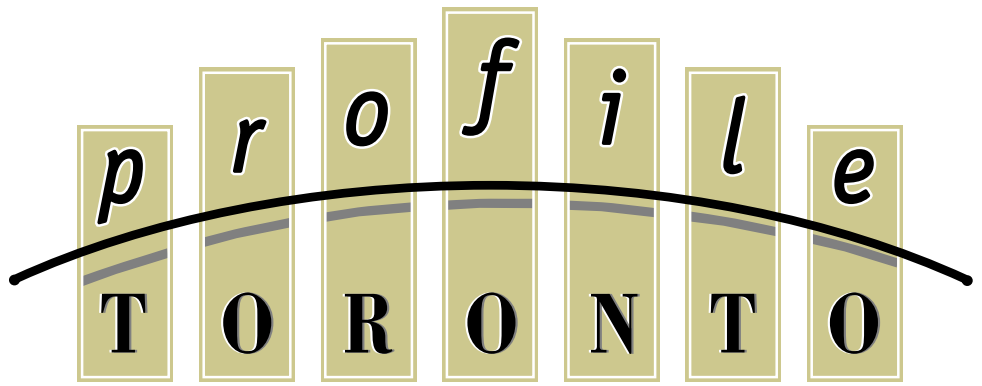


This bulletin is one of a series of research products that the Urban Development Services Department will produce focusing on the results of the 2001 Census of Canada. Future bulletins will be released throughout 2003. In addition, the Community & Neighbourhood Services Department is preparing profiles of Toronto's neighbourhoods.

No. 1 – January 2003



Population Growth and Aging

Highlights

- The GTA grew by over 450,000 people between 1996 and 2001 to over 5 million people, one of the fastest growing areas of the country.
- Toronto's population grew by 96,073 people between 1996 and 2001 to 2,481,494 people, capturing one-fifth of the GTA's growth or 21.2%.
- The outer regions of the GTA continue to attract young families seeking new ground related housing while singles and newcomers continue to be attracted to Toronto's diverse range of housing options and availability of community services.
- Toronto's aging neighbourhoods are beginning to experience a transition as older residents move out of their long-time homes to be replaced by young families.
- The population of the GTA is expected to reach 7.45 million by 2031, with Toronto's population rising to 3 million by this time.
- Younger age groups are expected to remain relatively stable over the next 30 years while seniors will account for an increasing proportion of the GTA's population.

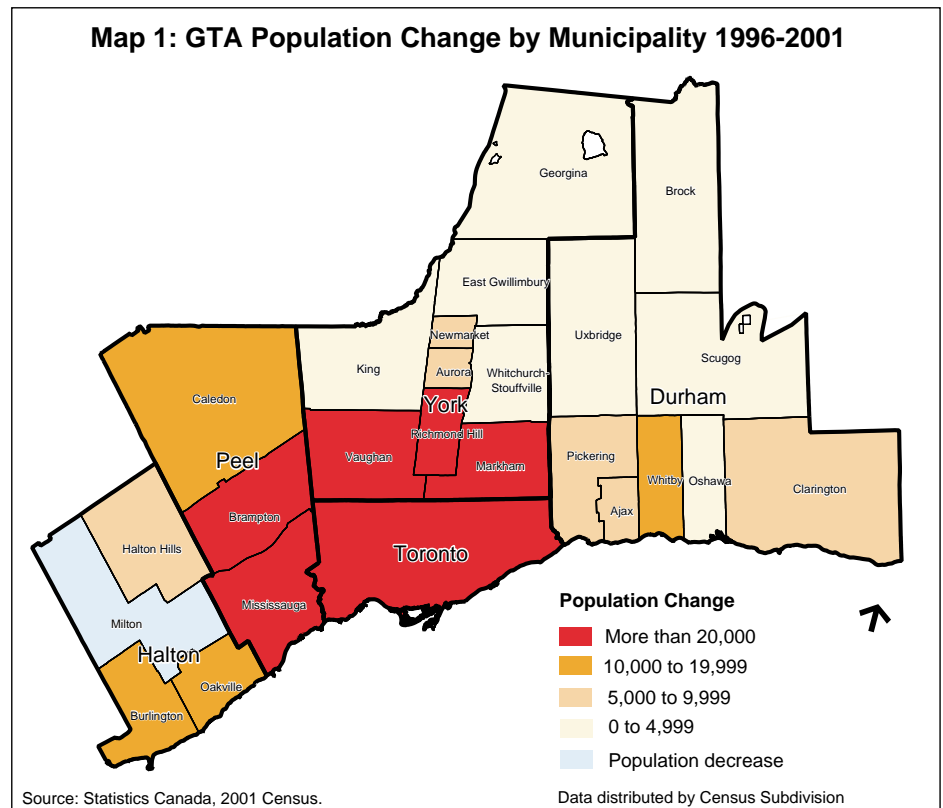
Toronto is Growing

Over the last 30 years, the population in the suburban municipalities surrounding the City of Toronto flourished as people were attracted by the new housing opportunities developing beyond the City.

With the dream of owning a single-family home, young families were drawn to the communities springing up throughout the outer regions of the Greater Toronto Area (GTA). It is clear from the results of the 2001

Census that this trend remained largely unchanged in the final years of the 20th Century. As one of the fastest growing large urban regions in North America, the GTA grew by 10%, adding more than 450,000 new people to the region since 1996. The majority of this growth occurred in the four regions surrounding the City of Toronto as small towns became focal points for new development, and new communities sprouted from greenfields.

