HOUSING TENURE CHANGE
IN THE
CITY OF TORONTO
FROM 1971 TO 1988

BY

SUSAN LANGMAN

A Research Paper

Submitted to the Department of Geography

in Fulfillment of the Requirements

of Geography 4C6

McMaster University

April 1990

ABSTRACT

This thesis examines the change in housing tenure in the City of Toronto. The trends of tenure are described briefly between 1951 to 1971, for the city, as well as for the CMA. Specifically examined is the period from 1971 to 1988, in the City of Toronto.

There is a continual decline in the rate of home ownership from 1951 to 1971, even though the absolute number of homeowners is increasing. This can be seen in the city, as well as the suburbs, and outlying areas. The overall decline in the rate may be due to the apartment boom of the 1960's, which can be associated with the baby boom from a few years earlier. Also suburbanization was occurring which certainly had an effect on home ownership.

Similarly, ownership rates continued to decline between 1971 to 1986, although the absolute numbers were higher than tenants, and was steadily increasing. Gentrification and condominium construction certainly was associated with this absolute increase in home ownership.
A closer look at the city reveals certain census tracts are increasing in home ownership at a higher rate than others. By looking at certain demographic characteristics, it is possible to see the changing social geography of these areas.

The period 1986 to 1988 incurred tremendous condominium construction. The city during this time increased in ownership rates. Changing lifestyles and desires of the people living in the city caused a demand for condominiums.

It is important to examine these trends and patterns of the city and the outlying areas to be kept informed of the changing social and economic geography of the city.

Acknowledgements

I would like to thank my advisor Dr. Richard Harris for his advice, and invaluable guidance throughout this project. He helped to make my thesis a positive and enjoyable experience. I would also like to thank my friend David Zimmerman for his support and inspiration throughout my university career, and for the continuance of it in the future. Family and friends have also been a great source of strength, which have helped me make this a rewarding year. Thank you.

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CHAPTER 1

INTRODUCTION

Toronto in the 1970's, underwent a significant period of change in regards to housing tenure. Different areas in the city and in the metropolitan areas experienced some change in terms of whether people rented or owned their homes. The changes in housing tenure affected these areas in many ways, as well as the social geography of the entire city. These are general considerations, which apply to Toronto.

The people in areas that own their own homes have different attitudes than the people in areas where homes are rented. Owners feel more attached to their homes and feel more responsibility for their neighborhood. Owner-occupiers are likely to be better off financially and this determines the type of people moving into a particular neighborhood. Being better off financially usually implies that the neighborhoods are better cared for, and therefore the aesthetic beauty of the neighborhood as a whole improves. These areas are also more developed in terms of parks, recreational facilities, and shopping areas. Activist groups are also formed that are concerned with neighborhood safety, environmental issues, and the development of the city. Tenure change may also affect the number of people living in an neighborhood. In owner-

occupied neighborhoods, because of a changing culture and changing attitudes towards family, the households tend to be smaller. In areas where there is a high degree of rental units there tends to be more than the average number of children and/or extended family lives in the same unit. Rental areas are usually occupied by the lower income. The units are often run down and undesirable for most people to live in, but because the rents are fairly cheap for within the inner city they do not have any other choice but to live here. The lower income rely on public transportation to get to their jobs and count on the social networks the city provides.

The change in tenure of course is not all positive. The growing number of owner occupiers that are in the city bring an influx of cars into the city which causes traffic and parking problems, as well as the pollution factor. Lower income families do have cars as well, but the growing number of owner occupiers tend to be a multi-car family. Another major downfall, is that the low income working class are displaced from their homes which causes the urgent need of low income housing. This study on the change in housing tenure is essential to be kept aware of the changing social, economic and political geography of the city.

CHAPTER 2

LITERATURE REVIEW

The literature to be reviewed in the following paper helped to create a better understanding of the analysis of the change in housing tenure in Toronto from 1971 to 1986. The literature review explains housing tenure in general, tenure patterns and change within the city, gentrification and condominium construction. These factors are all relevant and necessary to the analysis of housing tenure in Toronto, and create a good basis on which to start my research.

