some of that is seeding some change."

But it's also an awkward time to go to the city, cap in hand. As budget chief, Mr. Del Grande has been handed the daunting task of slicing millions from the budget as the city cuts or freezes taxes while pledging no service cuts.

Mr. Del Grande wouldn't speculate on what role he thinks the new administration should play in trying to bridge that growing divide. Mr. Ford wasn't available for comment yesterday.

"I really can't answer that, honestly, because we haven't had a good dialogue with respect to the issues," he said. "I think maybe it'd be best to refer that to the mayor."

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Wednesday December 15, 2010

Tale Of Three Cities

Matt Galloway spoke with David Hulchanski. He is the associate director for research at the University of Toronto's Cities Centre, and also the author behind the report "The Three Cities within Toronto"

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JohnWillis wrote:

Posted 2010/12/15
at 3:14 PM ET

Hi Matt, thanks for the interview with David Hulchanski - he deserves as much airtime as you can afford to give him, because his research is vital to mapping a strategy for prosperity and fairness in our great city.

There are various explanations for how we got into the mess, all with some validity - changes in the global economy, reduction in income supports for families, rising costs of housing -- for the steady erosion of the middle-class in Toronto.

However we need to also recognize a failure to synchronize city planning with economic development - we have a city council dominated by local ward interests and a history of resting on our economic laurels, also known as teh downtown core, instead of putting in place a city-wide strategy to build nifrastructure and attract investment to the inner suburbs. We have let our city's physical geography evolve by laissez-faire impacts of private developers, but they do not have a long-term vision for a sustainable, more dense, job-creating, prosperous fabric across the whole city.

And the city itself has only a general plan for the shape of the city - not a precinct-by-precinct approach to building complete neighbourhoods where our children can find jobs closer to home, and where walking or cycling are an option to eliminate all those short car trips that are choking off our growth with congetion.

We need a new approach that would empower local communities to envision teh development they want in their areas, and then match

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that to city-wide requirements for transit, housing, jobs and more intensification to bring down the cost of delivering services. Not everyone would be pleased with the changes but we must think for the people who will live here in 20 or 30 years, not just those who live here now.

Unfortunately I don't see this kind of vision at City Hall. Mr Miller overlooked this approach and Mr Ford has not taken up the challenge when it was raised in the recent election campaign. But for the long run we need to fuse our economic development strategies with our planning strategies or watch the city continue to split into three solitudes.



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Matt Galloway

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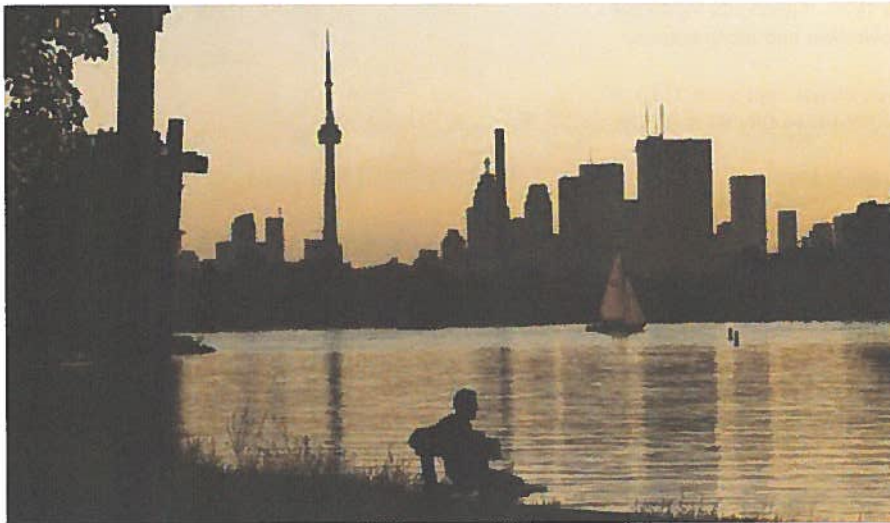
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Toronto's middle class shrinking rapidly: report

'If nothing changes, we will be a city in two halves:' author

Last Updated: Wednesday, December 15, 2010 | 5:27 PM ET [Comments](#) 164 [Recommend](#) 69
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AUDIO: David Hulchanski told CBC's Metro Morning on Wednesday that Toronto risks becoming increasingly divided among income lines in the next 15 years if major steps aren't taken to boost affordable housing and address inequities. (Mark Blinch/Reuters)

The number of middle income neighbourhoods in Toronto has gone down dramatically over the last four decades, creating a social divide that will widen greatly in the coming years if left unaddressed, according to a new analysis of census numbers.

The analysis, published in a report released Wednesday by the University of Toronto's Cities Centre, says what are thought of as middle class neighbourhoods — defined as areas where the average individual income is within 20 per cent of the city average of \$40,704 — are being squeezed out.

"It's not a theory, it's a trend," said David Hulchanski, associate director for research of the Cities Centre who wrote the report, titled *Three Cities in Toronto*.

"Census data from 1970 to 2005, [from] the ... now famous long-form census tells us a lot about ourselves. We simply asked where was each census tract, each neighbourhood in 1970 and where is it now," he told CBC's *Metro Morning* Wednesday.

More low income neighbourhoods

The report found that the proportion of neighbourhoods — what Statistics Canada refers to as census tracts — considered to be middle income was 29 per cent in 2005, down from 66

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per cent in 1970.

The proportion of low income neighbourhoods, meanwhile, rose from 19 per cent in 1970 to 53 per cent in 2005. Low income neighbourhoods are defined as those with average individual incomes at 20 per cent of the city average or lower.

"Poverty does not lead to violence, but it creates the preconditions for that when you have so many neighbourhoods where people feel they have no place to go," said Hulchanski. "So that is something that social scientists worry about when they look at this kind of data."

The report updates another study published by Hulchanski in 2007. The current report uses data from the 2005 census that was not available in time for the earlier version.

Tale of 3 cities

From 2001 to 2006, the trend of income and geographic polarization continued, said Hulchanski. Seven per cent of the city's 531 census tracts went down in average income, while four per cent increased in average income.

"So the trend continues. If nothing changes, we will be a city in two halves, really," said Hulchanski.

That's a change from the city currently described in Three Cities in Toronto. The report identifies three separate categories of Toronto neighbourhoods:

- City #1, where income increased 20 per cent or more since 1970. It accounts for 19 per cent of census tracts, and is generally concentrated downtown and along subway lines.
- City #2, where income increased or decreased less than 20 per cent since 1970. It accounts for 39 per cent of census tracts and is located between City #1 and City #3.
- City #3, where income decreased 20 per cent or more since 1970.

But if there are no major policy changes targeted at income distribution and affordable housing in the next 15 years, then Toronto will be dominated by just City #1 and City #3, Hulchanski's report says.

"This is a reasonable assumption, since neither of these changes is on the immediate horizon," the report said.

To avoid this scenario, some policies can be enacted at the municipal level, according to Hulchanski — notably, by making public transit more accessible to low-income neighbourhoods.

"The entire northern tier of our city lacks transit. Whether you call it Transit City or not, you need a plan to do that," said Hulchanski.

"And to be fair to the current administration, it's been 25 years with almost nothing happening, right? Talk, talk, talk for 25 years about doing something about transit and not being done. We finally had an announcement and now that's up in the air, of course," he said.

Subway strategy's cost unknown

New Mayor Rob Ford has called for the cancellation of Transit City, the city's light rail plan, in favour of a strategy that focuses on adding subway lines. It's unclear exactly how much it would cost to implement Ford's proposals or how long they would take to complete.

The province has already approved billions in funding for Transit City, several components of which have firm funding commitment, along with design plans and environmental assessments completed.

Hulchanski's report also calls for the implementation of the Tower Neighbourhood Renewal project, which seeks to revitalize the numerous high rise apartment buildings were constructed from 1950s to the '80s and have had minimal upkeep and upgrades.

But in addition to action at the municipal level, many of the problems Toronto face have to be addressed by the provincial and federal governments, Hulchanski said, particularly in four areas:

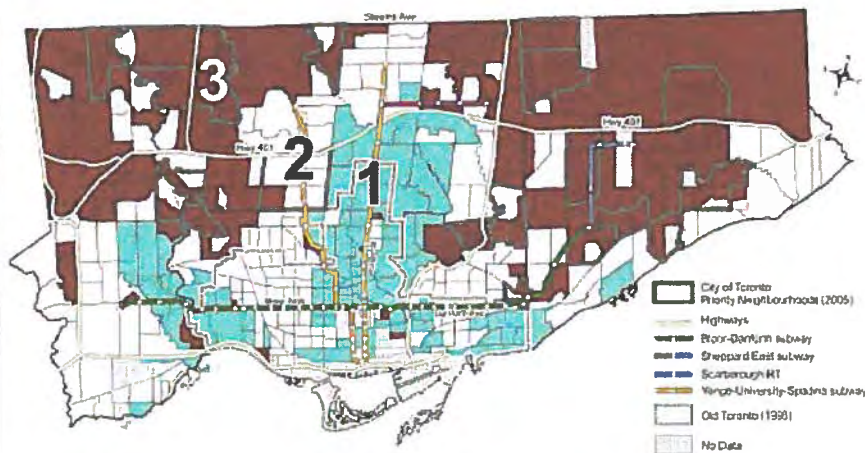
CBC News - Toronto - Toronto's middle class shrinking rapidly: report

- Ensuring a healthy labour market in the city.
- Social supports for those who need help.
- Adequate affordable housing.
- Dealing with discrimination.

"These are in the provincial and federal jurisdictions. There's just so much cities can do about any of those four things," he said.

MAP 1: CHANGE IN AVERAGE INDIVIDUAL INCOME, CITY OF TORONTO, RELATIVE TO THE TORONTO CMA, 1970-2005

Average individual income from all sources, 15 years and over, census tracts



Change in the Census Tract Average Individual Income as a Percentage of the Toronto CMA Average, 1970-2005

City #1
Increase of 20% or More
100 Census Tracts, 20% of City

City #2
Increase or Decrease
is Less than 20%
208 Census Tracts, 40% of City

City #3
Decrease of 20% or More
206 Census Tracts, 40% of City

A report released Wednesday has split the city into three categories based on socioeconomic trends. (University of Toronto)

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DavidHuston wrote:

Posted 2010/12/16
at 11:33 PM ET

48beepguin wrote: You hate your job,

Unfortunately for you, I stop reading here. You think my post explained everything, but you got it wrong. How odd. Oh well.



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48beepguin wrote:

Posted 2010/12/16
at 10:24 PM ET

DavidHuston wrote:

" They get money by not doing work. This should be taxed. All capital gains should be taxed 100%"

+++++

Wow! This explains a lot about you. You hate your job, but are too

lazy and not intelligent enough to find a better one so you complain about the wealthy.

You clearly have no assets and no ability or wherewithal to generate any net worth. You probably hope the stock markets collapse believing, in your simply mind, that it won't affect you.

I have news for you. Capital has no borders. It can leave in a flash - leave you wallowing in your misery! You cannot even imagine how bad things are really going to get for you and your kind.

Their will always be rich and poor. No revolution in history has changed that. Socialists have tried to level the playing field by stealing from the rich but the better players will always move ahead.

You clearly have no understanding of economic history, the failure of the Soviet Union and similar communist countries.

Even Cuba is now allowing small business private ownership to ween its people off the feeding hand of government.

In Sweden, the pendulum is swinging to the right as the country comes to grip with its crippling taxes.

Watch what happens to Chavez when his oil runs out and his socialist country discovers its has no business sense, no entrepreneurs and no ability to generate marketable goods and services.



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trustnobody wrote:

Posted 2010/12/16
at 8:21 PM ET

Canada's middle class is shrinking rapidly. Actually the middle-class around the world is diminishing. First it started out with bailing out corporations, now COUNTRIES are being bailed out. The American dollar is getting weaker everyday because of inflation and that is showing in the rising costs of food, and gas. I spend at least \$30 more weekly on Groceries than I did just a year ago buying the same stuff. The price of crude oil may go up to \$150-\$200 by next year. It sounds crazy, but what's happening around the world now-a-days is crazy. The worst part is I don't think it will be fixed anytime soon, in fact I think this is just the beginning (it can happen, remember the Great depression).



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Erik Hansen wrote:

Posted 2010/12/16
at 7:44 PM ET

toomanyorons wrote:

By "rich", do you mean the people who provide the jobs, invent products, provide services and take investment risks that provides most of the tax base?

You think that the middle class don't take risks! Where the hell have you been for the last 30 yrs or so. Anyone that has rrsp's invested in mutual funds is taking a risk only with far more to loose since most families have been caught up in the affordable housing crisis which has left them with little left over to save OR invest.

You seem to forget, if it wasn't for the purchasing power of the MIDDLE class, there would be little for the upper class to exploit so lets not get to carried away with the holier than thou speeches.



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Raven1971 wrote:

Posted 2010/12/16
at 5:18 PM ET

I hope you all recall that income tax was "a temporary measure" to pay for a war. Taxes would be far less and services better if governments weren't populated mostly by stupid and wasteful people.





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Income divide deepens among Toronto neighbourhoods: report

Article

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**Donovan Vincent**

Staff Reporter

Toronto is headed toward a scenario where nearly two thirds of residents will be in the low income bracket by 2025, according to [a study released Wednesday](#).

The latest update of the Three Cities within Toronto study from 2007 continues to paint a "devastating picture" of income "segregation" by neighbourhoods, according to one source who has seen the report.

Prior to this latest update, one released last year that was based on the latest census data showed that 15 of the city's middle income neighbourhoods have disappeared since 2001. The majority of these areas reverted to low income, where individual earnings were 20 to 40 per cent below the city average.

It shows that if current trends continue, a total of 10 per cent of the city will be middle income earners by 2025; 30 per cent will be upper middle income; and a whopping 60 per cent of Toronto's residents will be in the low to very low income bracket, sources say.

That's quite a swing from 1970, when 66 per cent of Toronto neighbourhoods were middle income, 15 per cent were upper income, and 19 per cent were low income.

Wednesday's report is authored by U of T professor and researcher David Hulchanski, as were the two before it. It doesn't blame municipal governments for the income trends, but one observer pointed out that the report's release is timely in light of the fiscally minded administration at city hall headed by newly minted Mayor Rob Ford.

Ford has vowed to make about \$230 million in spending cuts this year but say he will also retain services. Still, many people worry that whatever cuts Ford makes will still hurt less fortunate residents.

Hulchanski's latest findings will serve as a "wake-up call" to the Ford administration that it can't ignore the problem of dwindling incomes in Toronto's neighbourhoods, says Michael Shapcott, director of affordable housing for the Wellesley Institute, a research body.