Map 1: GTA Population Change by Municipality 1996-2001

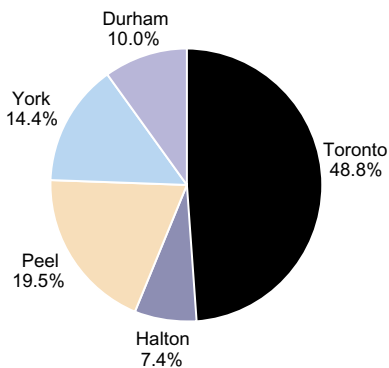


Produced by Urban Development Services, Research & Information, January 2003

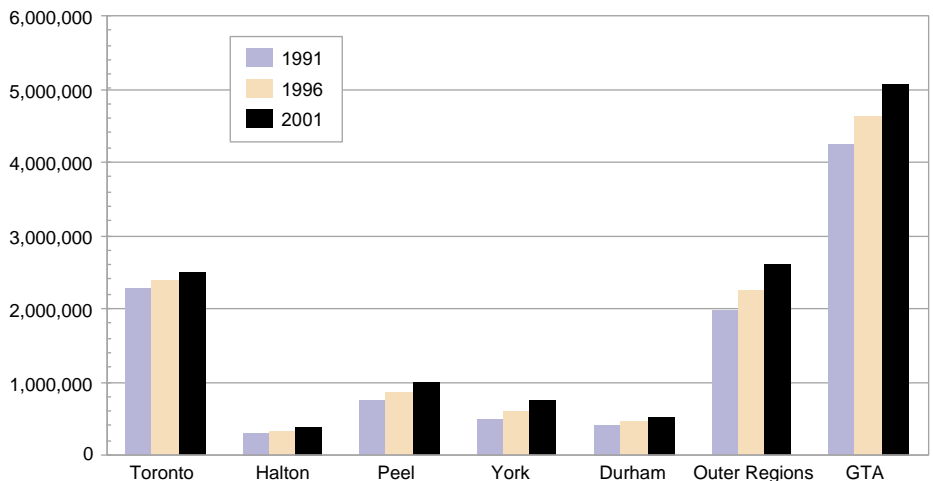
**Table 1:
GTA Population**

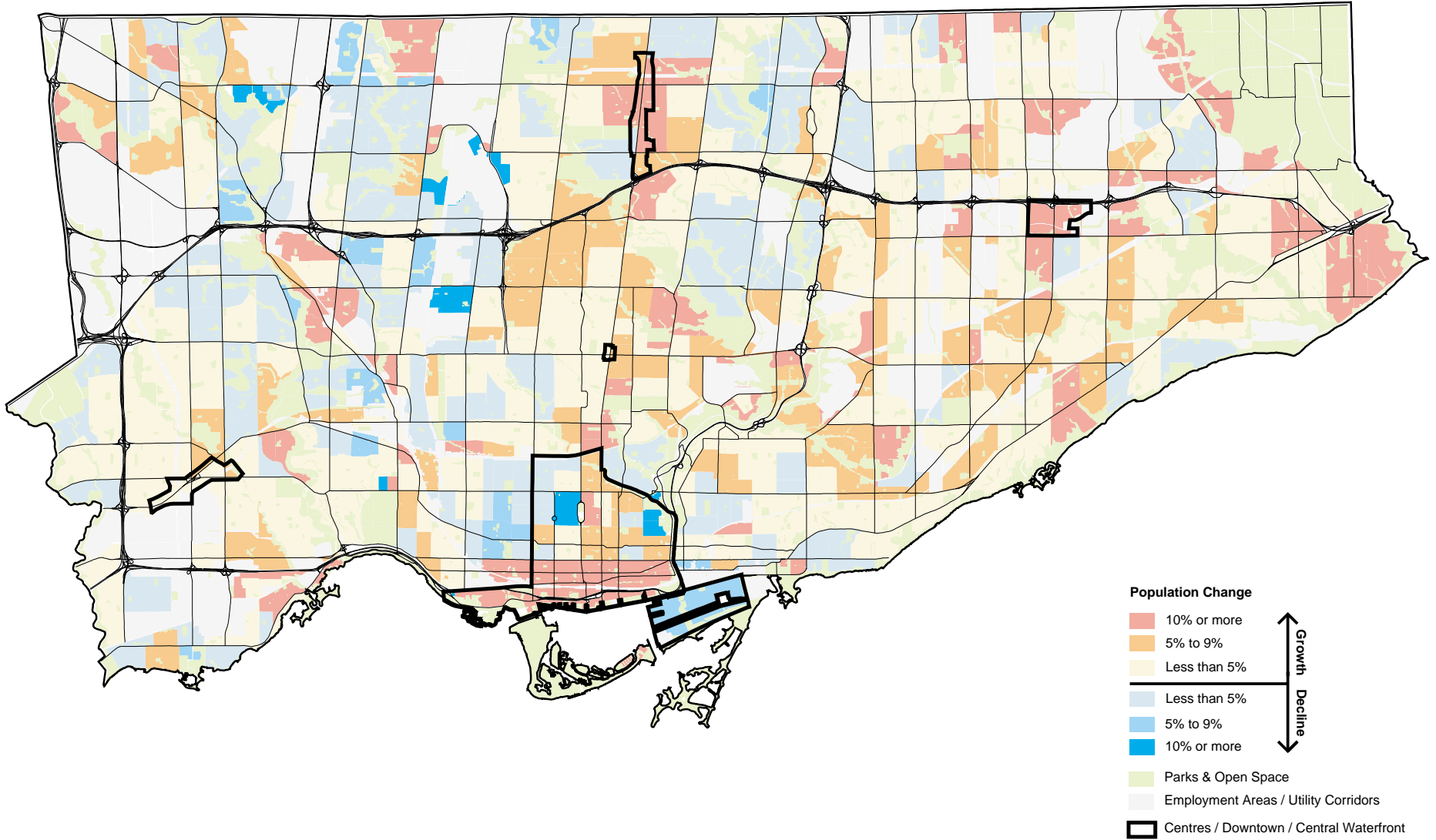
Municipality	1991	1996	2001	Change 1991-1996		Change 1996-2001	
				#	%	#	%
Toronto	2,275,771	2,385,421	2,481,494	109,650	4.8%	96,073	4.0%
Halton	313,136	339,875	375,229	26,739	8.5%	35,354	10.4%
Burlington	129,575	136,976	150,836	7,401	5.7%	13,860	10.1%
Halton Hills	36,816	42,390	48,184	5,574	15.1%	5,794	13.7%
Milton	32,075	32,104	31,471	29	0.1%	-633	-2.0%
Oakville	114,670	128,405	144,738	13,735	12.0%	16,333	12.7%
Peel	732,798	852,526	988,948	119,728	16.3%	136,422	16.0%
Brampton	234,445	268,251	325,428	33,806	14.4%	57,177	21.3%
Caledon	34,965	39,893	50,595	4,928	14.1%	10,702	26.8%
Mississauga	463,388	544,382	612,925	80,994	17.5%	68,543	12.6%
York	504,981	592,445	729,254	87,464	17.3%	136,809	23.1%
Aurora	29,454	34,857	40,167	5,403	18.3%	5,310	15.2%
East Gwillimbury	18,367	19,770	20,555	1,403	7.6%	785	4.0%
Georgina	29,896	34,978	39,536	5,082	17.0%	4,558	13.0%
King	18,121	18,223	18,533	102	0.6%	310	1.7%
Markham	153,811	173,383	208,615	19,572	12.7%	35,232	20.3%
Newmarket	45,474	57,125	65,788	11,651	25.6%	8,663	15.2%
Richmond Hill	80,142	101,725	132,030	21,583	26.9%	30,305	29.8%
Vaughan	111,359	132,549	182,022	21,190	19.0%	49,473	37.3%
Whitchurch-Stouffville	18,357	19,835	22,008	1,478	8.1%	2,173	11.0%
Durham	409,070	458,616	506,901	49,546	12.1%	48,285	10.5%
Ajax	57,350	64,430	73,753	7,080	12.3%	9,323	14.5%
Brock	11,057	11,705	12,110	648	5.9%	405	3.5%
Clarington	49,479	60,615	69,834	11,136	22.5%	9,219	15.2%
Oshawa	129,344	134,364	139,051	5,020	3.9%	4,687	3.5%
Pickering	68,631	78,989	87,139	10,358	15.1%	8,150	10.3%
Scugog	17,810	18,837	20,224	1,027	5.8%	1,387	7.4%
Uxbridge	14,092	15,882	17,377	1,790	12.7%	1,495	9.4%
Whitby	61,281	73,794	87,413	12,513	20.4%	13,619	18.5%
Outer Regions	1,959,985	2,243,462	2,600,332	283,477	14.5%	356,870	15.9%
GTA	4,235,756	4,628,883	5,081,826	393,127	9.3%	452,943	9.8%
Toronto/GTA	53.7%	51.5%	48.8%	27.9%		21.2%	