2.1 HOUSING TENURE IN GENERAL

The review of this literature will be considered only as a context to my further analysis of recent trends in Toronto. These references help explain recent Toronto trends and sets these in perspective.

Approximately a century ago, North America was viewed as the land of opportunity. Many families were able to acquire and own homes. Canada and the U.S.A., had a higher level of home ownership that in Britain. It has been seen lately though that this difference has been getting smaller. The reason for this is not easily reconciled. Richard Harris and Chris Hamnett, in their study, "The Myth

of the Promised Land: The Social Diffusion of Homeownership in Britain and North America", seek to fill these gaps by comparing homeownership trends in Canada, U.S., England and Wales, focusing in particular upon the changing incidence of ownership across the social structure. Most important to my research is the findings in North America, and more specifically Canada.

Ownership is generally regarded as being preferable to tenancy. The cheapness of agricultural land in North America in the nineteenth century, attracted many immigrants to come here to own their own property. Even by the turn of the century when there was such a great concentration in urban areas, owning a home was still preferable, and many were able too because of the high wages because of the shortage of labour. The ownership trend continued on into suburbanization. It was seen as an indicator of economic well-being.

Since the 1900's Canada's ownership rate has increased thirty percent. For the past sixty years, Canada's rate has held steady around sixty percent. Home ownership rates have always been higher in the country than in the city, because land and therefore housing is more expensive in the city. Suburbanization has allowed for recent increases in home ownership because it allows people to fulfill their ownership aspirations. In the nineteenth century, class differences in Canada were quite minor in terms of home ownership. This did not necessarily reflect

equality of opportunity. There were strong aspirations to own a home among the poor, and weaker aspirations among the rich. In the twentieth century this class difference grew. The economic elite pulled far ahead of many other groups. Working class were approximately fifty percent homeowners, and managers and owners were seventy two percent.

Harris and Hamnett conclude that the ownership levels between Britain and North America are now much the same. Relative advantages in North America have eroded with time and urban growth. The comment that there is further research to be done on the issue of tenure in the over all context of change in the housing market.

Richard Harris does go further into researching the change in the housing market, and how this affects housing tenure in his study, "Boom and Bust: The Effects of House Price Inflation on Homeownership Patterns in Montreal, Toronto, and Vancouver". Relevant to my own research is the findings in Toronto.

There has been a recent increase in housing prices which has put home ownership out of reach for many Canadians. Between 1974 and 1982, the rate of housing increase in Toronto was 194%. Ownership rates remained at 57% in Toronto because of this. Levels of homeownership does not depend only on housing costs, but on incomes as well. Incomes in this study were highest in Toronto.

In 1980-1982, the modest increase in housing would have caused a major crisis if it had not been for the income

and demographic changes at the time in Toronto. Incomes recovered from a previous drop, and households headed by younger people also declined. Proportionately more households heads had saved enough to pay the mortgage and the elderly over 64, who already owned held the ownership rate steady. (Harris 1986)

Toronto's working class declined in homeownership, because of incomes not rising as fast as housing prices. Owners, managers and the middle class have improved their ownership position.

Compared to Montreal and Vancouver, Toronto did just as well, in terms of ownership growth. Montreal's social classes all shared in an ownership boom, while in Vancouver ownership rates fell for all groups.

2.2 TENURE PATTERNS AND CHANGE WITHIN THE CITY

Burgess classic model was based on concentric zone theory, where he said the higher income lived towards the periphery. This was coupled with the fact that he said that ownership levels also rose towards the urban fringe. Therefore the higher social classes owned their own homes and the incoming immigrants who lived in the core area were tenants. Burgess viewed the downward transition of neighborhoods as a general if not a universal characteristic of urban growth irrespective of the precise form taken by the pattern of concentric zonation. (Hamnett 1984) In later

reviews it will be seen that many do not agree with Burgess view of tenure in the city. My research on housing tenure does not agree with Burgess view of how the city is organized today.