Hulchanski's latest findings send "a clear signal to Ford and members of his administration (that) these are absolutely urgent issues and that while Toronto can't solve (them) on its own, the city can make a bad situation worse if it's not careful," Shapcott added.

A major reason for the dropping income levels is the loss of manufacturing jobs — and the shift to service sector employment, Shapcott argues.

Other reports have documented declining incomes in certain Toronto neighbourhoods. They include the 2004 United Way study called Poverty by Postal Code, which found the problem is particularly acute in many suburban sections of the 416 area code.

Aside from lower incomes, these neighbourhoods tend to have fewer services, higher rates of crime, and less access to transit.

The latest study also found similar income declines in the 905, according to sources.

Hulchanski did not respond to requests for an interview prior to Wednesday's release.

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Light rail urged for low-income neighbourhoods

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Donovan Vincent

Staff Reporter

The author of a report that shows a growing income gap in Toronto says Transit City, or a plan like it, is key to reducing that disparity.

"That's the way to go," U of T professor and researcher David Hulchanski said of former mayor David Miller's light rail plan, an initiative his successor, Mayor Rob Ford, announced he is cancelling in favour of building subways.

On Wednesday, Hulchanski released an update to his 2007 "Three Cities within Toronto" report. The study shows a continuing decrease of middle-income households while low-income families are on the rise. The problem is especially acute in the northeastern and northwestern parts of the city.

If current trends continue, 10 per cent of the city will be middle-income earners by 2025; 30 per cent will be upper-middle income; and 60 per cent of residents will be in the low to very low income bracket, Hulchanski predicts.

Expanding access to transit is among the key ingredients to slowing or reversing the "segregation" of the city by income, Hulchanski argues in his update.

"There's a significant shortage of accessibility to transit. That's why I've been a fan of the Transit City plan from the start. Linking many parts of (low-income) neighbourhoods and the northern part of the city not served by subways is just wonderful," he said in an interview.

"It's crucial for us to be one city," he said, adding he hopes to meet with Ford or his staff to discuss the issue.

Ford and others have criticized Transit City, saying light rail lines create too much congestion for cars, in addition to protracted construction headaches for residents and business owners.

But many of Transit City's light rail lines would have significant portions running underground, proponents argue.

Critics say the money isn't there for subways, nor — at least as far as poorer communities are concerned — the time.

Hulchanski's report notes that the lowest income areas of the city have only 19 subway stations close by.

Middle-income areas have access to 50 subway stops, while upper class neighbourhoods have 40 stations.

"Transit is a huge issue in Scarborough. We have a lot of visible minorities living in very vulnerable conditions. They're looking for jobs, desperate for jobs and they have to (get) around, you know, with what?" Israt Ahmed, a community planner with Social Planning Toronto, told the news conference held Wednesday to announce Hulchanski's findings.

"(Only) 19 subway stops. That speaks to the deprivation we have in our suburbs."

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Toronto's shrinking middle class

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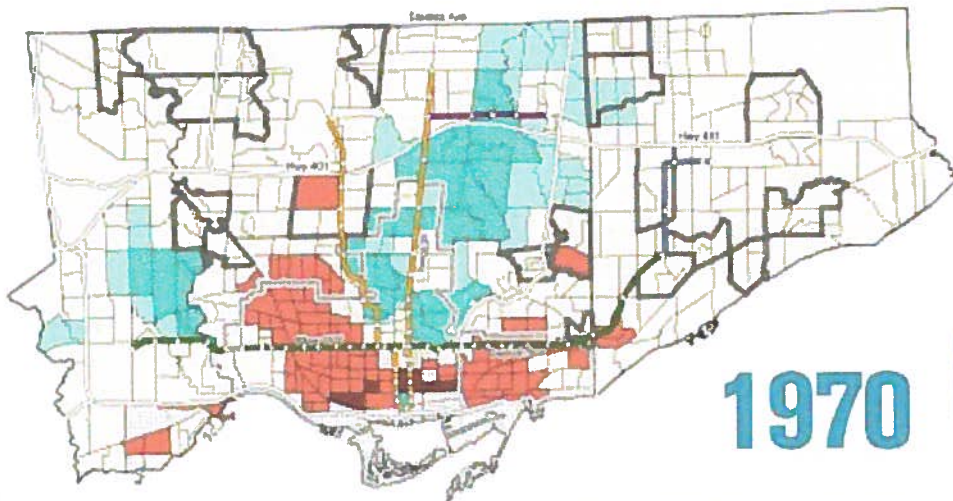
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Toronto's middle class is shrinking and being replaced by neighbourhoods of rich and poor, according to new research from the University of Toronto.






Using the latest census data, professor David Hulchanski and his team, released details of a study entitled "The Three Cities Within Toronto" which says by 2025 nearly two-thirds of residents will be in the low income bracket.

The before-and-after map below shows a comparison of the average individual income in Toronto from 1970 to 2005.

Click on the middle of the picture and drag it left or right to see the difference.



**Census Tract Average Individual Income Relative to the Toronto CMA Average of \$30,800*
(estimated to 2001 census boundaries)**

				
Very High	High	Middle Income	Low	Very Low
More than 40% Above	20% to 40% Above	20% Below to 20% Above	20% to 40% Below	More than 40% Below
36 Tracts, 7% of City	41 Tracts, 8% of City	341 Tracts, 66% of City	91 Tracts, 18% of City	6 Tracts, 1% of City
Average = \$54,700*	Average = \$39,000*	Average = \$29,800*	Average = \$22,300*	Average = \$17,000*

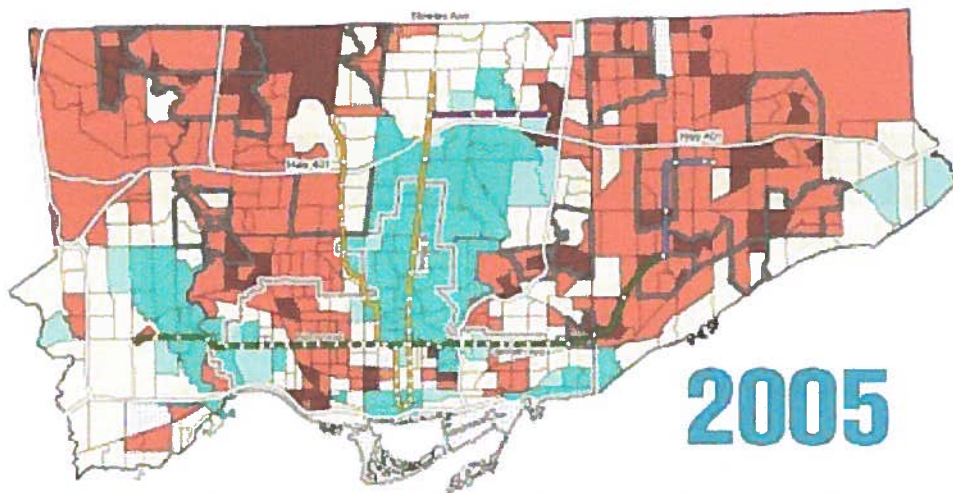
* Average incomes in constant 2005 dollars

Maps courtesy of: "The Three Cities Within Toronto": Income Polarization Among Toronto's Neighbourhoods, 1970-2005

By J. David Hulchanski, University of Toronto

The next before-and-after map shows a projection of the "three cities" in Toronto in 2025. It is based on the 1970 to 2005 trends in census tract average individual income, assuming no change in trends.

Click on the middle of the picture and drag it left or right to see the difference.



Census Tract Average Individual Income Relative to the Toronto CMA Average of \$40,704*
(estimated to 2001 census boundaries)

Very High	High	Middle Income	Low	Very Low
More than 40% Above	20% to 40% Above	20% Below to 20% Above	20% to 40% Below	More than 40% Below
76 Tracts, 15% of City	21 Tracts, 4% of City	152 tracts, 29% of City	206 Tracts, 40% of City	67 Tracts, 14% of City

Maps courtesy of: "The Three Cities Within Toronto": Income Polarization Among Toronto's Neighbourhoods, 1970-2005

By J. David Huichanski, University of Toronto

To view the entire report, [click here](#).

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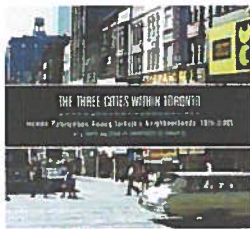
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Growing divide in incomes triggering health crisis: Latest Three Cities research



By: [Michael Shapcott](#)
On: Dec. 15, 2010

Toronto's 35-year income polarization trend is not only dividing the city into rich and poor neighbourhoods, but it is also triggering a city-wide health crisis. The latest [Three Cities research](#) from Prof David Hulchanski of the [University of Toronto's Cities Centre](#) paints a devastating picture of growing segregation across the city. The report notes that two-thirds of Torontonians had average incomes in 1970, 7% of the city had very high incomes and only 1% of the city had very low incomes. Tracking the actual changes every five years since then, and projecting the numbers to 2025, Dr Hulchanski predicts that by 2025, the middle income will shrink to 9% of the city, while the poorest neighbourhoods will grow to 60% of the city.



The growing income divide between rich and poor is triggering a major health crisis. [Toronto Public Health's Unequal City](#) report from 2008 analyzes the division of Toronto into rich and poor neighbourhoods and its impact on about 40 leading health indicators. The report concludes, among other factors, that lung cancer is 150% higher among the poor than the rich in Toronto. It also notes that income and health inequality is contributing to 1,100 premature deaths and 1,300 low birth weight babies.

Research from the Wellesley Institute also confirms the links between income inequality and poor health. [Poverty Is Making Us Sick](#) looks at a long list of health indicators and offers a series of devastating conclusions, including the finding that poor Canadians suffer more than double the rate of diabetes and heart disease as rich Canadians. [Sick and Tired](#) sets out a similar survey of the health status of Ontario's poor population. The first chapter of the Wellesley Institute's [Precarious Housing in Canada 2010](#) draws the links between poverty, poor housing and poor health.

The Wellesley Institute's [health equity practice](#) draws together resources on policies and social changes needed to reduce health disparities and increase health equity for all.

The latest round of powerful Three Cities research has drawn front page coverage in [The Globe and Mail](#). The Wellesley Institute's Michael Shapcott is quoted in [The Toronto Star](#) as stating that the new research should be a 'wake-up call' for Toronto Mayor Rob Ford.



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Shrinking middle class makes Toronto a city of socioeconomic extremes

Update

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December 15, 2010

Important new research by David Hulchanski shows Toronto is becoming a city of stark economic extremes as its middle class is hollowed out and replaced by a bipolar city of the rich and poor — one whose lines are drawn neighbourhood by neighbourhood. Read the story [here](#).

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Three Cities Report: Gentrification and Decline in Toronto

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A new report from the Cities Centre at U of T contains compelling data about Toronto's neighbourhoods. The report, titled [The Three Cities within Toronto](#), presents evidence of increased polarization of wealth. Downtown and central areas have become proportionately more wealthy over the past 35 years, while many parts of the east and west suburbs have become relatively poorer. A big concern is the apparent hollowing out of the middle-income population.

A team of researchers headed by Prof. David Hulchanski has been tracking long-term changes in Toronto's demographic makeup. From a starting point in 1970, the team has tracked the changing patterns of wealth distribution within Toronto (formerly Metro Toronto) as well as in the surrounding 905 area. There is a trove of fascinating data contained in the report, especially in the various maps and tables which track the evolution of the social changes.

The maps in this report make one thing clear: back in 1970, Metro Toronto was far more homogeneous in terms of income distribution than it is today. Some older areas of the city have changed from relative poverty to affluence over the time of the study. Many more areas, however, especially in Etobicoke and Scarborough, have dropped from a middling position to a level where local average incomes are more than 40% below the Toronto average levels. The report carefully documents its methodology, in particular to justify its reliance on individual income data as opposed to household data.

As real estate agents, we are clearly concerned to identify areas that may be expected to out-perform or under-perform in terms of property values. We are also concerned to look for the underlying causes of these long-term changes. On first blush, several priorities emerge for our declining areas: we need to improve public transit, aggressively update the quality of older tower apartments, and support better access to basic

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Toronto: Poor city beside rich city

Article

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David Hulchanski

"We heard as well about parents whose struggle to hold down two or three jobs leaves them with no time or energy to parent, of youth being humiliated by the obviousness of their poverty, of the impact of precarious and substandard housing on their ability to study and learn and engage with friends, and about the numerous other daily stresses of living on the margins of a prosperous society." – Review of the Roots of Youth Violence, Vol. 1, p. 31.

We learned last week that among the roots of youth violence is the lack of good jobs – jobs that support a family, jobs that support an average lifestyle, jobs that support good quality housing. Though we already knew this, as a society we need to stop moving in the opposite direction.

It wasn't too long ago that our language did not include terms like "good jobs," "bad jobs" or "the working poor." How could you work and be poor?

Many people today are working more than full-time and are poor. They have no choice but to live in the growing number of very poor neighbourhoods. Money buys choice. Many neighbourhoods are becoming poor in the sense that most of the residents are living in poverty, and poor in the sense that housing, public services and transit access are all inferior relative to the rest of the city.

The growing polarization between rich and poor is happening in part because of the loss of average, middle-income jobs.

There used to be far fewer concentrations of disadvantage in Toronto. In the early 1970s about two-thirds of the City of Toronto's neighbourhoods (66 per cent) were middle-income

– within 20 per cent of the average individual in-come of the metropolitan area. By 2005, the middle income group of neighbourhoods had declined to less than one-third (29 per cent).

The trend is the same in the communities around the city's boundaries – the 905 area. The number of middle-income neighbourhoods declined by 25 per cent, from 86 per cent to 61 per cent, during the same period. Now 20 per cent of the neighbourhoods in the 905 area have very low average individual incomes, compared to none in 1970.

This income polarization – the decline of the middle group with growth in the two extreme poles – is not only a general trend among Toronto's population, but it also is the basis of where we live.

The City of Toronto is now divided into increasingly distinct zones. One zone of tremendous wealth and prosperity, about 20 per cent of the city, is located mainly along the Yonge corridor and stretching east and west along Bloor and Danforth. Average household income was \$170,000 in 2005, 82 per cent of the population is white, only 4 per cent are recent immigrants (arriving 2001 to 2006), and only 2 per cent are black. Some of these neighbourhoods are more white and had fewer foreign-born residents in 2005 than in 1995.

In contrast, there is a huge zone of concentrated disadvantage. It is still located in part in the traditional inner-city neighbourhoods, but now is also in the inner suburbs, the car-oriented areas built during the 1960s and 1970s. This is 40 per cent of the city, about 1.1 million people. Close to one-third of residents live in poverty (are below the low-income cut-off measure used by the federal government). Only 34 per cent are white, 15 per cent are recent immigrants, and 12 per cent are black.