**Figure 1:
GTA Population Distribution 2001**



**Figure 2:
GTA Population**





Source: Statistics Canada, 2001 Census.

Data distributed by Census Tract

At the same time, growth within the City of Toronto remained strong. The population in the City rose by over 96,000 between 1996 and 2001, reaching 2,481,494 people. Toronto attracted one-fifth of the entire regional population growth between 1996 and 2001. The more compact, higher density housing opportunities found within the City remain an attractive alternative for many.

Much of the City's land area is comprised of lower density ground-related housing built throughout the latter half of the last century. These neighbourhoods were created to accommodate the population boom of the 1950s and '60s. Now, the majority of the children once housed in these neighbourhoods have grown and moved on to homes of their own. Consequently, the population remaining in these communities is itself reaching older age. The 2001 Census results show that these neighbourhoods are beginning to undergo a transition as older residents move out, to be replaced by a younger population. As a result, young families are beginning to realize their home ownership dreams within the City rather than moving further out. This trend is expected to continue and become more prevalent through the next decade.

Map 2 illustrates population growth and decline by Census Tract. Population increases were recorded in 70% of Toronto's Census tracts and was concentrated where new development occurred. Areas such as Downtown, the Yonge Street corridor, North York Centre and Scarborough Centre all saw increased development activity and population increases between 1996 and 2001. Population increases were also noted in stable neighbourhoods in Central

Scarborough and Central North York. Only 30% of the City's Census Tracts experienced a decline in population with relatively few tracts showing a drop of more than 10%, compared to those recording an equivalent rate of increase since 1996.

Toronto is Aging

The Canadian population as a whole is aging and is doing so more quickly than at any time in the past. By measuring the median age of the population, the point at which half the population is younger and half is older, the nation aged by 2.3 years from 1996, reaching a median age of 37.6 years by 2001. Seniors are the fastest growing age group in the country with older seniors, those over 80, increasing at the quickest pace. The working-age population is also getting older as the Baby Boom generation ages. At the same time, the country's younger generations are declining in numbers. Significant decreases have been recorded in both the younger working age (25-34) and in the pre-school age population groups.

While Canada's population increased and grew older since 1996, large urban areas that grew the most generally had lower median ages than the rest of the country. According to Statistics Canada, among larger urban areas, the greater the growth in population, the lower the increase in median age. As one of the highest growth areas in the country, the GTA was no exception. In fact, in the City of Toronto, the median age climbed by only 1.4 years to 36 in 2001. While the movement of the Baby Boom generation through the life cycle is clearly having an effect on the median age of the population, the number of younger residents has kept

the increase in Toronto's median age below national levels. Future releases of 2001 Census data will provide greater insight into the demographic processes at work in the GTA, but the attraction of new immigrants to Toronto is generally believed to be one factor influencing this, as is the attraction of the City to young people entering the labour force.

The City of Toronto's population grew by 4% between 1996 and 2001. While this was the lowest rate of increase among the GTA's five regions, absolute population change placed the City in the middle of the group. By examining population change in various age groups throughout the GTA between 1996 and 2001, a clear but not unsurprising pattern emerges. All of the outer GTA regions experienced growth among those under 35 years of age, while in the City of Toronto this group declined by 16% from 1996 levels. On the other hand, while the population over 35 years of age grew in all regions of the GTA, the City of Toronto realized the largest increase, capturing 30% of this growth.

The dynamics of population growth among various age groups in the GTA is illustrated in Figures 4 and 5. Figure 4 shows that the outer regions continue to experience the trend of recent years, with growth rates exceeding those of Toronto. While rates of growth may be higher in the outer regions, this growth was built on a smaller population base. The smaller rates of growth in the City of Toronto translate into a significant number of people when applied to the City's larger population (See Figure 5). In many age cohorts, absolute population growth in the City outstripped that in the outer regions, especially among the older

age groups. With the exception of two age groups (0-4 and 25-34), the population increase among younger residents in the City was relatively comparable to results in the outer regions.