The Local Culture of Property: A Comparative History of Housing Tenure in Montreal and Toronto, by Marc Choko and Richard Harris is an up to date discussion of the tenure gradient in Toronto and Montreal. Choko and Harris site Burgess, when saying the generalization is that the ownership level increases as land price declines towards the fringe.

By the 1900's in Toronto a contrast in home ownership had finally developed. In the central area it was 4%, the rest of the city 26%, and the suburbs 49%. As time passed of course these figures grew, but the gradient that had been established maintained into the 1970's. Throughout the metro areas from 1961-1981, ownership rates declined because of the building of apartments. By 1981 ownership rates were actually higher in the central area. The central area under went redevelopment. Gentrification and condominiums were probably the main reason for the increase in homeownership.

Montreal had a similar experience except that the ownership rates in the city did not overtake there suburbs. Ownership rates in the city centre are growing but not as fast as it did in Toronto.

City of Toronto Planning and Development Department

(1981), is more specific in this area of study. This report examines the trends in housing occupancy patterns in the City of Toronto.

Since 1976, 23,600 units were constructed and 13,666 were lost due to elimination or conversion. In 1984, a second wave of conversion occurred and 2613 units were lost. IN 1985, 62% of the cities population owned as compared to 55% in 1976. Rental units have remained at 21%. Homeowners with units to rent have dropped 8% from 1976 to 1985. In 1976 one quarter of Toronto's population lived in owner-tenant housing. This dropped 15% by 1985. 57,780 people have been displaced from this kind of housing. This is basically due to gentrification, undoubling of immigrant families. There is a need for this type of affordable housing. From 1976-1979, 4781 owner tenant properties were converted into single family dwellings. There is a growing attractiveness of the central city, vintage housing stock, better economic conditions, and undoubling of immigrant households.

The statistics indicate a growing share of the cities residential properties are owner occupied, because of gentrification and because of condominium construction in the mid 70's and early 80's. Reductions in living units results in a decrease in population. This is due to the empty nest syndrome, trends towards smaller households and undoubling of households. Overall there was an 11% reduction in population.

Certain neighborhoods are also more susceptible to change in tenure. there were net increases in South Parkdale, downtown, and midtown, where there were previously vacated building which are now occupied. Lower income areas are usually converted. Therefore is a demand now for smaller rental units and the government has put into action certain policies to help revive deconversion. Interest free loans, "add a unit", and "covert to a unit", are policies that the government has put into action.

This bulletin gives a sense of the cities data base and recent trends in selected districts where change has been especially rapid. In my research I hope to update and to fill in some of the reasons for these trends.

2.3 GENTRIFICATION AND CONDOMINIUM DEVELOPMENT

This review of the literature helps to explain the reasons for the change in housing tenure in general and gives specific reference to Toronto.

Condominiums are a relatively new form of home ownership. At first they were primarily built in suburban areas but now are popular within the city. Research Bulletin No.19, Toronto Condominiums Past, Present and Future, states that the CMHC reported as of December 1 1981, 89059 condominium units. This represents 23% of total housing stock since 1969 built in the CMA.

The 40-59 year age group have a large share (40%) in

condominium ownership. Household size in condominiums are 1.54 persons. Condominiums are built close to the central core because of employment, recreational and leisure opportunities and they are maintenance free. The prices are for upper class residence. Owners of rental units have been converting to condominiums because the market appears very promising.

This is a major factor that my research will be reviewing in the change of housing tenure in Toronto. Condominiums have increased ownership levels in the inner city.

Gentrification is a topic in literature which is growing very rapidly. This is a significant factor that has affected and is still affect home ownership in Toronto.

Chris Hamnett in his report on Gentrification and Residential Location Theory: A Review and Assessment, says that gentrification is a physical renovation or rehabilitation of what was frequently a highly deteriorated housing stock and its upgrading to meet the requirements of its new owners. Hamnett does not believe it is a back to the city movement by suburbanites, but rather a migration within the inner city itself as households move from rental to owner occupied homes.

Hamnett paper addresses four aspect of gentrification, its scale, extent, and characteristics, its implications for traditional models, the nature of the explanations and theories which have been advanced, and it

future prospects.