Federal and provincial economic policies, while seemingly abstract and high-level, play themselves out on the ground in our neighbourhoods. Paying a growing segment of the population wages that do not support individuals, let alone families, at a basic standard of living and a fundamental level of dignity is not sustainable.

The now well-documented rise in income inequality, income polarization and ethnocultural and skin colour segregation are city-destroying trends. They are trends produced by commission and omission, by public and private sector decisions.

We need to use our regulatory power for the common good to focus on improving the labour market through measures like a living wage and providing people with a voice in working conditions via a fairer path to unionization. One-sided policy-making is not only generating greater disadvantage, it is destroying the city as a great place to live and work. Nothing is trickling down. The city is increasingly segregating itself as the social distance between rich and poor increases.

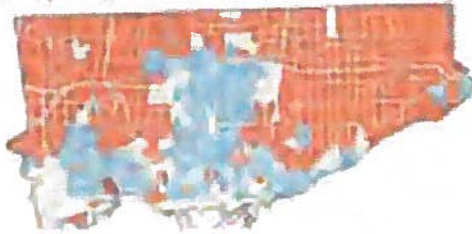
Immigrants are arriving in a very different economy than they did 30 and 40 years ago. A recent Statistics Canada study concludes, for example, "that the wage gap between newly hired employees and other employees has been widening over the past two decades," the "relative importance of temporary jobs has increased substantially among newly hired employees," and that compared with "the early 1980s, fewer male employees are now covered by a registered pension plan." In short, policies have allowed fewer jobs to pay a living wage with good benefits. This did not happen by accident.

It is not only possible but essential that we have an economy with good jobs with at least a minimum living wage for all. We need public policies that support the goals of a just and inclusive society, and we have to ensure that the use of political power benefits the common good. These are key goals of the Good Jobs Coalition and form the agenda for Saturday's Good Jobs Summit. They are essential to reversing the city-destroying trends at work in Toronto today.

15-Dec-2010 *The Globe and Mail*

Web chat on growing income disparities, the *Three Cities Within Toronto* report

PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025
Based on the 2006 Census, it includes 1999 mortgage inclusion results.
 Quarterly estimates as of March.



A city of extremes, losing the middle ground



PDF DOCUMENT

Read *The Three Cities Within Toronto* report

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It makes for a city economically divided along geographic lines, which planners and economists warn spells trouble for both social development and economic prosperity.

What's driving the change? What are its implications? And why are the city's efforts to boost equality not slowing that trend of stratification?

Join Prof. Hulchanski and Israt Ahmed, Community Planner for Scarborough Social Planning Toronto, for a live discussion, happening now.



David Hulchanski is the research director for the Cities Centre, principal investigator of the Neighbourhood Change Community University Research Alliance (CURA) and a professor of community development in the Factor-Inwentash Faculty of Social Work, University of Toronto.

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Readers using mobile devices should join the discussion by [following this link](#).

Growing income disparity in Toronto	
Wednesday December 15, 2010	
2:02	Anna Mehler Paperny: Hi, everyone. I'm here with David Hulchanski and Israt Ahmed to discuss growing income disparities in Toronto's neighbourhoods.
2:04	Anna Mehler Paperny: Their Three Cities report today found growing income divisions between different census tracts in the city. First off, David: What was most surprising, in your mind, about your findings?
2:06	[Comment From David Hulchanski] Most surprising: The trend is very clear and continues.


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2:06	<p>[Comment From Sam]</p> <p>How is different from any other city? The poor people started on the ports in the early days and have been shifted out as waterfront is more prized? You see the same in london and manhattan</p>
2:08	<p>David Hulchanski: This is not a moving about of lower or middle-income people. It is an absolute decline in the number of neighbourhoods (and people) who are middle income. We increasingly have low and high income neighbourhoods and very little in between.</p>
2:09	<p>[Comment From Robert]</p> <p>what is the reason for increase in disparity?</p>
2:11	<p>David Hulchanski: The reason: From 1945 to 1985 all types of evidence indicate we were becoming a slightly more equal society. After 1985 the top ten percent have taken an ever greater share of income. Public policies and changing labour markets left people with either very high paid jobs or very low paid jobs.</p>
2:12	<p>[Comment From Sonny Yeung]</p> <p>Would the recognition of foreign credentials OR having people work in the field that they are educated for help stem the tide?</p>
2:13	<p>David Hulchanski: Recognition of forum credentials is very important but by itself is a small part of the problem. It will make a big difference in the lives of those affected, but it is too small an impact in terms of social trends in general.</p>
2:14	<p>Anna Mehler Paperny: Sonny: Toronto's Board of Trade seems to think so -- they estimate the city loses billions a year because of its inability to properly capitalize off skilled immigrants. (report here)</p>

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2:14	[Comment From Israt Ahmed] I want to add there aren't good well-paid jobs in the suburbs and rent is too high for a lot of people in the inner sub-urbs
2:14	 [Comment From CraigBamford] Are you seeing uniquely Canadian and/or Torontoian elements to this, or do you see this as being caused by the same trends that are demolishing the middle class in the United States and the rest of the world?
2:16	David Hulchanski: We need to focus on western nations here (to compare apples with apples): Anglo-American countries have a huge and growing gap between rich and poor. Thus they have similar trends as the ones I identify for Toronto.
2:17	[Comment From Paul] I note that the maps drive off AVERAGE income. Do we know what they would look like if they drove off MEDIAN income? The published maps tell us that there is a growing class of people with super-high incomes. I think maps based on the median would be more informative about the middle class.
2:20	David Hulchanski: We do not have median income going back to 1970. We did run tests using median income for shorter periods of time and end up with the same results. Only 2 or 3% of census tracts change

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	depending on our use of household, or employment, or individual income. We are dealing with large numbers here: 2.5 million people in the City of Toronto. Those slightly different measures make very little difference -- and no change in any of the trends.
2:20	<p>[Comment From John Smith]</p> <p>Dr Hulchanski, I have no doubt you are familiar with Richard Florida's work on a "creative class" and "creative economy" How valid do you view this work and, more important, is your mapping of Toronto in the past, present and future reflective of a "creative city" and "creative society"?</p>
2:23	<p>David Hulchanski: Richard Florida has a focus on a set of characteristics of certain groupings of people (thus, the "creative class," etc.) This seems similar to what my team is doing but the focus, measures and purpose are different.</p>
2:23	<p>[Comment From John Campey]</p> <p>I'm assuming that one of the major challenges is simply the change in available jobs - the loss of all the relatively well-paid manufacturing jobs in Scarborough and Etobicoke in particular.</p>
2:23	<p>[Comment From Mary]</p> <p>Many neighbourhoods are changing due to the development of high-rise condo's. To what extent, if any, do you think these developments have on widening neighbourhood disparities?</p>

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| 2:24 | David Hulchanski: Exactly. Since the 1980s the City and country have lost many, many well paying jobs -- jobs that paid enough and were secure enough to raise a family on and buy a house. These have largely been replaced with lower paying service sector jobs. |
| 2:26 | Anna Mehler Paperny: Mary's question seems especially interesting in Toronto, because it plays into the conundrum of revitalizing versus gentrifying poor neighbourhoods -- what do you think of the way Toronto's balancing that? |
| 2:26 | David Hulchanski: The only problem with high-rise condos is that they are for one fairly uniform group of people. Inclusionary housing is an policy and planning option that would require a bit more of a mix in new condos. |
| 2:26 | Israt Ahmed: Inclusionery housing will help create mix community even when condo's are being built |
| 2:27 | [Comment From Doug]
We've been aware of this growing disparity for over a decade. Tens of millions of government and philanthropic dollars have been invested in the last few years into youth programs, health centres and so on. Is it making a difference? As someone who was involved in some of these initiatives, I look back at this and think that we are barely making a dent in an overwhelming |

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	social trend. Dr. Hulchanski- considering the investments of the recent decade into suburban social programs, what are the policy responses we should be focusing on? I'm increasingly pessimistic about what can be done.
2:27	David Hulchanski: The problem is less the condos than the lack of new construction of affordable private sector and public sector housing for people in need of affordable housing.
2:28	Anna Mehler Paperny: Following up on that, and on Doug's question: Are there incentives governments (municipal in particular, I guess) should be using vis-a-vis the private sector? Or have those interventions proven less than helpful?
2:29	John Campey: One of the promising developments is the revitalization of Regent Park - not perfect, but creating a neighbourhood with a very healthy income mix. Would be great if ways could be found to extend that concept into other (particularly private) developments.
2:30	David Hulchanski: There is only so much a city or charities or targeted social programs can do. The labour market, social supports like unemployment insurance, affordable housing and better combat against discrimination (jobs & housing) will make the biggest difference.


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2:30	[Comment From Megan] I'm writing from Vancouver, and I see some of the same trends here. Is there evidence that other Canadian cities are in the same boat as Toronto?
2:31	Israt Ahmed: I have seen some of the immediate impacts of neighbourhood investments in recent years, the reason why we feel they are not able to reverse the trend is because most of the programs or investments are incremental. we need on going investments and create opportunities for people
2:31	 [Comment From Patricia Cuttall Busby] What role does demographics play, in particular the influence of the large boomer generation.
2:32	David Hulchanski: Government incentives for the private sector: The federal government assisted with private sector construction of rental housing from the 1940s to 1984. The private sector cannot house or assist low income people. But proper incentives can lead to good outcomes for all.
2:33	[Comment From John Smith] This seems similar to what my team is doing but the focus, measures and purpose are different. Follow-up Question - can you elaborate how the "purpose" of your work differs from

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	you elaborate now the purpose of your work differs from Florida's. That sounds interesting.
2:33	David Hulchanski: Vancouver & Montreal: we are studying these two with colleagues. The trends are similar but with local differences due to a variety of factors.
2:36	David Hulchanski: Demographics: The major change is the ever smaller household, from over 4 people per household to about 2. Thus more housing units are needed. This pressure is on the urban land and housing markets. In a very unequal society there are big winners (well housed in nice neighbourhoods with good services) and losers (poor housing at a high % of income in under serviced neighbourhoods).
2:36	 [Comment From Craig Bamford] So if this IS one example of a universal problem, then what (if anything) can one city do to help?
2:37	David Hulchanski: Baby boomers: They are a bulge moving through the system. They are not the cause of the trends we identify in the report.
2:38	[Comment From Darryl] No doubt this is a multi faceted problem but how much weight do you put on global economies were companies quickly move jobs

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	you put on global economies were companies quickly move jobs to cheaper and emerging markets for even the smallest profit margin gains. Also do you see any trends with the advent of shrinking union outfits and the loss of the the middle class?
2:39	David Hulchanski: Universal problem: It is a problem concentrated in growing and changing larger cities -- caused by macro-societal trends. There is just so much a city can do. Few cities, however, are doing what they can.
2:39	[Comment From Fraser M.] My question is for Mr. Hulchanski. The report offers a surprising portrait of Toronto; one that provides evidence against the claim the immigrants are 'doing well' in Toronto. Are there any implications for immigration given recent remarks by Mayor Ford about immigration as being undesirable?
2:41	John Campey: I'd argue this puts an additional lens of importance on what we need to advocate with the Provincial and Federal governments, as well as with the private sector, to mitigate against growing income inequality - renewed attention to the social safety net, continued movement on minimum wage and other policies (such as making it easier for workers to unionize), and a more progressive tax regime.

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2:41	<p>[Comment From Neville]</p> <p>I'm on the waiting list for rent-geared-to-income housing in Toronto, and every apartment I've applied for has a waiting list of THOUSANDS of people. I read about the new Ontario affordable housing strategy and they're not even committing to creating any more affordable housing. Is there anything the city of Toronto can do on this front?</p>
2:42	<p>David Hulchanski: 50% of Toronto's population are immigrants. The sweeping generalization that this has something to do with immigrants, recent or not, misses the entire previous (above) discussion of causes.</p>
2:42	<p>[Comment From Astrid Idlewild]</p> <p>Anna: Without limits to types of residential zoning, the developer-investors are not obliged to deliver housing solutions for multiple income tiers. Politically, developers would oppose municipal restrictions like those were they mandatory as a condition of proposing a new condo project.</p>
2:44	<p>Anna Mehler Paperny: Regarding Neville and Astrid's comments -- thoughts on what the city could be doing? Are there any successful project-specific models you would point to? What would inclusionary zoning look like in Toronto?</p>
2:45	<p>David Hulchanski: The city has an affordable housing strategy in place which mainly requires, of course</p>

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	strategy in place which mainly requires, of course, federal or provincial assistance for lower income households. The Provincial government campaigned last time on the fact that they would bring in programs to address housing problems but instead only have a weak vague long term plan released a few weeks ago,
2:46	[Comment From Guest] We don't need more "affordable housing" ... we need higher working wages for the working poor.
2:47	[Comment From Sonny Yeung] Would the investment in Green Energy and Technology be a catalyst to extend the manufacturing base in Toronto for local solar and wind projects?
2:48	[Comment From Neville] Guest: trust me, when my neighbourhood (Parkdale) has at least 6 new condo developments and only 1 affordable housing development, we need BOTH higher wages and affordable housing.
2:48	David Hulchanski: Inclusionary housing: In the case of larger projects a certain % (10, 15, 20) would have to be "affordable" in some good definition (as well as rental). As long as this became the "rules of the game" for all developers equally (no special deals) than it will simply become the way things are.
2:49	[Comment From Scot] What would the map look like if the whole GTA were included? Have the middle class moved to 905?
2:49	Anna Mehler Panerny: Scot: Report seems to suggest

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	Note the middle class moved to 905.
2:49	Anna Mehler Paperny: Scot: Report seems to suggest no -- middle-income populations have declined in the 905, as well.
2:49	John Campey: One of the lessons from this study, for me, is that just as no single policy created this trend, no single policy will completely reverse it - we will need a range of policy interventions to turn it around.
2:49	[Comment From Fraser M.] I guess I should rephrase my question re: immigration. It appears that immigrants are disproportionately represented in the low-income 'city'. If failing to recognize foreign credentials in a efficient way is only a small portion of the problem, then we must be failing our immigrant population in another way. Any thoughts?
2:49	[Comment From Guest] When there's 80,000 people on waiting lists for affordable housing ... clearly the problem isn't housing .. but income. It's like giving the patient more blood when he's still bleeding
2:50	David Hulchanski: Higher wages vs. affordable housing: good point. But in the real world, even in countries with good wages (Western Europe, for example), affordable housing is still required. Housing is simply very expensive and there are always some people in need.
2:50	[Comment From Carl]

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| 2:50 | <p>[Comment From Carl]
Social housing and incentives to developers have been mentioned, but don't the largest housing programs in the country have an impact - in favour of the better off? I'm thinking of tax free capital gains, home owner's grants, low interest rates - this causes the better off to be able to pay more for their housing, often overconsuming land (and then insisting on exclusionary zoning to boot) - this subsidized competition for scarce resources pushes up the costs for everyone else.</p> |
| 2:51 | <p>[Comment From Robert]
everybody is talking about affordable housing or creating jobs....why can't we talk about reducing the wage differences between occupations....isn't that a more pragmatic solution?</p> |
| 2:52 | <p>[Comment From Guest]
No, because wages reflect the perceived value of labour.</p> |
| 2:53 | <p>[Comment From Harold Chorney]
Hello David. The result that you have found is what I would have expected and what I have also observed over the past several decades in Montreal. I am certain that the shift in national economic policy in the early 1980s away from a commitment to low unemployment and the refocusing of policy on inflation and an anti Keynesian orientation has played a large role in generating these results.</p> |
| 2:55 | <p>David Hulchanski: Recent immigrants are over represented in poor neighbourhoods. Why? A long story. Yes, recognition of credentials. But also discrimination.</p> |

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Growing income disparity in Toronto

represented in poor neighborhoods. My report says: Yes, recognition of credentials. But also discrimination. But mainly the low number of "good" jobs. We have "working poor" today -- unlike the past. It goes back to the decline of the middle income group -- this is the society new Canadians are coming to. Yet our economy needs people on minimum wages and part-time shifts -- unlike 30 years ago. Recent immigrants did not create this type of economy.