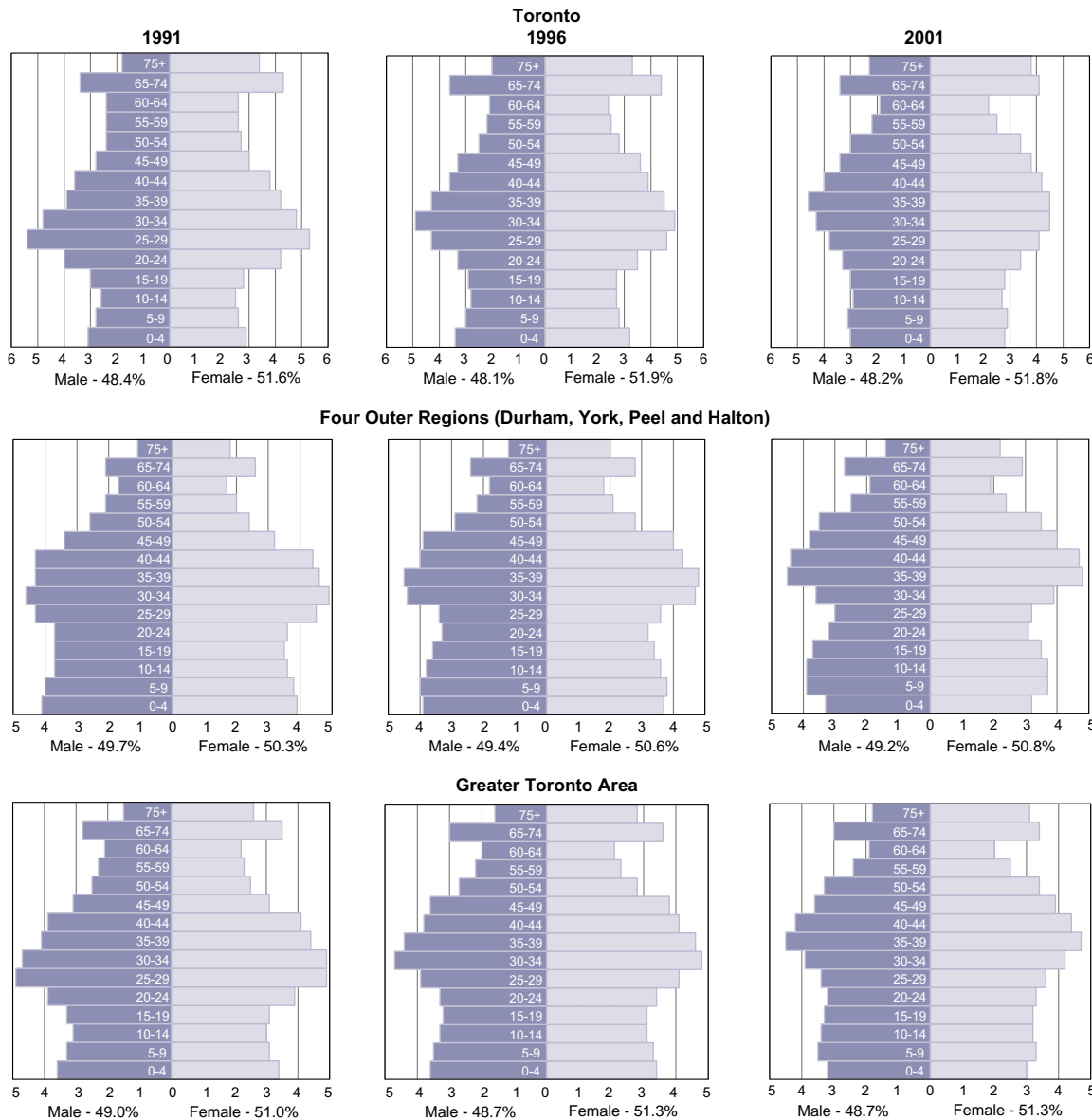
Map 3 highlights areas of older and younger residents within the City of Toronto. Older portions of the City, those Census Tracts with median ages above the City median, are shown in the orange-to-red ranges, while younger areas are illustrated in shades of blue. Toronto's suburban and mid-

town neighbourhoods stand out as areas of generally older residents. Younger areas, those Census Tracts with median ages below the City median, are found in the more recently developed northwest and northeast. The Downtown is notably young in character, as it has always tended to be. The west-central corridor extending northwest from Downtown has been characterised in the past as a settlement area for new immigrants and as an area exhibiting extensive conversions in the older house-form housing stock. To a lesser

extent, a similar corridor of younger population is found extending east and north from Downtown. This general "U-shaped" pattern is coincident with an area exhibiting a relatively high degree of immigration, lower incomes, and affordable rental housing. Earlier research studies have identified these areas as priority areas for investment in social services and support.

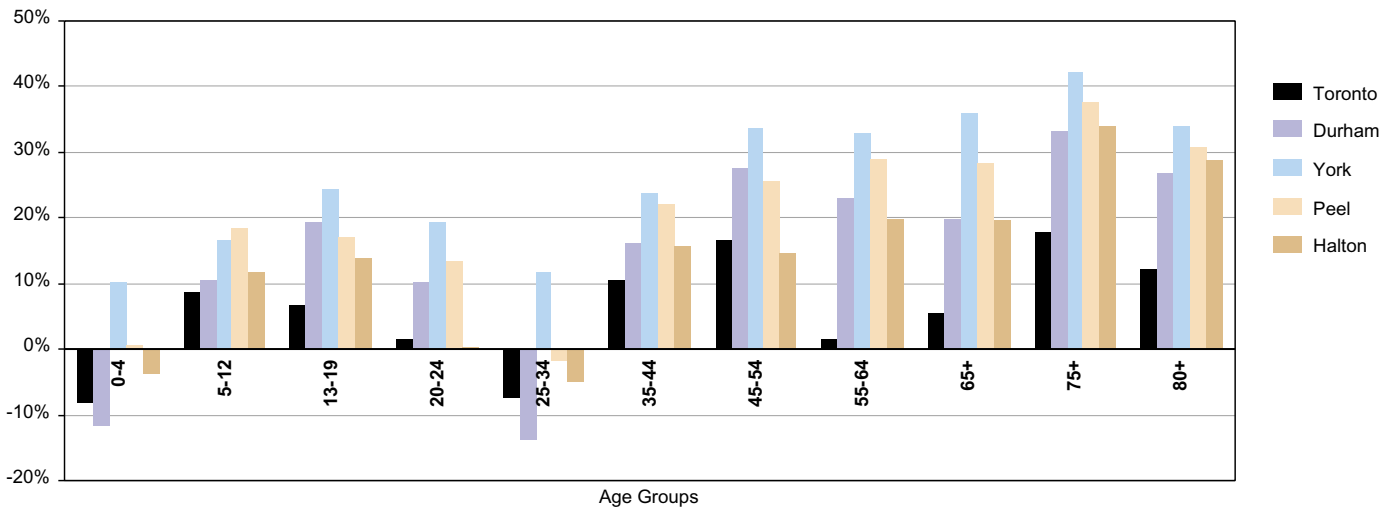
Map 4 illustrates the change in median age between 1996 and 2001. Census Tracts showing an increase in

Figure 3:
Age and Sex Profile of Population, Toronto, Four Outer Regions and Greater Toronto Area, 1991, 1996 and 2001



Source: Statistics Canada, Census of Canada

Figure 4:
GTA Rate of Population Change, 1996-2001



median age in the past five years far outnumber those where the age either remained the same or dropped. Median age has been rising in areas dominated by younger residents as well as in older communities; however, the largest increases tend to be in a few traditionally older areas of the City. In Census Tracts where the median age rose by 2.5 years or more – the red areas on Map 4, the median age of the population tended to be over three years higher than the overall City median in 2001. Lower increases, represented by those Census Tracts in the orange ranges