Hamnett finds through some previous studies that gentrification has so far been confined to a relatively small number of metro cities. He says it clearly is not a general or universal phenomenon.

The traditional models Hamnett looks at are those of Burgess, Hoyt and Alonso. These models basically all agree and point to the same conclusion that higher status groups, live towards the urban fringe. Basically Hamnett says these theories were accurate for the times written, but do not exactly explain todays changing organization of the cities. Hamnnet felt there was a need to modify these theories long before gentrification had ever occurred, because in Hoyt, and Burgess model, they had both based their models on cities that had not existed long enough for longer term changes to become apparent.

Hamnett comments that most of the literature written in the 70's about gentrification are most concerned with the description of the phenomenon, than with any attempt at systematic explanation. Actually Hamnett himself was one of the first to make an attempt at systematically identifying and critically examining the various types of explanations that had been advanced.

Hamnett identifies explanations of when and where gentrification has occurred. Space and accessibility, demographic change, lifestyle and preference shifts, housing supply demand and, employment structure.

In regards to the future of gentrification, there will not be a rapid decline in revitalized inner city areas, but it also depends upon the demand base as to how many more will be gentrified. Hamnett says it is unlikely that gentrification will spread much further down the urban hierarchy. It should be made clear that gentrification is merely another stage in continuing historically contingent sequence of residential area evolution.

As Hamnett is critical of the traditional models. Damaris Rose is critical of existing models of gentrification. She wants to develop critical approaches to the study of gentrification, and therefore must look at the bases of the existing approaches. The marxist approach and the neoclassical approach are the ones she reviews. Rose feels that these approaches look at gentrification and explain it too simply. They lump together many factors and different categories, that she looks at as each being significant. Rose does not see it as they do, a single phenomenon. Rose says they assume all gentrifiers have the same class position and they are structurally polarized from the displaced. Rose feels further studies should be done to find other alternatives to explain gentrification. Rose remarks that gentrification is a "chaotic concept" that needs to be thought through again.

My research intends to shed new light on the existing theories of gentrification, and to take many factors into account. Some things to do a research project

as small as this must be assumed, but assuredly it will be the minimum.

Ley (1985), more relevant to my research, does a study on Gentrification in Canadian Inner Cities: Patterns, Analysis, Impacts and Policy. His research addresses four major question. The extent of gentrification in 22 census metro areas, to uncover the spatial patterns and geographic correlates of gentrification within inner cities(six major metro areas are analyzed), impact of inner city revitalization particularly upon local housing markets, and a review of municipal policy towards gentrification in major cities.

A gentrification index was computed for each of the 22 CMA's, measuring the increase in socio-economic status occurring in each inner city between 1971-1981. Among the highest was Toronto. He accounted for this change with demographic change, local housing market conditions, quality of life, and economic development.

The highest simple correlation variable with the revitalization index was proximity to an elite area. Elite districts are usually close to universities and major hospitals. Ley states this provides anchors around which professionals wish to live. This is the case in Toronto. My research will try to reinforce this fact. I will try and find certain areas with especially high growth in home ownership and see whether or not these certain factors are involved, such as closeness to elite areas.

Some impacts Ley states in his study as a result of revitalization are, displacement of the lower income, affects on local housing markets, and social change within the neighborhood.

These impacts have affected municipal policies towards neighborhoods. Middle class professionals want different things in their neighborhoods than the lower income who previously lived there. They require more services to keep the neighborhood the way they want it and more services in terms of transportation, shopping, schools and other things.

This literature review has widened the subject area in which my analysis has taken place. I have gained perspective from what others in the field have reported and have used their knowledge to enhance my study.

CHAPTER 3

3.1 METHODOLOGY AND CONTEXT

The data used for this research project is from the Canadian Census, and Property File Tax Assessment Rolls.