2:55 John Campey: To Robert's point - one of the ways of reducing those differentials is increasing the minimum wage, and improving access to unionization - particularly for racialized communities who have not seen themselves fully reflected in the current union membership.

2:56 [Comment From Salanth]
Guest is me. Carl's got good points there. I'd like to see developers required to have an amount of affordable housing mixed in like in Seattle.


2:56 [Comment From Neville]
Unfortunately, wage-based solutions to income/housing disparity exclude the unemployed, people on social assistance and disability, etc. You need to take into account people who *cannot* depend on wages.

2:58 David Hulchanski: Hello Harold (after all these years): Yes, if you cut taxes and cut social spending with the theory of trickle-down benefits (neo-liberal policies), and do this for 20 years, you get the results you see in my report (and similar in Montreal).

3:00 Anna Mehler Paperny: Okay. i think we're almost out


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	theory of trickle down benefits (neo liberal policies), and do this for 20 years, you get the results you see in my report (and similar in Montreal).
3:00	Anna Mehler Paperny: Okay, i think we're almost out of time. Any final thoughts, comments, questions? What's the takeaway, in constructive terms?
3:01	 [Comment From Patricia Cuttall Busby] Okay. So smaller households is a driving trend. This may be due to lifestyle, economic viability or a circumstantial situation. How does one address this? One aspect of this seems to be a deep shift in the cultural norm (a 4 person household to a 2 person household.) While I recognize the need to address disparity and the importance of affordable housing, in the long term, what does this shifting reality mean for the city?
3:02	David Hulchanski: It is better to know these trends than not to. That is what David Miller said when we showed him this material a few years ago. Doing away with the long form census means we cannot study ourselves in the same fashion any longer. To some, not -knowing is better. It is not.
3:05	Anna Mehler Paperny: All right, that's probably a good a point as any to leave on. David, John, Israt, thank you so much for the insight. And thanks to everyone for the questions and comments. If anyone has further thoughts, please give me a shout -- ampaperny@globeandmail.com .

CBC.ca -- Toronto's middle class shrinking rapidly

Toronto's middle class shrinking rapidly: report

cbc.ca  *CBC – Wed, 15 Dec 2010*

The number of middle income neighbourhoods in Toronto has gone down dramatically over the last four decades, creating a social divide that will widen greatly in the coming years if left unaddressed, according to a new analysis of census numbers.

The analysis, published in a report released Wednesday by the University of Toronto's Cities Centre, says what are thought of as middle class neighbourhoods — defined as areas where the average individual income is within 20 per cent of the city average of \$40,704 — are being squeezed out.

"It's not a theory, it's a trend," said David Hulchanski, associate director for research of the Cities Centre who wrote the report, titled *Three Cities in Toronto*.

"Census data from 1970 to 2005, [from] the ... now famous long-form census tells us a lot about ourselves. We simply asked where was each census tract, each neighbourhood in 1970 and where is it now," he told CBC's *Metro Morning* Wednesday.

The report found that the proportion of neighbourhoods — what Statistics Canada refers to as census tracts — considered to be middle income was 29 per cent in 2005, down from 66 per cent in 1970.

The proportion of low income neighbourhoods, meanwhile, rose from 19 per cent in 1970 to 53 per cent in 2005. Low income neighbourhoods are defined as those with average individual incomes at 20 per cent of the city average or lower.

"Poverty does not lead to violence, but it creates the preconditions for that when you have so many neighbourhoods where people feel they have no place to go," said Hulchanski. "So that is something that social scientists worry about when they look at this kind of data."

The report updates another study published by Hulchanski in 2007. The current report uses data from the 2005 census that was not available in time for the earlier version.

From 2001 to 2006, the trend of income and geographic polarization continued, said Hulchanski. Seven per cent of the city's 531 census tracts went down in average income, while four per cent increased in average income.

"So the trend continues. If nothing changes, we will be a city in two halves, really," said Hulchanski.

That's a change from the city currently described in *Three Cities in Toronto*. The report identifies three separate categories of Toronto neighbourhoods:

But if there are no major policy changes targeted at income distribution and affordable housing in the next 15 years, then Toronto will be dominated by just City #1 and City #3, Hulchanski's report says.

"This is a reasonable assumption, since neither of these changes is on the immediate horizon," the report said.

To avoid this scenario, some policies can be enacted at the municipal level, according to Hulchanski — notably, by making public transit more accessible to low-income neighbourhoods.

"The entire northern tier of our city lacks transit. Whether you call it Transit City or not, you need a plan to do that," said Hulchanski.

"And to be fair to the current administration, it's been 25 years with almost nothing happening, right? Talk, talk, talk for 25 years about doing something about transit and not being done. We finally had an announcement and now that's up in the air, of course," he said.

New Mayor Rob Ford has called for the cancellation of Transit City, the city's light rail plan, in favour of a strategy that focuses on adding subway lines. It's unclear exactly how much it would cost to implement Ford's proposals or how long they would take to complete.

CBC.ca -- Toronto's middle class shrinking rapidly

The province has already approved billions in funding for Transit City, several components of which have firm funding commitment, along with design plans and environmental assessments completed.

Hulchanski's report also calls for the implementation of the Tower Neighbourhood Renewal project, which seeks to revitalize the numerous high rise apartment buildings were constructed from 1950s to the '80s and have had minimal upkeep and upgrades.

But in addition to action at the municipal level, many of the problems Toronto face have to be addressed by the provincial and federal governments, Hulchanski said, particularly in four areas:

"These are in the provincial and federal jurisdictions. There's just so much cities can do about any of those four things," he said.

48 comments

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IMHO, to simply blame immigrants on the economic strains Toronto faces in the next few years is simply racist and xenophobic. The reason why there is a growing economic divide in Toronto is because nether the present municipal, provincial, federal governments are unwilling to roll out true programs that are innovated, far reaching, and realistic that tackles the issues of poverty, employment, health care and pension in an economy that will be going through tremendous changes in the next couple of years.

When you have a few generations of graduates who have enjoyed easy access to higher education; yet, can't find any stable employment because businesses have chosen to hire people on contract or a part time bases. Our manufacturing industry continues to shrink, with jobs being shipped elsewhere thanks to Free Trade Agreements that encourages business to seek cheaper labor pools without bringing back any real investment back to Canada in terms of newer jobs. The Federal and provincial government just shrugs and simply tell their detractors that this will all balance cause market forces know best. Other business sectors use this as leverage against unionized and non-unionized to prevent them from demanding raises.

Meanwhile, the cost of living continues to outpace all our wages, which forces us all to do more with less money. The results are that everyone, young, old, immigrant and non immigrant simply don't make enough money to afford the basics to live, have enough money to save for the future expenses nor retirement. People go into massive debt instead just to simply live.

Sure, Rob Ford and his cronies down in city hall can brag that by killing the 60\$ vehicle registration tax is going to save more money in your pocket, or Ontario Liberals could brag how 100 to 300\$ HST going to help you out, or The Conservatives argument of lower taxes is going to help stimulate the economy by getting people to spend. However, when you really think about it, it's really a small pittance of how much we really do pay today for necessities such as groceries, day care, rent..etc. Don't forget as we enjoy lower taxes, it comes at a price: cut backs to social services. Up to now Rob Ford haven't said how he's going to make up for the eventually budget short fall next year especially after he plans to build subways which is an expensive venture. Be sure real programs that are aimed to help the poor such as public housing that are pushed aside because they are simply deemed not practical.

As I said before I think it's time we call our politicians on it. Encouraging endless consumer spending a shameful shell game that lacks any real vision nor innovation to prepare us for what lies ahead. If we don't, in the end we will pay a heavy price in terms of social decay.

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CBC.ca -- Toronto's middle class shrinking rapidly

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[longtinemediawatcher](#) Fri Dec 17, 2010 10:13 am EST [Report Abuse](#)

"Most of the problems Toronto face"? Does the CBC have nobody with proper grammar which should have been taught in public school? Between these anonymous articles and the moron who does the titling on "The Lang and O'Leary Report" we are witnessing the death of literacy, even on the CBC.

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[Neil](#) Fri Dec 17, 2010 10:05 am EST [Report Abuse](#)

This report is not alone in observing that the middle class is disappearing in Toronto. It references another similar report and The Vital Signs Report said the same thing a few months ago. Nor is the trend limited to this city or Canada. It is a current economic reality which is based on a score of causes from our current recession to education and an information age employment profile for high end jobs while the service sector is accommodating much of the absorption of new employment situations.

The solutions, while challenging, do exist. They include access to education and retraining, revitalizing our economy, and innovation through research, entrepreneurial activities and individual empowerment. On the support side rethinking what constitutes a civil city from housing to transportation can not be ignored.

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[dtdpenney](#) Fri Dec 17, 2010 08:48 am EST [Report Abuse](#)

Well seems to me the only thing our gov is interested in is taking more so they are the problem, think about the amount of taxes we pay out per dollar earned, its scary and not improving.

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[Khitha Mahal](#) Fri Dec 17, 2010 08:29 am EST [Report Abuse](#)

We appreciate all yr comments it is really interesting.

How about writing some constructive idea, how to overcome the problem.

Our politician or govt officers will be assisted on the issue.

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[TOM](#) Fri Dec 17, 2010 07:16 am EST [Report Abuse](#)

I'd like to see the map of the "tracts". Yes, the middle class is moving to Mississauga, Ajax, Pickering, Whitby etc so they can afford housing. I hope they didn't waste a lot of money (probably government funded) to come up with another "scary" story.

CBC.ca -- Toronto's middle class shrinking rapidly

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[natchal](#) Fri Dec 17, 2010 06:24 am EST [Report Abuse](#)

you want to know why this has happened?its because we allow those into this country who are here for 1 reason and 1 reason only,the would rather commit crime than work,or they dont have the qualifications for jobs or they refuse to learn english which stifles their chance at a good job

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[Daisy P](#) Fri Dec 17, 2010 05:25 am EST [Report Abuse](#)

What has really hurt is the loss of so many good paying jobs over the years. Whether by downsizing, or companies moving out of the country, or just plain closures these jobs have disappeared to be replaced by McJobs. These new jobs are often low paid part time jobs with no future at all. The only thing about immigration that bothers me is when they want to bring grandmothers or other older relatives into Canada. Our population is aging fast enough as it is and not having the resources to handle who is here now. You have to balance compassion with reality.

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[dtdpenney](#) Fri Dec 17, 2010 05:00 am EST [Report Abuse](#)

Yes it is getting harder to hold on to what we have things keep going up as expected .One of the problems being people not supporting Canada BUY CANADIAN! This will strengthen our economy give us more jobs.This will help us all not just middle class ,and yes the giving back of a little money from our government as they take twice as much with the other hand must stop in order for us to succeed."The rich get richer " thats why.Oh yes the cost of gas ? I rest my case.

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[we](#) Fri Dec 17, 2010 02:10 am EST [Report Abuse](#)

I will like to say a few words pertaining to the topic being discussed. We are all immigrants even the Native Indian and no one group of persons have more rights to this country call Canada than any other group. My Question to all is this, who created this land and country call Canada?

What race of people created the Canada? I submit to all, not even the Native who first immigrated to this country created it. So we are all the same.

I submitt to you,

That the wealthiest one % of Canadians who control all the resources in this country are the one to blame for the social and economic crisis that is now facing our working class folks. This is nothing but a systematic slavery, slavery to our jobs and the corporate interest groups. Government and corporate giants are freezing our wages, while they give them self substantial increases. No! Take a look around, inflation is on the rise, while middle

CBC.ca -- Toronto's middle class shrinking rapidly

class income is on a steady decline. This is not an accident it is by designed. The Banks and insurance company owned us, because we all are in debited to them one way or the other. How can you accept this system? We must trust in God, each other, and return to the basic ways of life before it is too late.

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[Lucy B](#) Thu Dec 16, 2010 10:24 pm EST [Report Abuse](#)

Its time that Harper pays for this error.. I never liked him or voted for him.. Time for a change and squeeEEEEEEEEze the politician wages!

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[Happy camper](#) Thu Dec 16, 2010 07:57 pm EST [Report Abuse](#)

True...middle class is shrinking due to Miller's 7 years bad luck!!!

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[mookie](#) Thu Dec 16, 2010 06:26 pm EST [Report Abuse](#)

the additional land transfer tax will not help this issue, but instead hasten the departure of the middle class.

Our mayor needs to abolish this tax asap.

We don't want to end up like many major U.S. cities where our downtown is full of low income population and the affluent all live in the suburbs.

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[Kodi](#) Thu Dec 16, 2010 05:08 pm EST [Report Abuse](#)

Well said Louis! But please red between his lines.... he is an immigrant too and on top of that, one that hates "white politicians".... what does that tell you??

So don't worry:)

We, immigrants are not the cause of this issue: we go to schools and work in the same time. We've come here due to different reasons but most of us work hard.... not like those who've come here and live on welfare while already having 6 children and expecting the 7th :)))

Well, there are many kinds of people but I could never blame those who work.....

People, the middle class is vanishing but it is the system that wants it to be vanished so don't bite each other, let's become united and fight for it.

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This country has so much resources that it could support even 100 million people if not more. The Canadian population is very small, ridiculously small so immigrants are not the problem.