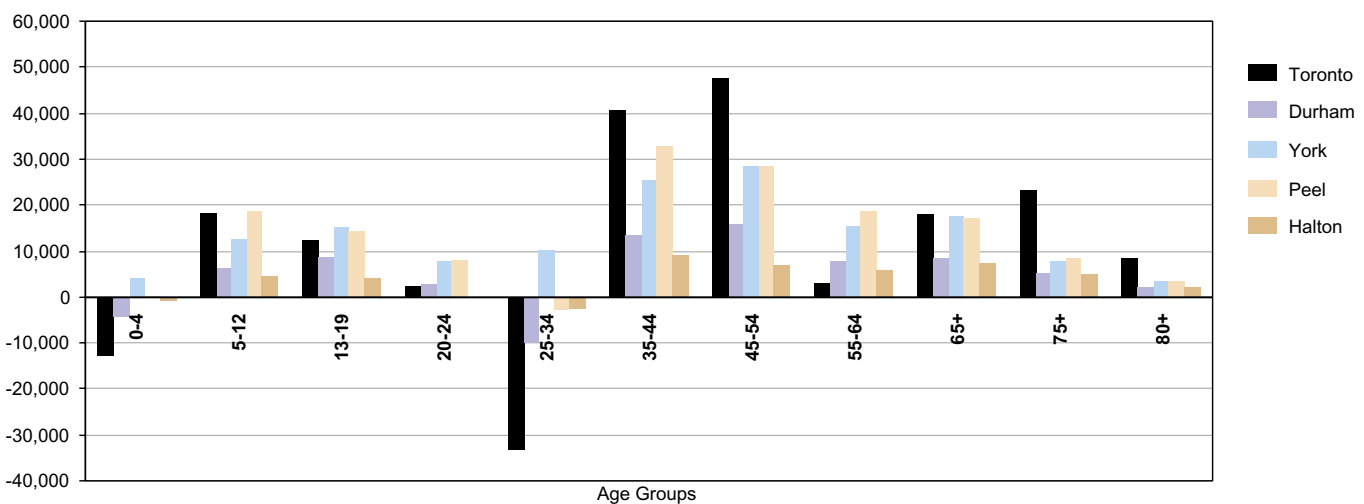
can, for the most part, be associated with the younger areas of the City shown in blue on Map 3.

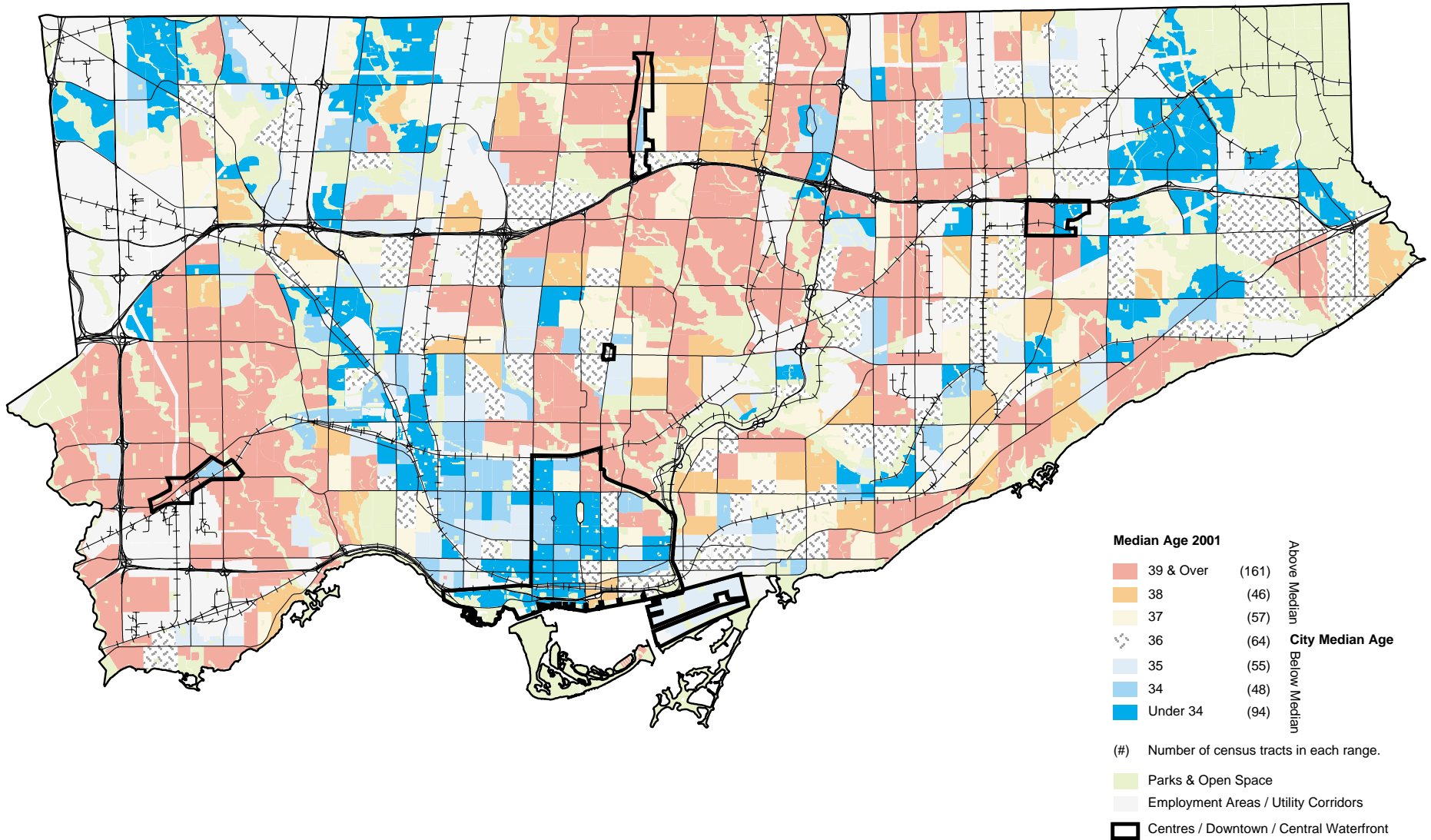
Those Census Tracts that did experience a drop in median age tended to be located in areas of older populations – red areas on Map 3. Areas of decline generally had median ages in the vicinity of 40 years of age in 2001. The City is home to many neighbourhoods containing single-family housing stock that was built up to 50 years ago. As older residents move out of their long-time homes and are replaced by younger families,

communities will change in character. As younger families with children replace older households, the median age of an area will begin to fall in step with this transition. Areas shown in blue on Map 4 tend to bear this out. Many of these areas are undergoing a demographic transition which is creating a new set of opportunities for young families and, at the same time may present a new set of community service needs for both young and old.