The Census is a Federal Government project, done by Statistics Canada at five year intervals. The Census collects a variety of information at the tract level. In the City of Toronto in 1986 there were one hundred and forty two census tracts. The data shows the total number of households, total number of owners, and total number of tenants for each Census tract for 1971, 1981, and 1986. Owner-occupier ratios have been calculated to show the increase and decrease from study year to study year. A comparison between the specified study years is made to show the growth and decline in tenure in the different census tracts. The owner-occupier ratios are mapped on Census tract reference maps to show the areas of increase and decrease in ownership.

Census information has also been obtained from the years 1951 to 1986, showing the total number of households, total number of owners and tenants for the census metropolitan area, and each borough of Toronto; Etobicoke, Scarborough, York, North York, and East York. This information has been graphed to show the long term trends of ownership and tenancy in the framework of the metropolitan

areas.

The second source of data being used is the property file tax assessment roll. It is a provincial government reponsibility. It is fairly accurate and is available every year. This information is gathered for the purpose of assessing property taxes. Instead of dividing the city into tracts as the census does, the file tax system uses B.P.U.'s or basic planning units. They are however, comparable to census tracts. This source will be used as an addition to the census from the years 1986 to 1988. This data will be used to show the change in tenure right up to this date, as the census is not available. Not only does the roll tell the housing tenure for each household(i.e. owners or tenants), but it also provides information on the type of dwelling lived in. The data from the property file tax assessment rolls, because it is so extensive (done for every household), has been assembled into the total number of owners and tenants by dwelling type for each B.P.U., in order to carry out a more extensive analysis of the change of housing tenure for between the years 1986 and 1988.

3.2 TRENDS IN THE TORONTO CMA

In the past homeownership rates have increased towards the suburban fringe.(Burgess, 1925) Those who were better off financially, the upper and middle class decided to move to the suburbs to get away from the congestion,

noise , and pollution of the city. The lower income stayed in rental units within the city, because they could not afford the suburban housing, and also they needed to be close to their work as they relied on public transportation, or walking. The process of capital accumulation and investment within cities was causing major congestion problems, and those who could afford to get away did.

This section provides a context for housing tenure prior to the study period of 1971. Briefly described is what the tenure trends were from 1951 to 1971, in the City of Toronto, the metropolitan suburbs, and the Census Metropolitan Areas. Following this the trends of ownership are briefly described for the study period of 1971 to 1986.