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[julius](#) Thu Dec 16, 2010 05:02 pm EST [Report Abuse](#)

This my friend is 'Corporate America' we the people are just a commodity. Raising taxes, gas price gouging. I could see some redneck comments blaming immigrants, are they aware Frank Stronach is an immigrant do you know how many jobs he have created thru Magna International? We need to change the government, a government that should protect the people not the few. We should embrace what FDR (Franklin D Roosevelt) would like each and one of us to have....second bill of rights, the right to own a decent paying job, the right for affordable home, the right for education and health care. And what do we get.....just look around

[Replies \(1\)](#)

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[Pars](#) Thu Dec 16, 2010 04:39 pm EST [Report Abuse](#)

I say suck it up.

Get Rich Or Die Trying.

Comment hidden due to low rating. [Show Comment](#)

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[TorontoChick](#) Thu Dec 16, 2010 04:34 pm EST [Report Abuse](#)

If you don't have a degree in engineering or IT services or a trade, you will end up in the service industry. We in the Western world have lost tons of jobs to automation and outsourcing (and let's face it: those in the countries they were outsourced to don't have it easier.) But mostly to automation. Is it any wonder, then, that the average income has gone down?

From another perspective, those with just bachelor degrees in things like "liberal arts" had better get their Masters and PhDs or they, too, will end up in the service industry. We're more educated than ever but the hands-on jobs that used to pay well and provide lifetime security have gone the way of the one-worker household.

[Replies \(2\)](#)

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[matchan](#) Thu Dec 16, 2010 04:06 pm EST [Report Abuse](#)

son of a gun....

majority of middle class is suffering here...

name of welfare...people waste govt money..

govt in turn takes out \$\$ from middle class

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this cycle will never end...

son of a gun...

[Replies \(2\)](#)

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[read](#) Thu Dec 16, 2010 03:59 pm EST [Report Abuse](#)

The disappearance of the middle class can be blamed directly on unregulated and chaotic policies of Toronto's Department of Planning. There are very loose zoning by-laws on properties. These undeveloped properties can always be re-zoned with some pressure from influential (read: rich) developers whose politicians-friends will directly or indirectly benefit from new developments. That's certainly the case with new condominiums that are built south of Front St. That strip of land was under water only decades ago and that's why you didn't see many skyscrapers built in that area, except for CN Tower where the soil was well prepared for that sort of construction. Most skyscrapers had been built north of Front St. in 60s and 70s. So picture this: the first sky scraper is built and the land value in its immediate vicinity goes up, so naturally one of the most profitable investment in the congested downtown is another skyscraper, usually residential, then another and another. It's the never ending cycle of capitalism. The land value quickly goes up, and the only way to compensate for that is to charge more for residential/ commercial suites. Today, depending on location, you can pay as much as \$1000/ sq foot for a lousy 1 bedroom suite with a view of... another lousy and just as expensive w bedroom suite in another tower across a narrow street. As a result the middle class is pushed further and further out of downtown and the main arteries, that today are lined up with buildings (read: Yonge St. north of Sheppard). Why would a developer hesitate to take over properties that are zoned as low-density, knowing the return on his investment will be at least twice higher.

adamski27@yahoo.com

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[vega-4](#) Thu Dec 16, 2010 03:50 pm EST [Report Abuse](#)

We produce the common wealth, so we are the ones who have the right to redistribute it. We are no slaves to the corp parasites. I declare THE FREEDOM DAY, from now on and forever.

[Replies \(1\)](#)

- Comments 21 - 40 of 48

11 users liked this comment 3 users disliked this comment

[Happy](#) Thu Dec 16, 2010 03:45 pm EST [Report Abuse](#)

Canada will not have this problem in 25 - 50 years. Those of us who know the quality and education of the country as it was in the 1960s, where people were polite, knew the meaning of customer service, and respected the cleanliness of our streets will all be dead. We are steadily being replaced by those who have brought us down to their level. It has NOTHING to do with immigration, but everything to do with education. My ancestors were immigrants here in 1913. But they were educated in the British system. When the followers of Trudeau opened the flood gates to increase the head count, they failed to establish education criteria. It's happened around the world; it's not unique to Canada. Shoot the politicians, but not immigrants. The latter can be educated, with effort.

[Replies \(3\)](#)

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•
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[gizbo](#) Thu Dec 16, 2010 03:40 pm EST [Report Abuse](#)

and...what else is new

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users disliked this comment

[Tut](#) Thu Dec 16, 2010 03:32 pm EST [Report Abuse](#)

Who the hell is this Hanchanski anyway? What a pile of out dated crap. Must be a real "left wing kook" as Don would say.

He sure got his digs in. I know he didn't vote for Ford. And why would the CBC report this junk? Well I guess I know why. It was either them or that Liberal rag the Star?

[Replies \(1\)](#)

•
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users disliked this comment

[Lorworld](#) Thu Dec 16, 2010 02:51 pm EST [Report Abuse](#)

Why would the government want to get rid of Middle Class? It's the middle class that don't cost them anything and pay taxes to support all the welfare class.

[Replies \(1\)](#)

•
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users disliked this comment

[Lorworld](#) Thu Dec 16, 2010 02:48 pm EST [Report Abuse](#)

Toronto needs to stop allowing people to come here, live on welfare and require metro housing. The city keeps building more and more metro housing to accomodate people that don't work. If they aren't going to work they can live in any small town in Canada.

[Replies \(3\)](#)

•
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users disliked this comment

[mother of humanity](#) Thu Dec 16, 2010 02:39 pm EST [Report Abuse](#)

why talking about immgrant everyone here is immgrant except Native Canadian, coming before me doesn't give you the right to insult me, this country an immgrant county, thanks to the Native to allow all of us to come to their country and they never complain, so pleas stop talking about immgtant, everyone is immgrant, talk about strategy & solution for this problem, we get sick and tired of complaining and pointing finger, pls do something or shut-up

[Replies \(2\)](#)

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[AnTi-CoRp](#) Thu Dec 16, 2010 02:15 pm EST [Report Abuse](#)

it is the obvious intention of governments to separate people into the old feudal system of super rich and super poor. middle class are a thorn in the powerful's side because they actually want rights, benefits, standards of living and this does not sit well with the super rich. of course the great divide is happening quickly, our taxation is ridiculous when matched against what we actually get back, and what we do get back is thanks to ourselves the taxpayer!!! education is a bad mistake they want to retract from the middle class, look at america because they already are determining who can and will not go to university outright!! they want rid of middle class for they are a nuisance to people like the royal family!! what's old is new again, they intend to lower our standards to india not raise theirs to ours!

[Replies \(3\)](#)

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[Messinger from Mars](#) Thu Dec 16, 2010 02:02 pm EST [Report Abuse](#)

Canada accepts too many immigrants, compared with U.S. and Australia. Canadian economy can not handle many immigrants, and Canadian economy is not feasible to accommodate this many people. This creates so many problems in many areas such as job shortage and housing shortage, and family doctors shortage. People can not have jobs without networking, even it's very difficult to find factory jobs. Canada's capability is too much exaggerated by Canadian politicians who are benefitting mostly by accepting many people. Instead, Canada is small country with mostly frozen land. If Canada accepts people this way, it will have a big problem soon, which may not be solved forever... But white Canadian and politicians are very happy everyday because their pockets are filled with a bunch of cash brought by ripped-off innocent immigrants.. Canada can be sued in the future for cheating those people by United Nation.

Canadians must pray to the God for forgiveness for destroying their lives by bring them into these barren land...

[Replies \(10\)](#)

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[NiKKi](#) Thu Dec 16, 2010 01:48 pm EST [Report Abuse](#)

Many, many thanks to Hulchanski! Those kind of things have been noticed before, and I have done my own investigation of census data. The real income of families in Toronto just keep falling, while living costs keep raising. It has got to the point where just paying housing and daycare became so expensive that it leaves no money to an average working family for other necessities of life, never mind saving, entertainment, vacation or other things that can make life worth living. Life in Toronto simply became unaffordable, and something really needs to be done about it. I guess the more people notice and write about it the better chance we have to convince those who have authority to introduce some changes to this way of structure. It looks like people can not achieve anything good anymore without a constant struggle against the dark forces of social inequality and it just looks to me like the struggle will have to intensify in the years to come.

[Replies \(2\)](#)

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[sumita](#) Thu Dec 16, 2010 01:40 pm EST [Report Abuse](#)

Good comments on all arguments. Yes immigrants coming in are making a difference but remember not all immigrants are feeding of the system many are contributing to this country.

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Some immigrants are really suffering because being educated abroad is not a criteria to get jobs in Canada. So yes the number of immigrants to Canada should be decreased.

but no one mentioned the outsourcing of jobs to other countries. In case people don't know call centre and IT jobs are being outsourced to India. May I ask why? is government allowing it when people in Canada even the immigrants can do this work. I believe this needs to be controlled and many jobs will be available in Canada.

HBC call centre has been outsourced too. IAN FYI.

[Replies \(3\)](#)

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[cesar r](#) Thu Dec 16, 2010 01:31 pm EST [Report Abuse](#)

Now I realized, my beloved country Canada is just another banana republic, we only export commodities with no value added and the manufacturing industry disappeared

[Replies \(2\)](#)

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[l2onaldinho1010](#) Thu Dec 16, 2010 01:14 pm EST [Report Abuse](#)

the government is trying to make a CLEAR divide between rich and poor, they want no middle class. The middle class sways the whole equation because of the varying levels of middle class. Stay active in politics people! And remember, we all bleed red.. or blue if you're going to be technical.

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[Marko Darko](#) Thu Dec 16, 2010 12:27 pm EST [Report Abuse](#)

To Oleg: Don't you see that the guy you replied to is talking about you too? You are also an immigrant, remember? You talk about groups of people that you don't like, but think about people who may not like you as an immigrant from Russia. That kind of thinking leads us nowhere. You can generalize and stereotype all you want, but you will always have people who abuse the system, whether they are from Bangladesh, Sri Lanka, Russia or born in Canada. How many low class Canadians don't work and collect welfare checks? Well, I've seen just as many as I've seen immigrants. That's not the issue here. What is the issue is the system that promotes the class divide. The fact is that the income gap has been widening for years because the system allows corporations to take advantage of middle class. Just take a look at the erosion of average income over the years as compared to inflation. It's the old adage - the rich are getting richer and the poor are getting poorer. It's not the immigration that's the problem; it's the policies of consumerism and economic growth based on people living off their credit cards.

[Replies \(8\)](#)

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[louis](#) Thu Dec 16, 2010 11:54 am EST [Report Abuse](#)

Canadians are out of touch with the reality. although it is still a country economically well off it is worsening. I hear a lot of propaganda in the media how great life in Canada is. All I can say is check it out for yourself. Go to places like Scandinavia, central Europe, Germany, France, Japan, Korea, even the States. You'll get the reality

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check. Probably the first thing that will hit you will be the transit. TTC should be a tourist attraction as a transit museum of the developed world in the 1960s. Regarding the uneducated refugees keep in mind. The govnmnt needs idiots to push shovels, do the low pay dirty jobs, whether it's canadian or refugee. Who will clean the toilets if all of us are in the office?

[Replies \(5\)](#)

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[louis](#) Thu Dec 16, 2010 11:39 am EST [Report Abuse](#)

immigrants are the problem? you're out of your fcunkin mind. we are the hardest working people in this country pushing your economy for slave wages. you're lucky you have us here. your govnmnt knows it and thats why they take us. to become an immigrant you need to have ambition and vigor first and be hardworking, otherwise you stay where you are. getting rid of cbc and culture brings you back to what animals are doing - resort to gathering food, building shelter, survive the winte, and that's all. moreover, world is changing and population is growing. toronto before had less people and the population will only grow. changes are inevitable. get used to it or stop having kids. canada is great but rednecks in it are not. you have no contribution to this country having resources or being great other than arriving a few boats earlier, slaughtering real canadians, raping and stealing from them whatever they had. now you keep them in ghettos called reserves. way to go.

[Replies \(7\)](#)

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[discovery](#) Thu Dec 16, 2010 11:35 am EST [Report Abuse](#)

4 decades is the long time something to be changed. low income is the problem of all the changes in toronto. those people went to live to low income areas. what about immigration you didn't mention that. triple more.

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[Jim Mouns](#) Thu Dec 16, 2010 11:22 am EST [Report Abuse](#)

I personally have lost faith being a Canadian. I no longer believe that there is a bright future for me and my family here in Canada. Whenever possible I support U.S. and buy my groceries, and other necessities from there. My Money goes further in the U.S.

ONE of the problems with Canada is that they have let immigration get out of control. Immigrants are coming here from places like: India, Sri Lanka, Africa, Bangladesh and are receiving social support from Canadian Tax payers dollars. And the stupid Canadians (us) are allowing it and they are playing us for a fool. In one example that I saw, a guy in his late 60's moved here from Bangladesh, he was a government official and directed an international airport in his country. He receives many pensions from his native country and lives with his kids in Canada and receives Ontario Works (welfare). All he does is chill out at home all day and play the poor SOB act. And then they publish articles like this: saying Canada is not what it used to be....I wonder why?

I would like to see these con men pull this stuff in the U.S. and get away with it. Cudos to the U.S. for having such strict immigration rules. McGuinty, Mulroney, and disgusting politicians have destroyed this country and run it into the ground. It costs a small fortune to run a household here in Canada and everything is over priced. Hell, I can sell my average house here in Canada and move to the U.S. into a mid class neighbourhood and have money left over.

[Replies \(6\)](#)

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[real world](#) Thu Dec 16, 2010 11:03 am EST [Report Abuse](#)

reduce taxes and let the people create jobs, why do government continue to make programs that are useless to create public sector jobs?...we all know the best run businesses are those owned by the private sector where everything is kept within budget. Get rid of CBC, contract out public sector jobs, no more pet projects instead build what most people need not those for the elite of society. Main thing give the money back to the tax payers and they will spend and create jobs. Choose immigrants for what they can give back to Canada not those who head to welfare line when they step on Canadian soil. Lure educated immigrants into Canada not those who bring their home country problems with them when they enter...you live in Canada act like Canadians no matter what color you are. This is a great country be proud of it.

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[vega-4](#) Thu Dec 16, 2010 10:35 am EST [Report Abuse](#)

I forget one thing: Education should be free for everyone.

[Replies \(3\)](#)

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[vega-4](#) Thu Dec 16, 2010 10:33 am EST [Report Abuse](#)

Solution: Products that are sold in Canada should be produced in Canada. You'll see, we'll live happily ever after :-).

[Replies \(2\)](#)

• Comments 41 - 48 of 48

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[WillDeI](#) Thu Dec 16, 2010 06:25 pm EST [Report Abuse](#)

All the comments I have read so far contain a grain of truth and there is no single way to look at it. Yes, corporations are getting richer, the skilled knowledge workers in these large companies are also getting better off and yes, there has been steady decrease in good paying, low (er) skilled working class jobs, which used to be the driving force of the so-called Middle Class. My parents immigrated here and I was born and grew up in the West End (near the Junction), surrounded by working class families, that had a house (modest as it may have been), a car and a reasonably comfortable standard of living. The neighbourhood was full of factories and industry etc. that no longer exists. Immigrants and/or "Canadians" that now do not have the desired skill set and level of education/taining (and I don't mean a BA in English :)) will find it hard to keep up.