However, while the majority of blue areas on Map 4 could be associated with aging single-family neighbour-

Figure 5:
GTA Actual Population Change, 1996-2001





Source: Statistics Canada, 2001 Census.

hoods, some had median ages closer to Citywide levels. Some traditional immigrant reception areas such as Thorncliffe Park, Parkdale, Oakridge and Regent Park experienced declining median ages. In these areas median ages were closer to the mid-30's. These communities are characterized by rental housing and have a growing base of settled immigrants, which serves to draw large numbers of newcomers. As younger immigrant families move into these areas, replacing older residents, the median age of these communities will continue to decline.

Children

Figures 4 and 5 reveal patterns of population change by age across the GTA between 1996 and 2001. Pre-school age children, those under five years of age, generally declined across the GTA during this time, while increases were experienced in all regions among the school age population, those between 5 and 12 years of age. While Toronto experienced the largest decline in young children, it managed to capture 30% of all growth in older children, virtually tied with Peel for the largest increase among GTA regions.

The number of children in Toronto increased slightly (1.6%) between 1996 and 2001. As a proportion of the total population, 0-to-12 year old children remained essentially stable, declining only slightly (0.4%) during this period. Despite this, pre-school and school-age groups exhibited quite different patterns of change between 1996 and 2001. Pre-school age children decreased by 8.2% in this 5 year period, while at the same time school-age children grew by 8.6%. Only 1 in 4 Census Tracts saw increases in 0- to 4-year-olds, while the reverse was true for the 5- to 12-

year-old cohort where 70% of Census Tracts exhibited increases in population.

The rate of change in young children shown on Figure 4 mirrors that of young people of working age. This is not an altogether unexpected observation given that the majority of these children will have parents between the ages of 25 and 34. In fact, the same relationship can be seen between the school-age children (5-12) and the 35 to 44 year age groups. As such, the changes in younger working-age cohorts and the housing choices made by those parents will drive the patterns of change for children.

Youth

Secondary and post-secondary school age groups, that portion of the population between 13 and 24 years of age, increased in all GTA regions between 1996 and 2001. While the rate of growth among youth in the outer regions was significantly higher than Toronto's rate, actual increases in the City's younger youth, those between 13 and 19, outpaced that of both Durham and Halton, and was comparable to growth in York and Peel.

Toronto's youth population (13-24) grew by just over 4% between 1996 and 2001. As a proportion of the total population, youth remained unchanged from 1996 levels. However, significant differences do exist between younger (13-19) and older (20-24) youth.

As the majority of secondary school-age youth remain in the family home during their school years, it can be expected that these residents will be found in areas with a higher degree of family households. As such it is not

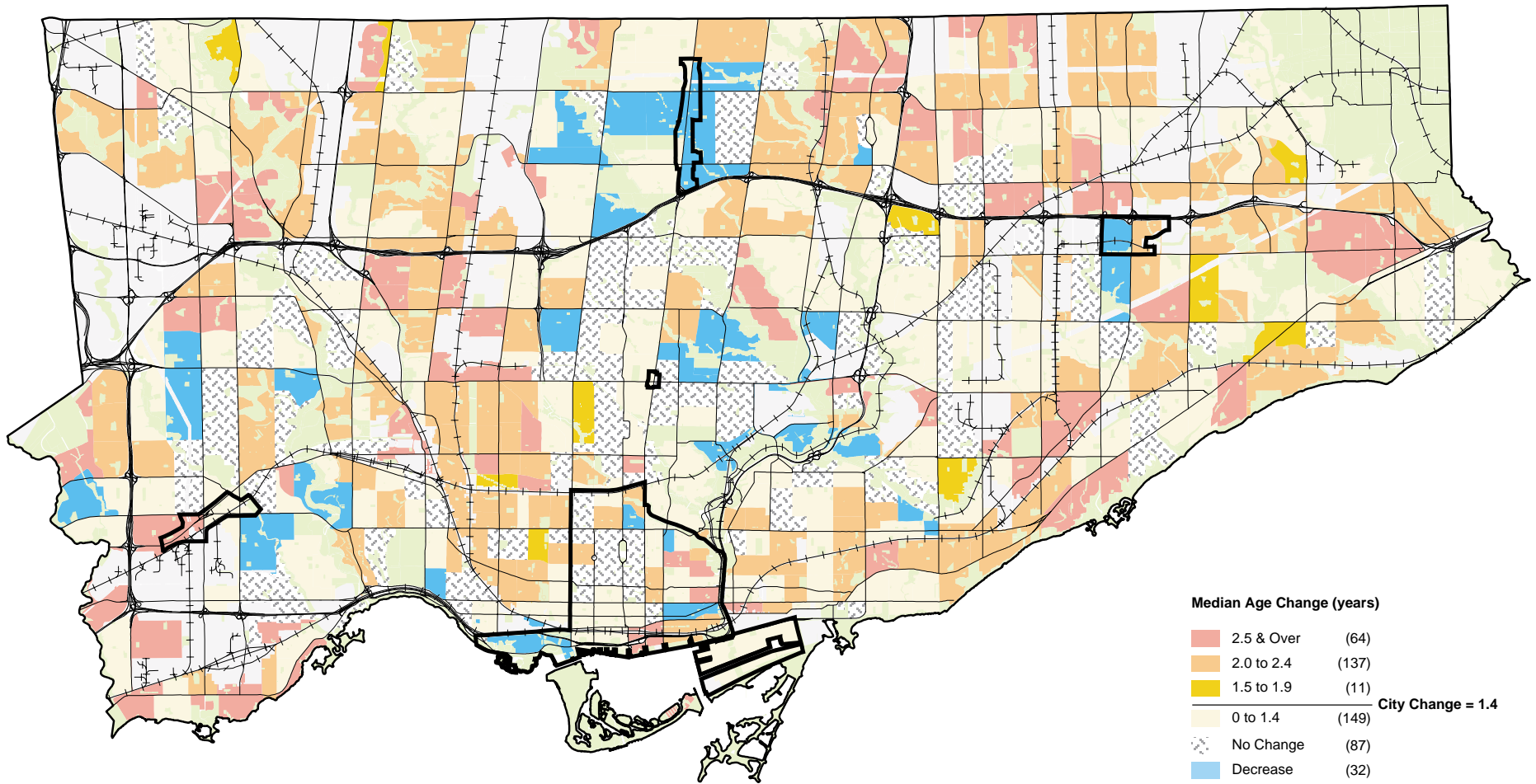
surprising that this group is distributed in a broad arc extending through the more suburban parts of the City. These areas include a large proportion of family households living in both owner and tenant accommodations. The increases in younger youth between 1996 and 2001 were distributed mainly within this same area.