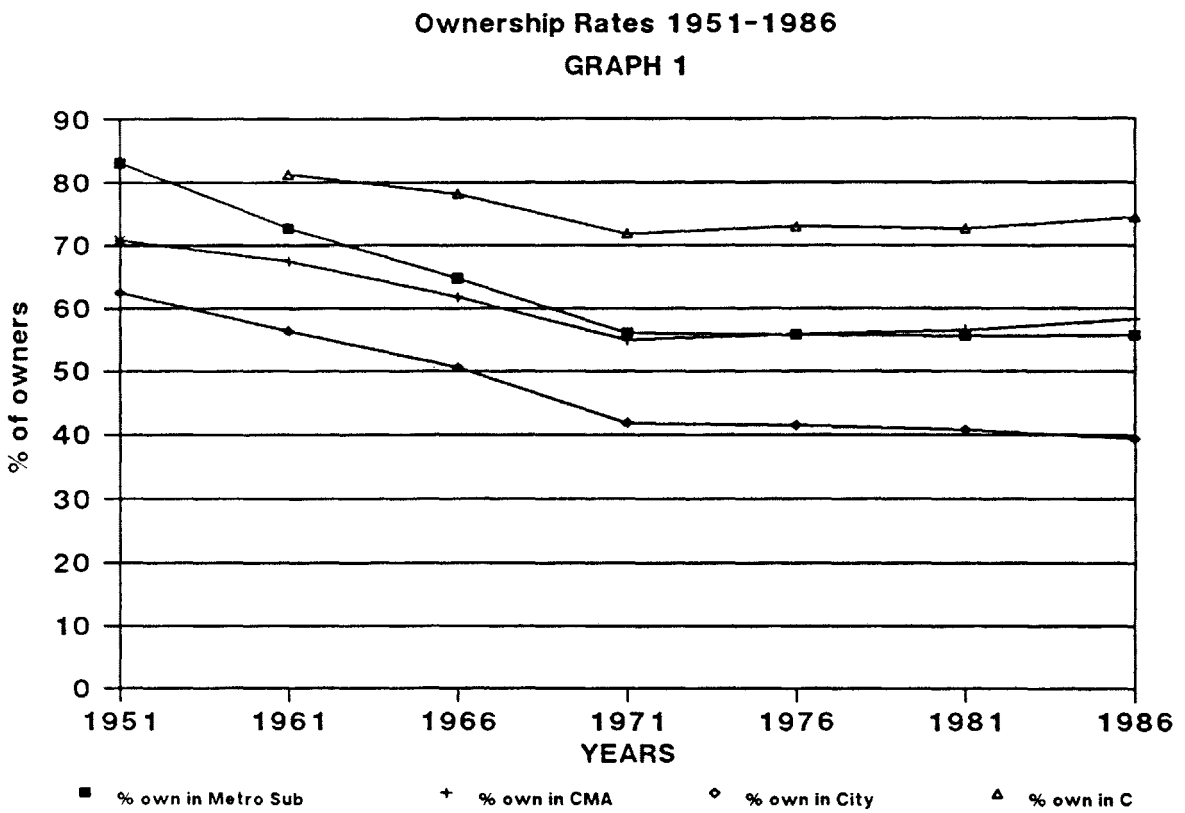
1951 to 1971

Graph 1, represents the percentage of homeownership in the City of Toronto, the metro suburbs, the CMA, and the CMA outside the metro boundaries.(CMA Rest)

The percentage of homeownership in the City of Toronto indicates a sharp decline in the percentage of homeowners from 1951 to 1971. Ownership declined from 62.55 percent in 1951, to 41.76 percent in 1971. This could be attributed to the factor of suburbanization that was escalating during this time. Industry during this period was also relocating to the suburbs because of lack of space within the city to grow. This movement of industry took

GRAPH 1

CHANGE IN THE PERCENTAGE OF HOMEOWNERS BETWEEN 1951 AND 1986



with it many workers that previously lived in the city near their factory jobs, to the suburb, to be close to work Many people also moved to the suburbs because of the congestion, and pollution of the city. As a result of this decrease in homeownership, tenancy increased. The low income poor were left in the central city. Financial reasons held them back from moving to the suburbs, and therefore relied on rental accommodation. Also during the 1960's a lot of high rise apartments were built. Many of them were occupied by relatively low income, young single persons. This also contributed to the rise in tenancy.

The metropolitan suburbs, including Etobicoke, North York, East York, York, and Scarborough also indicates a sharp decline in the percentage of homeownership. This may thought to be contradictory to what was said about people leaving the central city and moving to the suburbs, but this was the time of the baby boom and a lot of high rise apartment construction was associated with this. People also moving to the suburbs for industry sake, may not own their own homes. Sometimes industry built housing for its workers, but did not sell it to them, but rather rented it out. Appendices 2 through 6, represents the absolute numbers of homeowners in each borough, and with the exception of East York, the absolute numbers of homeowners is higher than the number of tenants, and is steadily increasing. Homeownership is increasing at a decreasing rate however, even though the number of tenants is below the

number of homeowners, because tenancy is increasing at a faster rate than ownership. This could be due to the number of rental homes built by industry, or the increase of apartment buildings at this time.

The Census Metropolitan Area, which excludes the city, and the boroughs did not provide any information for the CMA in 1951, as Statistics Canada did not take these areas into account. This graph shows a sharp decline in homeownership from 1961 to 1971. This outer area was likely all farm land prior to and including 1951. It may be speculated that much of this farmland was under ownership. As developers began buying up the farm land from the farmers and developing it, ownership declined until 1971. Percentage of ownership was decreasing, while the numbers of owners was increasing. This means that ownership was increasing at a decreasing rate. Tenancy although below ownership in numbers, was increasing at a faster rate than ownership. This was due to the apartment boom in these outer areas.