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[Vincent](#) Thu Dec 16, 2010 06:15 pm EST [Report Abuse](#)

@ SCooter.....you're right mate !. I've been in this country 51 years, and I've seen the city of Toronto sliding down as if it's on rails. Anybody remembers High Park ? It was beautiful then and well kept. It's the quality of people moving in that don't care, and I've seen baby diapers tossed in the little water fountain pools. You can spend millions of dollars but if the people have no pride in their city then it's futile. If people cared about their city and have an inch of pride Toronto will still be # One. Some might even remember the Eaton dept. store or Simpson's dept. store about this time of year with their Christmas window displays, children and adult alike stopping and looking at the Christmas Toy displays. But those days are gone forever. Toronto The Great.....used to be.....until.....

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[...Scooter](#) Thu Dec 16, 2010 05:03 pm EST [Report Abuse](#)

I couldn't help but notice over the last 3 decades that lots of homes in what used to be called middle class neighborhoods are either run down, or they're being torn down, being replaced by monster homes. In upper middle class neighborhoods, the same thing is happening, only these houses are being replaced by even BIGGER monster houses. Ultra rich people and people just scratching out a living are what Toronto has become. I grew up there but I'd never move back, even if I could afford a house there. The place has lost its charm.

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[goldieb53c](#) Thu Dec 16, 2010 06:55 am EST [Report Abuse](#)

Okay do I have to give my history lesson again?

Middle class in North America is shrinking..why? Because...the corporations have downsized and automated jobs that were done by people in the 70's. Remember those factories, your parents/grandparents used to work at. Good wages with job security. On that they bought their nice houses and sent the kids to university.

Well today those jobs are gone and corporations are making these huge profits. In their place are either office jobs that everyone wants and low paying service jobs. The corporations keep their operating costs down and CEO are making more profits than ever before.

[Replies \(4\)](#)

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[choo choooooooo](#) Thu Dec 16, 2010 05:46 am EST [Report Abuse](#)

hey Rose... poverty is not an immigrant issue. As an immigrant I take exception to such stupid generalizations. I can show countless Canadian born fups who have lived off welfare for generations. Just remember this country was built by immigrants like me.

[Replies \(3\)](#)

CBC.ca -- Toronto's middle class shrinking rapidly

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Mark Thu Dec 16, 2010 04:03 am EST [Report Abuse](#)

Remember: There Is Actually NO SUCH THING As A Middle Class -- You Are Either RICH And Getting Richer (By Pursuing Wealth)...OR You're POOR And Getting Poorer (And Being Pursued By Poverty And Debt)..! -- Rich People LET Their Money Work FOR Them...While Poor People Merely Work To Acquire And Manage DEBT! -- As The Bible Says, "Each Will Get What They DESERVE!"

[Replies \(2\)](#)

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Lynda G Thu Dec 16, 2010 01:49 am EST [Report Abuse](#)

This is related to the fact that industry and governments think that full time jobs with benefits for Canadians are things that the middle class is not entitled to. We get wage freezes if we're lucky enough to have a job, get slammed with ridiculous banking fees on our meager accounts while the upper echelon gets bigger and bigger perks and bonuses.

I don't believe Immigration has much to do with the divide, but I sure think allowing in all the unqualified, uneducated so-called Refugees has a LOT to do with it. If we are going to let people in to live in MY country then they had better @\$% well foot their own bill and not expect me to do it.

[Replies \(6\)](#)

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Rose Thu Dec 16, 2010 12:22 am EST [Report Abuse](#)

please correlate immigration stats with this report....you will see a direct relation between immigration policies and the rise of the poor neighbourhoods and the "preconditions" for violence. nice work Ottawa. cant even employ the people born here...let alone all the new mouths.

[Replies \(2\)](#)

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Sky-rocketing real estate prices in desirable areas creating super-wealthy enclaves

ANNA MEHLER PAPERNY

From Tuesday's Globe and Mail

Published Monday, Dec. 20, 2010 11:47PM EST

Last updated Wednesday, Dec. 22, 2010 4:08AM EST

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Growing up the northwest end of Toronto, Irma Baldanza aspired to live in a place like Lawrence Park.

"I remember driving through areas like Forest Hill and Lawrence Park, where my Dad would point out and say, 'Look at these beautiful houses,' that sort of thing," she said. "Once I got married and we started thinking about owning a home, this is one of the areas we looked at."

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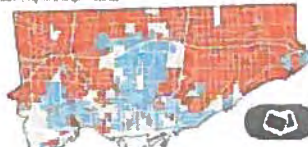
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INFOGRAPHIC

Income changes in Toronto 1970-2005

PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025
(Based on the 1971 to 2005 trends in census tract average individual income, assuming no change in trends)



A city of extremes, losing the middle ground

The couple started out with a relatively affordable house on Yonge Street and Blythwood Road in the mid-1980s, moving in 1990 to a red-brick Georgian house they could add on to over the next several years, accommodating a growing family. In the past two decades, Ms. Baldanza has seen the treed neighbourhood become increasingly attractive for wealthy families – and, more recently, developers and investors – drawn to the larger lots and green spaces.

In a city where property is increasingly at a premium, the rarity of a neighbourhood of large lots just blocks away from a major transit artery makes for dramatically increasing property values. It helps to have good



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Read The Three Cities Within Toronto report

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schools – both public and private – and engaged residents eager to pitch in for fundraising and beautifying initiatives.

Local real-estate agent Cheri McCann said a new house that would have sold for \$2.4-million eight years ago is now going for

nearly twice that. Even 10-year-old houses are selling for as much as \$3.5-million.

This prized slice of city just southwest of Lawrence and Bayview avenues is the area of Toronto where average individual income has grown the most – relative to the city's average – In the past 35 years, according to a report that came out last week from the U of T's Cities Centre. That report found the city is being increasingly polarized between rich and poor neighbourhoods.

"The entry level at Lawrence Park is getting higher and higher," Ms. Baldanza said. "I wonder where it's going to end. Obviously, people are going to be buying these homes, so I don't know if there's just a lot of wealthy people out there."

It's harder for Ms. Baldanza to judge the tone of the neighbourhood now that her grown children aren't at school nearby. But as a member of the Lawrence Park Ratepayers Association she's familiar with the pride residents take in preserving the local green space, ensuring trees are planted to replace the aging canopy that lends the area its name.

"It's a source of pride for our neighbourhood, and we like to keep it clean. ... I think that all contributes to the attractiveness of the neighbourhood."

Councillor Jaye Robinson, who defeated incumbent councillor Cliff Jenkins in October's municipal election, views the shift to super wealthy as a cause for concern.

"There has been this trend – an unfortunate trend, because it is affecting the character of the neighbourhood," she said. "The price point of homes in Lawrence Park is going up because of these bigger houses."

From Ms. Robinson's perspective, it's indicative of a need for development that "shifts the decision-making power back to residents."

While the city's added pockets of wealth are an economic boon, pricing out all but the highest bidders for in-demand areas can help drive income polarization in neighbourhoods across the city.

"You get this kind of cascading effect of giving even a small group of people a windfall of growing disposable income," said Armine Yalnizyan, a senior economist with the Canadian Centre for Policy Alternatives.

It's an inevitable result of basic supply and demand. But in situations of unequal income growth, the polarizations created by pricing people out of the real estate market are sharper.

"One of the challenges is that we are ending up with a city where you don't have people of different income levels living together and that has an impact in a number of ways," said John Campey, executive director of Toronto's Community Social Planning Council. It can mean sharply divergent access to services – even public ones such as schools, where parental fundraising in affluent neighbourhoods can make a huge difference in the quality of programming.

One of the most visible characteristics shared by the city's most desirable

Sky-rocketing real estate prices in desirable areas creating super-wealthy enclaves - The Globe and Mail

enclaves is access to transit: The majority of the city's richest neighbourhoods are on or very near subway lines; only 19 of the city's 68 subway stations are within or near low-income neighbourhoods.

This is one reason why discussions around income disparities keep coming back to transit: That's what helps make affluent neighbourhoods desirable, and that's what policy makers keep hoping will aid areas of the city that risk becoming no-go zones because there's nowhere to go (or no way to get there).

"You get rid of, almost, the ghettos we've got now where people really are trapped," Mr. Campey said. "You make more of a mix because you make more of those neighbourhoods attractive, which works both ways: It attracts more middle-income into those neighbourhoods but it also makes it more easy for low-income people to get around."

Then there are downtown wards that have gone from low-income inner-city neighbourhoods in 1970 to highly prized areas of nightclubs and trendy condos. In Trinity-Spadina councillor Adam Vaughan's mind, that gentrification has positive potential if the city leverages it properly. In a market hungry for condo development, he's made a point of trading extra density for a floor or two of rental, below-market or supported-living units. And he'd like to see that become the norm.

"We can do it: We have enough growth in the downtown, and enough hyper-density. I could probably, if I wanted to, on every single building do it. ... To get that economic diversity returning to the downtown core."

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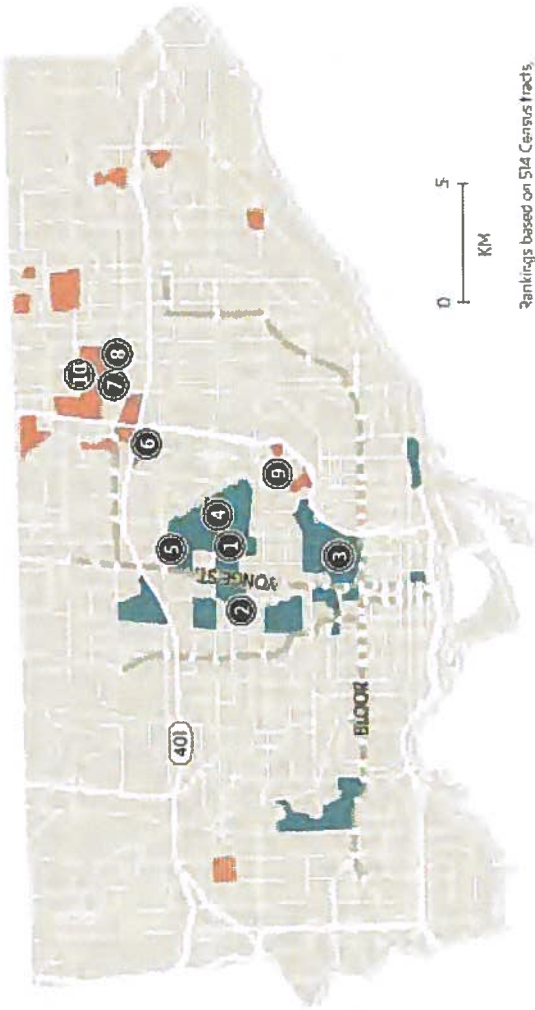
Income changes in Toronto 1970-2005

Published Monday, Dec. 20, 2010 11:48PM EST
Last updated Tuesday, Dec. 21, 2010 1:18PM EST

Biggest income changes 1970-2005 **Relative to the Toronto CMA**

■ 25 Census tracts that increased the most in average individual income, 1970-2005

■ 25 Census tracts that decreased the most in average individual income, 1970-2005



THE GLOBE AND MAIL ■ SOURCE: UNIVERSITY OF TORONTO, STATISTICS CANADA

TOP FIVE		
1. Census tract 265 – Lawrence Park area	2006 population: 3,542	Median after-tax income* \$158,165
Immigrant: 17%		
2. Census tract 140 – Goldstream Ave. and Mona Dr	2006 population: 2,513	Median after-tax income* \$170,744
Immigrant: 13%		
3. Census tract 87 – Rosedale	2006 population: 4,999	Median after-tax income* \$73,357
Immigrant: 24.7%		
4. Census tract 264 – Bridle Path	2006 population: 1,540	Median after-tax income* \$164,637
Immigrant: 43.9%		
5. Census tract 266 – Yonge and York Mills Road area	2006 population: 3,123	Median after-tax income* \$148,439
Immigrant: 28.2%		
BOTTOM FIVE		
6. Census tract 269.01 – Don Mills	2006 population: 4,714	Median after-tax income* \$36,115
Immigrant: 72.7%		
7. Census tract 375.01 – Finch/Sheppard, Victoria Park/Pharmacy	2006 population: 6,150	Median after-tax income* \$34,205
Immigrant: 65.4%		
8. Census tract 375.03 – Sheppard/Islingtonwood, Warden/Birchmount	2006 population: 5,342	Median after-tax income* \$41,239
Immigrant: 68.7%		
9. Census tract 194.01 – Thorncliffe Park	2006 population: 4,672	Median after-tax income* \$34,097
Immigrant: 76.9%		
10. Census tract 302.03 – Finch, between Victoria Park Ave./Gordon Baker Rd.	2006 population: 3,797	Median after-tax income* \$56,298
Immigrant: 72.7%		

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MARCUS GEE

The death of the middle class has been greatly exaggerated

MARCUS GEE [Columnist profile](#) [E-mail](#)

From Tuesday's Globe and Mail

Published Monday, Dec. 20, 2010 10:17PM EST

Last updated Tuesday, Dec. 21, 2010 7:18AM EST

112 comments



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A much-discussed new report by University of Toronto researcher David Hulchanski portrays Toronto as a polarized city, with an increasingly well-off central city, more and more poor neighbourhoods and fewer and fewer middle-income ones. Prof. Hulchanski calls his findings "disturbing, because of the clear concentration of wealth and poverty that is emerging." Commentators have pounced on the report as proof that unleashed market forces and government inaction are turning Toronto into two cities, one rich, one poor – a betrayal of its ideals of diversity and equality.

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LIVE, NOW

Growing income disparity in Toronto

Are things really so bleak? Look at it another way. The fact that many prosperous people are choosing to live in central Toronto is a very good thing for the city. In a reversal of the "white flight" to the suburbs that emptied many American downtowns in the 1960s and 1970s, people are flocking to live in central Toronto, filling up scores of new downtown condominiums and renovating century-old downtown houses.