As youth enter post-secondary school-age, two distinct opportunities present themselves – continued schooling, and entering the job market. The distribution of older youth across the City tends to show a concentration of 20- to 24-year-olds in areas characterized by rental housing, more so than is exhibited among younger youth. The population growth that occurred in the 20 to 24 year age group between 1996 and 2001 tended to be located in close spatial association with the City's post-secondary institutions and in those areas of rental housing opportunities.

Seniors

Following a trend seen across Canada, there was substantial growth between 1996 and 2001 in the GTA's senior population, those over the age of 65. While senior age groups exhibited significant rates of growth across the GTA, absolute population change was most prominent in the outer regions among recent retirees. For those 65 years and over, 75% of the population change was distributed relatively evenly between Toronto, York and Peel. However, Toronto captured the majority of the GTA-wide growth in those 75 years and older, three times higher than any suburban region.

Throughout Toronto, a large proportion of single-family neighbourhoods



Median Age Change (years)		
2.5 & Over	(64)	City Change = 1.4
2.0 to 2.4	(137)	
1.5 to 1.9	(11)	
0 to 1.4	(149)	
No Change	(87)	
Decrease	(32)	
(#) Number of census tracts in each range.		
Parks & Open Space		
Employment Areas / Utility Corridors		
Centres / Downtown / Central Waterfront		

Note: Population change distributed by 1996 Census Tracts.
 Source: Statistics Canada, 2001 Census.



are home to those in their senior years. As they grow older, these residents may continue to age in place or they may move out of their current homes for accommodations more suited to their lifestyle. Some of these seniors will choose to migrate beyond their neighbourhood or even away from the City while many others will choose to relocate in the same area, providing a level of comfort and familiarity born of several years with-

in the same community. Both of these possible outcomes can be seen in the patterns of population distribution across the City in 2001 and in the change that has occurred since 1996.

The distribution of seniors across the City has not changed dramatically from what was seen in 1996, with the same general areas of the City remaining home to larger concentra-

tions of those over 65 years of age. Most of Toronto's seniors live in the suburban areas in the north, east and western parts of the City.

Census Tracts showing increases in seniors were distributed mainly across the northern reaches of the City, with a mix of increases and decreases occurring Downtown. Many of the City's older single-family neighbourhoods exhibited a decline in the

Table 2:
GTA Forecasted Population

	Population					Average 5-year Percent Change			
	1996	2001*	2011	2021	2031	2001*	2011	2021	2031
GTA	4,781,000	5,284,000	6,260,000	6,975,000	7,450,000	10.5%	9.2%	5.7%	3.4%
Toronto	2,463,000	2,594,000	2,855,000	2,915,000	3,000,000	5.3%	5.0%	1.1%	1.5%
Peel	882,000	1,000,000	1,185,000	1,350,000	1,400,000	11.8%	17.0%	13.4%	5.6%
York	612,000	760,000	1,010,000	1,200,000	1,360,000	14.3%	12.5%	11.0%	6.6%
Durham	474,000	530,000	710,000	900,000	1,000,000	13.4%	9.3%	7.0%	1.9%
Halton	350,000	400,000	500,000	610,000	690,000	24.2%	16.4%	9.4%	6.7%

Note: Figures for 1996 are from Statistics Canada. *Figures for 2001 are unofficial.

Source: GTA Population and Employment Projections Steering Committee; Toronto City Planning Division, Policy and Research.

Table 3:
GTA Forecasted Population Change versus 1996

	Population	Population Change versus 1996				Percent of Total	Change vs 1996
	1996	2001*	2011	2021	2031		
GTA	4,781,000	503,000	1,479,000	2,194,000	2,669,000	100.0%	55.8%
Toronto	2,463,000	131,000	392,000	452,000	537,000	20.1%	21.8%
Durham	474,000	56,000	236,000	426,000	526,000	19.7%	111.0%
Halton	350,000	50,000	150,000	260,000	340,000	12.7%	97.1%
Peel	882,000	118,000	303,000	468,000	518,000	19.4%	58.7%
York	612,000	148,000	398,000	588,000	748,000	28.0%	122.2%

Note: Figures for 1996 are from Statistics Canada. *Figures for 2001 are unofficial.

Source: GTA Population and Employment Projections Steering Committee; Toronto City Planning Division, Policy and Research.

Table 4:
Projected Population of Toronto (with undercoverage)

Age	1991 *	1996 *	2001	2006	2011	2016	2021	2026	2031
0 - 14	389,452	439,398	465,530	473,932	475,135	480,872	490,573	499,337	501,061
15 - 24	329,462	306,299	329,396	361,910	393,179	384,288	372,304	373,662	384,210
25 - 34	477,526	460,920	431,245	445,037	472,373	467,266	467,849	469,542	468,025
35 - 44	363,779	402,200	443,565	443,777	439,997	438,433	435,324	432,433	436,151
45 - 54	254,700	299,240	343,936	375,443	403,326	398,323	387,753	388,254	388,207
55 - 64	234,660	225,072	232,729	267,454	300,175	318,975	335,452	333,810	328,006
65 - 74	179,385	196,662	193,786	189,293	195,779	217,771	238,053	253,441	266,994
75+	121,224	133,683	154,017	167,938	175,120	179,107	187,357	206,896	227,638
Total	2,350,188	2,463,474	2,594,204	2,724,784	2,855,084	2,885,035	2,914,665	2,957,375	3,000,292
Change		4.8%	5.3%	5.0%	4.8%	1.0%	1.0%	1.5%	1.5%

*Note: 1991 and 1996 figures are from Statistics Canada.

Source: GTAC, 2000; Toronto City Planning Division, Policy and Research.

number of seniors. It is within these areas that a transition is occurring with younger families moving into older single-family housing.

A large increase in the more elderly population, those over 75 years of age, was recorded in the five years leading up to 2001. Most of this increase was found in areas matching the distribution pattern of seniors as a whole. While some transition in family types is occurring in older areas of the City, it is apparent from this trend that many older seniors are also choosing to age in place.

Looking Forward

In March 2000, representatives of the Provincial Office of the GTA, the City and the Regions released projections for the GTA and its upper tier municipalities for the years 2011, 2021 and 2031, based on 1996 Census population. This forecast anticipated that the GTA would grow by 10.5% in the five years leading up to 2001. According to the Census, the GTA grew by 9.8%. Therefore, the GTA grew slightly slower than projected, by 0.7%. The 2001 Census reported Toronto's population at just 1.2% below the 2001 projection. It would appear that the GTA and the City are "on track" with these projec-

tions. Since the projected growth is "front-end loaded" into the early part of the thirty-five year timeframe, any near-term shortfall is expected to be met and possibly exceeded by the end of the next decade.

Over the next 30 years, the GTA is projected to grow by more than 2.6 million people, reaching 7.45 million by 2031. In the near term, up to 2011, current growth patterns are expected to continue throughout the region. The outer regions of the GTA will maintain their relatively high rates of growth with York doubling in size by 2021 and Durham and Halton reaching the same point by 2031.

Figure 6:
Forecasted GTA Population Shares by Municipality

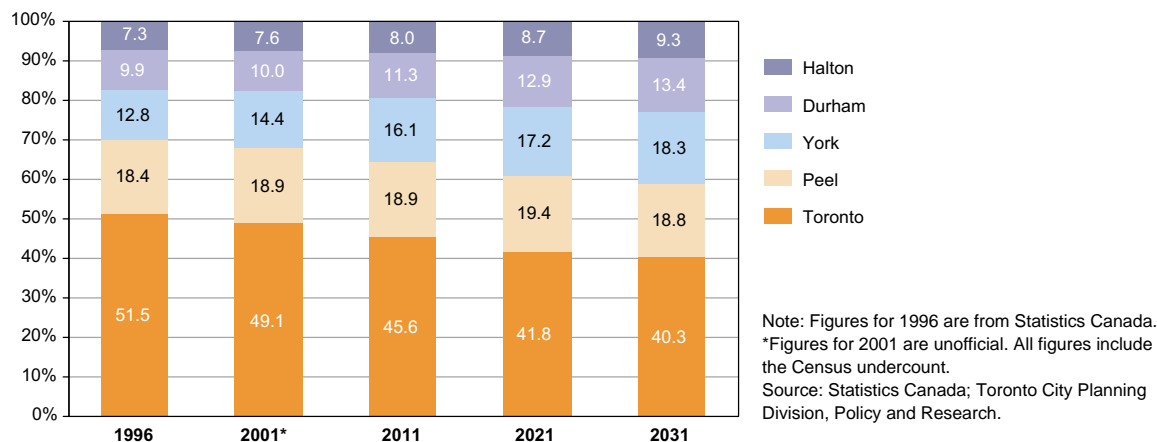
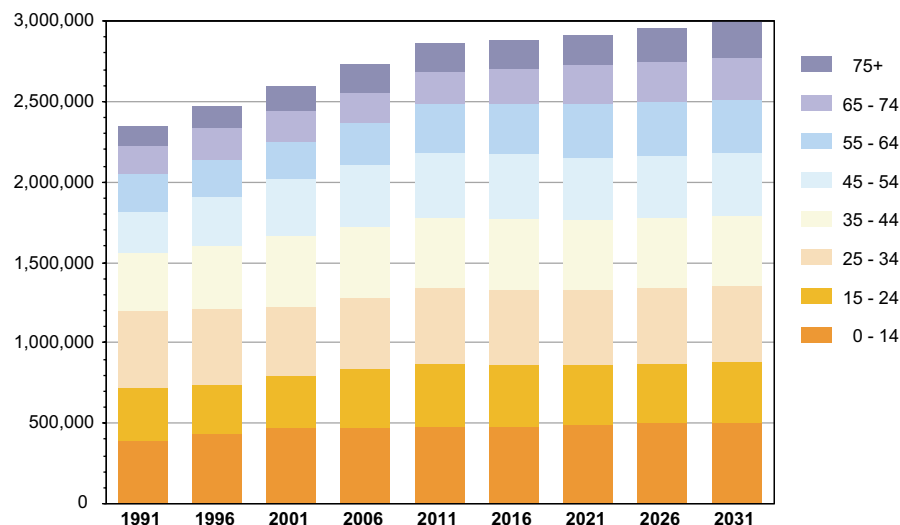


Figure 7:
Projected Population of Toronto (with undercoverage)



Toronto will continue to show strong growth during the projected time-frame and is expected to capture at least 20 percent of the GTA's population increase. While the City's population is expected to grow by 22 percent over its 1996 base, it will also continue to age. Younger age groups are expected to remain relatively stable while age groups over 65 will represent an increasing proportion of the City's population by 2031.

More detailed information regarding population projections in Toronto and the GTA are available in the Toronto Plan document *Flashforward: Projecting Population And Employment To 2031 In A Mature Urban Area*.

Conclusion

The impressive population growth seen throughout the GTA in recent years is showing little signs of slowing. Information from the 2001 Census reveals a region that is expanding its population in both older neighbourhoods and new communities. But, while the population continues to grow it is also aging, a trend that has been revealed at both the local and national levels.

The outer regions of the GTA are experiencing rapid growth as young families continue to flock to the abundant new housing opportunities these areas have to offer. At the same time, the City of Toronto is also

growing. Toronto captured one fifth of all GTA growth between 1996 and 2001. However, the composition of this growth is quite different than that seen in the outer regions. Toronto provides the rental housing alternatives that remain attractive to singles and newcomers, and it is home to the majority of GTA seniors. Many Toronto seniors occupy ground-related housing in older neighbourhoods. As these homes change hands in the coming years, an influx of younger families will bring new sights and sounds to the City's older neighbourhoods.

By 2031 the GTA population is expected to reach 7.45 million people and Toronto will see its population rise to 3 million. But, where will these people live? Will Baby Boomers age in place? Will the flow of young families to the outer regions of the GTA continue or, will Toronto be able to attract a greater share of this growth? Is there enough room in Toronto's mature urban environment to house even more than the expected population increase? Toronto's new Official Plan directs residential development in both location and design to only 25% of the City's geographic area, to those areas best served by transit. Substantial opportunity exists in these areas to not only accommodate the growth forecast, but to house even more people than current forecasts indicate. Not only

will this strategy enliven the City's main streets and centres, it will also protect and strengthen the existing character of the majority of the City's neighbourhoods.

Predicting the residential choices that people will make is a somewhat more difficult exercise. Affordable housing, access to employment and availability of community services and supports are just a few of the factors that will play a role in the residential choices made by future residents. These residents will choose to live where they can attain the best possible quality of life benefits. By offering an array of residential choices the City will be in the best position to attract and retain much of the expected increase in population over the next thirty years.

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