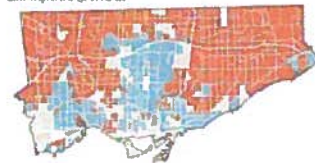
Gentrification has transformed neighbourhoods like Riverdale, the Annex and the Beach. Leslieville, Liberty Village and the Junction are



A city of extremes, losing the middle

PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025

Based on the 1970 to 2005 trend in census tract population increase, assuming no change in trends



- City #1: increase of 30% or more
2025: 141,000, 30% of city; 2005: 100,000, 17% of city
- City #2: increase of 10% to 30%
2025: 100,000, 18% of city; 2005: 60,000, 10% of city
- City #3: decrease of 10% or more
2025: 100,000, 18% of city; 2005: 100,000, 17% of city

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Read The Three Cities Within Toronto report

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on the rise. Even once-sketchy Parkdale is getting its share of coffee bars and yoga studios. As house prices rise, some older residents are cashing in and moving out. They get a windfall, the incoming gentrifiers get an old house with character. Those hated market forces are working.

It would be easy to come away from Prof. Hulchanski's report with the impression that central Toronto

is becoming a monoculture, populated by wealthy white bankers and lawyers in what amounts to a gated community.

In fact, places like my own gentrifying neighbourhood in the west end of downtown have become more diverse than before. On the main street, new cafés, bars and art galleries are popping up, but the Portuguese butcher with the neon pig in the window is still packed on the weekends, the Portuguese wedding hall is thriving and a Portuguese evangelical church just took over the space vacated by a Korean-run video store.

In the inner suburbs, too, the picture is more complicated than the report lets on. Prof. Hulchanski notes that in the northwestern and northeastern stretches of the city, many neighbourhoods have seen incomes decline compared with the city average. The reason is obvious. Many new immigrants have gravitated to these areas to take advantage of the low rents in local townhouses and apartment blocks. Instead of heading to tenements in Cabbagetown or Chinatown, as their forebears did in generations past, they go to high-rises in Rexdale or Agincourt.

As in the downtown, there is more diversity in the inner suburbs than the income numbers suggest. In Mayor Rob Ford's Etobicoke, for example, leafy tracts of single-family homes cohabit with areas of low-income housing. On the eastern side of the city, well-off Don Mills is just up the road from the low-income apartment towers of Flemingdon Park. Like the downtown, the inner suburbs have plenty of residents who are neither Bay Street lawyers nor taxi drivers. The death of Toronto middle-class has been greatly exaggerated.

Income disparities are widening because Toronto is simultaneously the country's leading magnet for immigrants and the country's leading hub for high-end, high-paying service industries. Would we want it otherwise?

The boom in the downtown is a boon for the whole city, bringing new construction, new tax revenue, livelier streets. As for the inner suburbs, the obvious task is to make sure that immigrant gateways don't become immigrant ghettos, trapping newcomers in poverty. Better transit is one remedy, better public education another. It's a huge challenge, but not an insuperable one. It's too early too despair about our civic divisions.

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Globe and Mail: A tale of two Torontos

THE GLOBE AND MAIL

December 16, 2010

A tale of two Torontos

By MARGARET WENTE

From Thursday's Globe and Mail

The rich and the poor live in different worlds. And these worlds rarely overlap, except perhaps in ethnic restaurants

Twenty-five years ago, my husband and I moved into a charming little cottage in Toronto's Beaches neighbourhood. He'd bought it as a fixer-upper. The older working class was moving out, and the young professionals were moving in. By the time we sold the place, it was almost the only little cottage left. Soon it will be bulldozed and replaced by a McMansion.

As went our street, so goes Toronto. It's becoming a city of extremes. The middle class is disappearing, and the affluent and the poor are increasingly segregated by neighbourhood. The two groups live in different worlds. And these worlds rarely overlap, except perhaps in ethnic restaurants or, occasionally, on the subway (but not the bus).

Wednesday's front-page story in Toronto editions of The Globe on this accelerating trend drew a blizzard of highly emotional responses from readers. Right-wing policies are to blame! No, left-wing policies are to blame! There seems to be only one point of agreement: Toronto is no longer the city that works.

In fact, Toronto is no different from the rest of the developed world. "It's the pattern you see in all big cities," says Joel Kotkin, an expert on urban demography. As cities reach certain levels of affluence, the middle classes move to the periphery. Just look at New York, London, Los Angeles, Vancouver and Chicago - once middle class, now sharply polarized between rich and poor. Even cities in egalitarian Scandinavia are splitting into income extremes.

The most extreme example of this trend is London, where, a few blocks from the Thames, you might think you've stumbled into the Second World. As Mr. Kotkin has written, "Cities often offer a raw deal for the working class, which ends up squeezed by a lethal combination of chronically high housing costs and chronically low opportunity in economies dominated by finance and other elite industries." Once the cost of living is factored in, more than half the children in inner London live in poverty. In Toronto, the child poverty rate is as high as 32 per cent.

Meantime, as real-estate prices soar, middle-income folks move out. From Toronto, they move to Ajax, Barrie, Guelph and anyplace where they can buy a house for less than \$466,000 (the current Toronto average). Jobs have migrated, too. In Southern Ontario, the greatest job growth is outside Greater Toronto.

Even people who can afford the high cost of city life are choosing to get out. Over the past decade, Mr. Kotkin points out, the biggest migration of Americans has been to cities with populations between 100,000 and one million. Who needs the hassle of congestion and commuting when you can live in a secondary centre, make the same salary, and get twice the house? The same thing is happening here, too. Of course, Toronto's latte classes may look down on you if you move to Guelph. But these days, even Guelph's got latte.

But poor people can't afford to leave the city. They need access to public transit (however lousy), subsidized housing (however crummy), social networks and social services. Besides, as Mr. Kotkin says, "there aren't many

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jobs for poor people at RIM."

The income polarization of the cities is almost universal. Yet, the answers are elusive - especially when, as Mr. Kotkin argues, many city governments have been focusing on all the wrong things. He is highly critical of "progressive" governments that believe the future lies in bike lanes, sustainability and better ways to attract the hip, cool, creative class. Like it or not, he argues, the real challenge is how to grow, promote and sustain the middle class. "Cities have been so dominated by promoting hip coolness that they haven't focused on creating good new blue-collar jobs."

That won't be an easy task. More business-friendly policies would help. But cities such as Toronto also face the larger challenges of the post-industrial revolution, where upward mobility is sharply diminished and where education and technology are creating much greater separations between the haves and have-nots. Toronto's struggle to restore the middle ground will be long and hard. It will be the greatest challenge the city's leaders face in the coming generation.

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Toronto's Middle Class Disappearing, Report Finds

By Jason Loftus
Epoch Times Staff

Created: Dec 16, 2010

Last Updated: Dec 16, 2010

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Toronto's middle-class communities are disappearing fast and being replaced by wealthy and poor neighbourhoods, says a study released Wednesday.

Titled "Three Cities Within Toronto," the report was authored by David Hulchanski, associate director of research at the University of Toronto's Cities Centre. It says that without changes to public policy, the polarizing trend will continue.

In 1970, two-thirds of Toronto's communities had average incomes within 20 percent of the city's overall average income, which is how the study's researchers define "middle-income."

Not so anymore. By 2005 only 29 percent of the communities fit that description. Meanwhile, Toronto's high-income communities grew from 15 percent to 19 percent, and its low-income communities increased from 19 percent to an astonishing 53 percent over the same 35 years.

"These are long-term trends," the report says, adding that most changes are "persistent."

"The polarization of the city into wealthy neighbourhoods and greater numbers of disadvantaged neighbourhoods is continuing and middle-income neighbourhoods are disappearing."

Prof. Hulchanski warns of another disturbing finding—that poverty is being concentrated at the outer edges of the city where services are most difficult to access.

"In the 1970s, most of the city's low-income neighbourhoods were in the inner city. This meant that low-income households had good access to transit and services. Some of these neighbourhoods have gentrified and are now home to affluent households, while low-income households are concentrated in the northeastern and northwestern parts of the city (the inner suburbs), with relatively poor access to transit and services."

The report describes three "cities" within Toronto. In "City No. 1" income grew by 20 percent or more compared to the city average between 1970 and 2005. In "City No. 2" income stayed close to the average, and in "City No. 3" income dropped more than 20 percent compared to the city average.

The report predicts that if trends continue, 59 percent of the city will belong to City No. 3 by 2025 and 30 percent will belong to City No. 1, with only nine percent left in City No. 2.

The trend of segregation can be countered, Hulchanski believes, by changes in public policy.

"These trends could be slowed or reversed by public policies that would make housing more affordable to low-income households, by efforts to expand access to transit and services in neighbourhoods where the need is greatest, and by renewing the aging high-rise neighbourhoods scattered throughout City No. 3."

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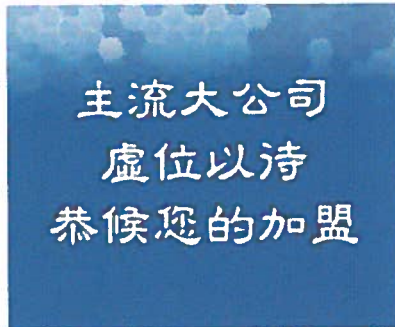
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【大纪元2010年12月16日讯】(大纪元记者李平编译报导)周三(12月15日)公布的一项报告指出, 30年前主导多伦多人口格局的中产阶层正在缩水, 原来由少数上层和下层、多数中产阶层组成的城市人口格局, 正日益向贫富两极分化, 而且区域界线也非常明显。报告指出, 低收入人群主要以移民和少数族裔为主。

经济区域差异日益加剧

据环球邮报报导, 报告指出, 多伦多作为本国经济龙头, 长期以来, 曾是全球最富多样性的城市之一, 目前城市人口格局正日益向贫富两极分化: 市中心高收入人群, 多数沿地铁居住, 平均收入在8.84万; 郊区低收入人群, 人口稀疏, 城市服务和交通缺乏, 平均收入只有2.69万。

报告指出, 这两类人群居住在不同区域, 工作在不同领域, 孩子也上不同学校, 享受不同城市服务设施和公交服务, 就连多伦多外圈的905编号区域的中产阶层也在急剧萎缩。

报告称, 低收入人群主要以移民和少数族裔为主。如果这种两级分化持续下去, 多伦多到2025年, 高收入人群就会在沿湖区域聚集, 城市地铁沿线就会沦为低收入区, 中间没有任何缓冲带。

士嘉堡社区规划员阿莫德(Israt Ahmed)表示, 自己所在的Kingston-Lawrence一带都是挣扎在贫困线上的老人和新移民, 由于交通不便, 影响这里的经济发展, 这块的工作大都是兼职或合同工, 就业机会不多。自己每天单程就得花2个小时到西边的伊桃碧古上班, 也难怪一些财富会在某些地方集中。

不健康的发展趋势

多伦多大学教授哈查斯基(David Hulchanski)表示, 过去多伦多是个充满活力高效的多元化城市, 现在已经是穷的地方越来越穷, 仅五年内, 多伦多34个人口普查区(7%)平均收入都有下降, 其中23个成为低收入区, 同时其他12个区成为高收入区, 只有9个被冠以中产区。这样的分布造成极大的社会经济问题, 对城市发展来说不健康。

多伦多贸易局(TBT)局长威尔丁(Carol Wilding)表示, 到时候城市就划分成一块块的, 部分区域就成为禁区; 报告已经为人们拉响警钟, 提醒多伦多赶快解决这一日益加剧的社会经济分化问题。

她还表示, 城市两极分化, 企业就不会到低收入区投资建厂, 影响城市发展; 多伦多曾

以多元化自豪，但现在这种多样性正分割成贫富两极，届时多伦多就会失去一个城市的功能。

对加拿大而言，目前针对区域的社会经济差异研究，还是一个新课题，但越来越被人认识。本国一些人口大市也发现，城市的经济区域差异日益加剧，也在研究到底什么原因使然。几年前，多伦多的贫困区域性问题上日程，市府针对一些高危社区，发起一些项目计划，投入大量财力和服务，但总体收效甚微。

今年10月市选中，福特对前任市长的大力发展高层公寓、企图利用区域强行划分，来减少社区两极分化的政策大力抨击。他指定的市议会规划和城市发展管理委员会主席米尔真（Peter Milczyn）表示，非常希望市府能大力进行包容性区划，重点开发负担得起的住宅，刺激投资，创造更多地方就业机会。

英东时间: 2010-12-16 00:59:19 AM 【万年历】

本文网址: <http://www.epochtimes.com/gb/10/12/16/n3114846.htm>

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■ 最新報告指出 有趨勢顯示

研究報告預測2025年多倫多收入狀況,三分二居民屬低收入階層

[2010-12-15]

☞ 電郵此篇

綜合報道

將於周三(今天)發表的最新報告指出,有趨勢顯示,到了2025年,接近三分之二多倫多居民將落入低收入階層之列。

知情人士透露,名為《三城記》(Three Cities)的報告的最新版本持續為多倫多社區收入差距描繪出「令人洩氣」的寫照。該項研究最近一次在2007年發表報告。

屆時10%中等收入 30%中上收入

該人士指出,報告顯示,若現行趨勢持續的話,有10%多市居民到2025年將成為中等收入人士;30%屬於中上收入人士;而多達60%市內居民將會納入低收入及極低收入階層之內。

若與1970年的情況作一比較,那無疑出現極大改變,當其時66%多倫多居民屬於中等收入,15%收入較高,19%則為低收入人士。

周三公布報告由多倫多大學教授兼研究員赫贊斯基(David Hulchanski)撰寫,他亦是之前兩份報告的作者。報告沒有將該收入趨勢歸咎於各市政府,但其中1名觀察人士指出,鑑於多倫多財政緊張的市政府最近由新任市長福特(Rob Ford)上場領導,這份報告的發表時間可謂十分及時。

福特早前誓言今年內將會削減市府開支大約2.3億元,但將維持各項市府服務。很多人擔憂,不論福特推出哪些削支措施,做法將傷害該群不幸的市民。

政策智庫韋理斯利學會(Wellesley Institute)廉租房屋部主管沙普科特(Michael Shapcott)表示,赫贊斯基最新發現將可喚醒福特領導的市政府,不可忽視多倫多社區居民收入不斷下降的問題。

沙普科特補充指出:「赫贊斯基的最新發現向福特及其市府成員發出清楚信息,指出那些都是迫切議題,儘管多倫多不能自行解決,但若不謹慎處理的話,惡劣情況將會變得更糟糕。」

多份報告早前亦曾指出某些多倫多社區出現居民收入不斷下降的情



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研究報告預測2025年多倫多收入狀況.三分二居民
屬低收入階層

2010-12-15

Chinese to English translation

Research report predicts that the income situation in 2025 in Toronto. Thirds are low-income residents

[2010-12-15]

Roundup

On Wednesday (today) released the latest report, a trend, by 2025, nearly two-thirds fall into the low-income residents of Toronto as well.

Informed sources, called "Three Cities" (Three Cities) the latest version of the report the income gap continues to depict the Toronto community, "frustrating" itself. The study is published in a recent report in 2007.

10% then 30% of middle income upper middle income

The source noted that the report suggests that if current trends persist, more than 10% of urban residents by 2025 will be the middle-income people; 30% belong to middle and upper income groups; and up to 60% of city residents will be included in low-income and within low income groups.

If the situation in 1970 a comparison, it is no doubt there is a great change, 66% of the time when the middle-income residents of Toronto, 15% higher income, 19% were low-income people.

The report released Wednesday by the University of Toronto professor and researcher He like Chomsky (David Hulchanski) write, he is also the author of two reports before. Report did not blame the government the income trend, but one observer pointed out that financial constraints of the city of Toronto recently by the new Mayor Ford (Rob Ford) to play the leadership of the publication time of this report is very timely indeed.

Ford earlier vowed to cut city spending this year will be about 2.3 billion, but would maintain the city services. Many people worry about, no matter what Ford introduced measures to cut expenditure, practices will hurt the group of

2010-12-17 17:05:00

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华埠今昔

留学冷暖

移民风标

多伦多贫富差距加剧 低收入者集中在移民少数族裔

2010年12月17日 15:54 来源: 中国新闻网 参与互动(0) 【字体: 大 中 小】

中新网12月17日电 据加拿大《明报》报道,一份最新的城市研究报告指出,加拿大多伦多愈来愈趋向变为一个两极分化的城市,至2025年,全市近三分之二的人口都将成为其中一个极端的低收入人群。而移民和有色人种将是构成这个极端群体的主要人群。

该份报告是多伦多大学教授David Hulchanski及其同事的共同研究成果。Hulchanski在报告中指出,根据城市现时的发展趋势,到2025年,原来的高、中、低三等收入阶层,将被极高和极低两个阶层所替代。届时,收入水平平均为88,400元的高收入人群和平均为26,900元的低收入人群,将分别占城市总人口30%和60%,剩余的10%为中等收入人群。

报告中还提到,移民和少数族裔一直是多伦多引以为荣的多元文化重要组成部分,但却不是推动城市经济发展的动力。“多伦多因多元文化而昌盛,我们曾因此而感到骄傲,但现在的事实并不如此。”Hulchanski表示。

根据该份报告的预测,由于收入的悬殊差距,未来的高收入人群将集中分布在地铁沿线的城市中心地区,低收入人群将愈来愈搬离城市中心。两部分人群将使用不同的交通工具,享受不同的市政服务,他们的孩子亦在不同级别的学校就读。

此外,低收入人群生活区域的犯罪率亦将大大高出城市中心的区域。据该文章提供数据,2005年7月至2009年之间,54%的谋杀案件都发生在低收入人群集中居住的社区当中。

刚被新上任市长福特指派为“规划及发展管理委员会”主席的市议员米尔齐(Peter Milczyn)表示,希望看到市政运用“包容性分区规划”(inclusionary zoning)的方式,解决现时已经趋于明显的城市居住分化问题,其中不排除鼓励大力开展可负担的私人建屋项目,及利用刺激性投资项目增加本地的工作机会,从而改善贫富悬殊的现象。

事实上,移民和少数族裔对城市中贫困状况所带来的影响,在过去40年中已经逐渐明显起来。Hulchanski于2007年发表的一篇著名的学术论文“Three Cities”中,就称移民和有色人种列为高、中、低三个等级收入人群中的最低收入人群的主要构成部分。

根据这篇文章所提供数据,1970年至2005年这35年之间,新移民占低收入人群比例由31%激增至61%,而在所有低收入人群中,有色人种占66%的比例。

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多伦多贫富差距加剧 低收入者集中在移民少数族裔

2010年12月17日 15:54 来源：中国新闻网 参

Chinese to English translation

Toronto exacerbate the wealth gap in the immigration of low-income minority concentration
At 15:54 on December 17, 2010 Source: China News to participate in interactive (0) 【Font: ↑ ↓ Small Big】

BEIJING, Dec. 17 Xinhua Canada, "Ming Pao" report, a recent study reported that the city of Toronto, Canada into a growing trend of polarization of the city, to 2025, nearly two-thirds of the population of the city will be one of the extremely low-income people. The immigrants and people of color will constitute the main population of this extremist group.


The report is a professor at the University of Toronto and colleagues David Hulchanski joint research results. Hulchanski in the report that the current trend according to the city by 2025, the original high, medium and low third-class income groups, will be very high and very low levels of the two alternatives. By then, the average income level of the high-income people 88,400 yuan 26,900 yuan of peace are low-income people, the total urban population will account for 30% and 60%, 10% of the remaining middle-income groups.

The report also noted that immigrants and ethnic minorities has always been proud of multicultural Toronto, an important part, but not to promote urban economic development. "Toronto because of multi-cultural and prosperity, we feel so proud of, but now is not the case." Hulchanski said.

According to the report's projections, the income disparity, the future of high-income groups will be concentrated in metro areas along the urban centers, low-income populations will become increasingly removed from the city center. The two groups will use different means of transport and enjoy the different municipal services, their children are at different levels of schools.

In addition, the crime rate in low-income groups living areas will be significantly higher than the urban centers of the region. According to the article provides data, July 2005 to 2009, 54% of murder cases have occurred in low-income communities in which people live together.


Ford has just been appointed the new mayor took office as the "Planning and Development Commission," Chairman of the City Council Mill


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Disappearing Middle Class

December 17, 2010

According to a new report, Toronto is becoming increasingly divided between rich and poor, with the city's middle class rapidly shrinking. We look at what it means to be middle class in Canada, how we define middle class and what a shrinking middle class means from economic, political and social perspectives.


[Listen to Part One: \(Pop-up\)](#)

Today's guest host was [Linden MacIntyre](#).

PART ONE

It's Friday, December 17th.

Ottawa's Auditor-General found that the former public sector integrity commissioner -- the person hired to protect whistleblowers -- bullied her own staff and punished someone who she believed complained about her.

Currently, Christine Ouimet is expected to resurface in a low-profile position in the Ministry of Irony.

This is The Current.

Middle Class - David Hulchanski

Three years ago, researchers at the University of Toronto painted a disturbing picture of the Canada's largest city - a place that is becoming deeply divided and that has effectively become three separate cities split into exclusive neighbourhoods ... a low-income city, a middle-income city and a rich city.

But this week, the news is even worse. In a follow-up report, the researchers say Toronto's middle class is rapidly disappearing ... leaving a widening gap between the city's rich and poor.

David Hulchanski is the lead author of the report. He's the Associate Director of the Cities Centre at the University of Toronto. He was in our Toronto studio.

Middle Class - Panel

For the purposes of the study, David Hulchanski has defined the middle class in economic terms. But for a lot of people, the idea of middle class extends much more broadly than that.

For their thoughts on what it means to be middle class and what role the idea of middle class plays in our society, we were joined by three people. [Frank Cunningham](#) is a professor emeritus of philosophy and political science at the University of Toronto's Cities Centre. [Linda Gerber](#) is a Sociology professor at the University of Guelph. And [John Ralston Saul](#) is

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	The Current Review: Weekdays at 8 p.m. (8:30 p.m. NT)	
	Weekdays at 8 a.m. ET	

... well, John Ralston Everything. Philosopher, essayist, activist and novelist. He is also the president of International PEN, co-chair of the [Institute for Canadian Citizenship](#), and author whose latest book is a biography of [Louis-Hippolyte LaFontaine](#) and [Robert Baldwin](#).

Related Links:

- [Shrinking middle class makes Toronto a city of socioeconomic extremes](#)
- [Defining the middle class](#)

Other Segments from today's show:

- [Assisted Reproduction](#)
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Two and a half cities: Hulchanski sees a bleak, bleak future for Toronto

Three years ago the University of Toronto's **David Hulchanski** produced a report titled "The Three Cities Within Toronto," spotlighting the fact that Toronto was divided between a wealthy urban core and a working class outer ring of suburbs, with a thin buffer of middle class neighbourhoods between them. Well, Hulchanski has updated his report with census data from 2006, and projecting forward. The results are pretty bleak for those concerned about income equality in the future.

Writing about the geography of the future, the report states:

By 2025, if nothing is done to change current trends:

- City #1 [the richest] will include 30% of the city's census tracts, compared with only 19% in 2005;
- City #3 [the poorest] will comprise 59% of the city's census tracts, an increase from 40% in 2005;
- City #2 [the middle] will decrease dramatically from 40% of the total in 2005 to 9% in 2025.

Thus, the number of census tracts in Cities #1 and #3 will increase substantially at the expense of City #2.

That's right, the middle class neighbourhoods of the city will decline by a factor of four in just 15 years. Meanwhile, the other 91 per cent will be divided between the rich and poor, giving Toronto the same feeling as great global cities like London, circa *Oliver Twist*.

Of course, this wouldn't be The Informer if we didn't point out [the politics of this](#)—City #3, in Hulchanski's lingo, is also known as "Ford Country." And broadly speaking, City #1 voted in large numbers for Smithman. Income polarization is a pretty good predictor of political polarization. Hulchanski suggests we can avoid this fate with smart policies, though it sounds like they went to press before the election—the report specifically calls for implementing Transit City and the Tower Renewal Project, two parts of the Miller legacy that **Rob Ford** has slated for the trash. Whoops!

- [The Three Cities Within Toronto 2010 \(PDF\)](#) [Centre for Urban and Community Studies]
- [Shrinking middle class makes Toronto a city of socioeconomic extremes](#) [Globe and Mail]
- [Income divide deepening in Toronto neighbourhoods: Report](#) [Toronto Star]

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by John Michael McGrath



December 15, 2010 at 5:02 pm


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Avoiding a segregated Toronto

[Article](#)

Published On Mon Dec 20 2010

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Re: Income divide deepens among Toronto neighbourhoods: report, Dec. 15

What can be done to slow and reverse the disturbing trends highlighted in Professor David Hulchanski's report? Requiring affordable housing in new developments, restoring rent controls, and allowing rooming houses across the city are simple, no-cost policy changes that could help prevent an ever more polarized city.

All we need are easy amendments to the recently introduced Affordable Housing Act and Toronto's Amalgamated Zoning Bylaw. But do Premier Dalton McGuinty and Mayor Rob Ford have the vision necessary to avoid a segregated Toronto?

Yutaka Dirks, *Advocacy and Outreach Co-ordinator, Advocacy Centre for Tenants — Ontario*



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DIRECTOR'S BLOG

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NEWS: TORONTO MIDDLE-CLASS NEIGHBOURHOODS SHRINKING

 December 22,
2010


BATHURST STATION, 1970

You may recall the significant influence that Professor David Hulchanski had on [our HIGHRISE thinking](#). His groundbreaking 2007 research was called [The Three Cities within Toronto](#).

Using census data from 1970-2000, Hulchanski concluded that, despite its claim to being one of the most diverse cities in the world, Toronto was no longer a city of one, but had become a city of 3 neighbourhoods, divided by income, race and other factors. He showed that City 1 is 84% white, average household income \$173,000/year. City 2 is 65% white, average household income \$72,000/year. City 3 is 34% white, average household income \$59,000/year.

Hulchanski proved that the city's poverty had drifted to the peripheries of the city.

Now, just last week, he has released a [new important update](#) that concludes "If current trends continue, the City of Toronto will eventually be sharply divided into a city of wealthy neighbourhoods and poor neighbourhoods with very few middle-income neighbourhoods."

Effectively, by 2025, City 2 will shrink down to make up only 10% of the city, City 3 will take over 60%, leaving 30% to City 1, according to the new report.

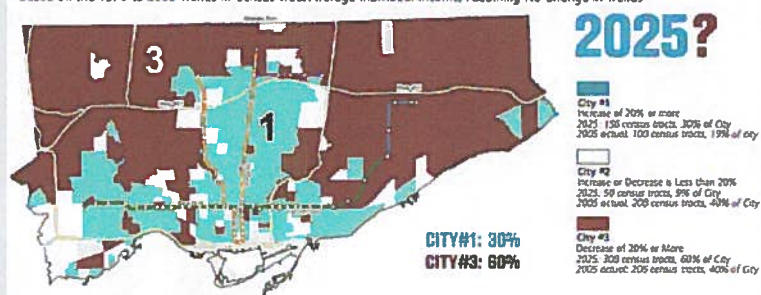
A city of three distinct types of neighbourhoods, will become a city of two. The rich and the poor.



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MAP 7: PROJECTION OF THE "THREE CITIES" IN TORONTO TO 2025

Based on the 1970 to 2005 Trends in Census Tract Average Individual Income, Assuming No Change in Trends



A [front page story](#) about the report in Canada's leading newspaper, The Globe and Mail, says "Toronto, a predominantly middle-class metropolis just three decades ago, is increasingly dominated by two opposite populations – one with an average income of \$88,400, and another of \$26,900. These two groups live in different neighbourhoods, work in different sectors, send their children to different schools and have divergent and unequal access to city services and public transit."

But Hulchanski also argues that these changes are not inevitable.

The solution? [Tower Renewal](#).

According to the report, "The segregation of the city by income is not inevitable or irreversible. These trends could be slowed or reversed by public policies that would make housing more affordable to low-income households, by efforts to expand access to transit and services in neighbourhoods where the need is greatest, and by renewing the aging high-rise neighbourhoods scattered throughout City #3."

Via email, Hulchanski told me "It is in the 40% of the city where neighbourhoods have been steadily declining in average individual income and socio-economic status that half of all rental housing is in the now 40 and 50 year old towers. The research by our team adds a huge amount of evidence supporting the conclusion that a major tower renewal initiative is the most important way to not only improve the lives of so many lower income renters but to improve the quality of their neighbourhoods. *The Three Cities Within Toronto* report draws attention to the steady decline in 40% of the city's neighbourhoods. There are many large and small actions that will reverse the negative trends leading to an increasingly divided city but tower renewal is the most important."

I also asked him about how his research fits into global predictions of a shrinking middle class. He said "Though many people still call themselves 'middle class,' all evidence about growing inequality, the ever widening income and wealth gap between rich and poor, a process that began in the 1980s, points out that the 'middle' has virtually disappeared. The middle income group can be defined, as it is in our report. We show how this group was indeed a majority in the 1970s (66% of the City's neighbourhoods) but is now a minority (29%) and only a small and declining plurality in the outer suburbs (from 86% to 61%). This is a trend that is most pronounced in Anglo-American countries, where the income gap is much larger than in most of the Western European countries. There is a great deal of populist resentment because the majority believes they are 'middle class' yet they cannot live a middle class life style. They cannot afford the expected or assumed middle class package of goods and services because they are, on average, much lower income in real terms than ten and twenty years ago. In addition, many of the goods and services provided by or subsidized by the state have been cut back or eliminated."

It's a stark picture for Canada's largest city and it's remarkable research, the kind that should be done in urban areas around the world, to address our (mis)understandings of the places we live.

NAME EMAIL

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