1971 to 1986

The years since 1971 though tell a slightly different story. The advent of condominiums and gentrification were the main reasons in the growth of homeownership with in the city of Toronto. Victorian homes that previously had been rented, were bought and converted into beautiful homes by the middle class professional baby

boomers. (Ostler, 1985) The construction of condominiums made inner city highrise ownership possible. Lower income households, because of these operations are being squeezed into a smaller pool of rental accommodation.(Knox, 1982) Tenancy in the metro areas have been steadily increasing, in some areas faster than ownership because of the building of high rise rental homes in these areas.

The City of Toronto which had been declining in homeownership since 1951, turned more in favour of homeownership starting in 1971. The increase in the absolute number of homeowners (Appendices 1) of course is slight, and comparatively stable. 1971 to 1986 still shows a decrease in the rate of homeownership, although not as drastic as previously. The decrease in the ownership rate from 1971-1986 is only 2.07 percent. Homeownership is increasing, but at a decreasing rate. Tenancy is increasing at a faster rate than ownership, even though the absolute number of tenants in the city is less than the number of owners. Absolute numbers of homeowners are increasing in the city because of several reasons. One may be due to the revitalization and urban renewal of certain areas, and the other may be due to owner-occupied condominiums. These two phenomenons drastically push up the cost of housing, and for the lower to middle income class it is virtually impossible to afford to own a home, especially for a first time home buyer. Therefore even though the absolute number of owners may be increasing, those people who can afford these homes

is decreasing. According to the Property File Tax Assessment Records, ownership in the city has increased 4 percentage points from 1986 to 1988. This means ownership more recently is now increasing at an increasing rate.

The Metropolitan suburbs from 1971 to 1986 is slowly and steadily declining in the percentage of homeowners, even though the number of homeowners is increasing.(Appendix 2-6) The rates however, only decrease within 2 percent between 1971 and 1986. The suburbs being relatively new since the 1960's does not warrant gentrification or urban renewal as of yet. The construction of apartment complexes in the suburbs in recent years has increased the number of tenants at a faster rate than owners. This increase in apartment buildings in the suburbs is due to the increase in the cost of homes. Many large and expensive homes are being built in the suburbs to accommodate the higher income people. There has not been very much affordable housing built within the suburbs as of late. Many middle income people want to live in the suburbs, but just cannot afford the homes there.

Ownership in the out lying areas, beyond the suburbs, have actually been increasing in ownership rates since 1986.

Thee Census Metropolitan Area, outside the metro boundaries (CMA Rest) actually indicates the increase from 72 percent in 1971, to 75 percent in 1986. Developers have taken the rolling hills of the once beautiful country side and have turned them into a massive development project.

There have been many large and expensive homes built in the out lying areas. York Region, north of Toronto, is a prime example of this type of development, which has caused much controversy. The homes built here are built strictly for ownership. This is the policy of the municipalities. Some condominiums have also recently been built in these outlying areas. Older people retiring want to move away from the city, and yet want to maintain the security of ownership. Condominiums allow them to move away from the congestion of the city, retain their security of ownership, but are free to go as they please because the responsibility of a condominium is less than a house as it is maintenance free.

CHAPTER 4

4.1 General Patterns in the City of Toronto

A closer look at the City of Toronto reveals where the increases and decreases took place, according to census areas.

Figure 1, which is a census tract reference map, represents the overall area increases and decreases that took place between 1971 to 1981. It shows a unclear pattern of increase of homeownership towards the east end of the city, as well as slightly north, plus a small cluster of increase between Bloor and Queen Streets slightly to the west. Directly beside this area lastly described, both to the east and west of it are areas of considerable decline in homeownership. The areas of increase and decrease seem to be clustered together in different areas of the city. The rest of the areas within the city represent areas of insignificant change in terms of ownership or tenancy.

Figure 2, represents changes in tenure from 1981 to 1986, according to the census figures. There really has been little change during this time period that has taken place. There has been slight increases in homeownership between 5 to 15 percent, that have taken place around the central areas of the city. Two areas of considerable increase have taken place near the south end of the city. One of these is directly on the Toronto Islands. There are a few areas of decrease in ownership, again near the centre

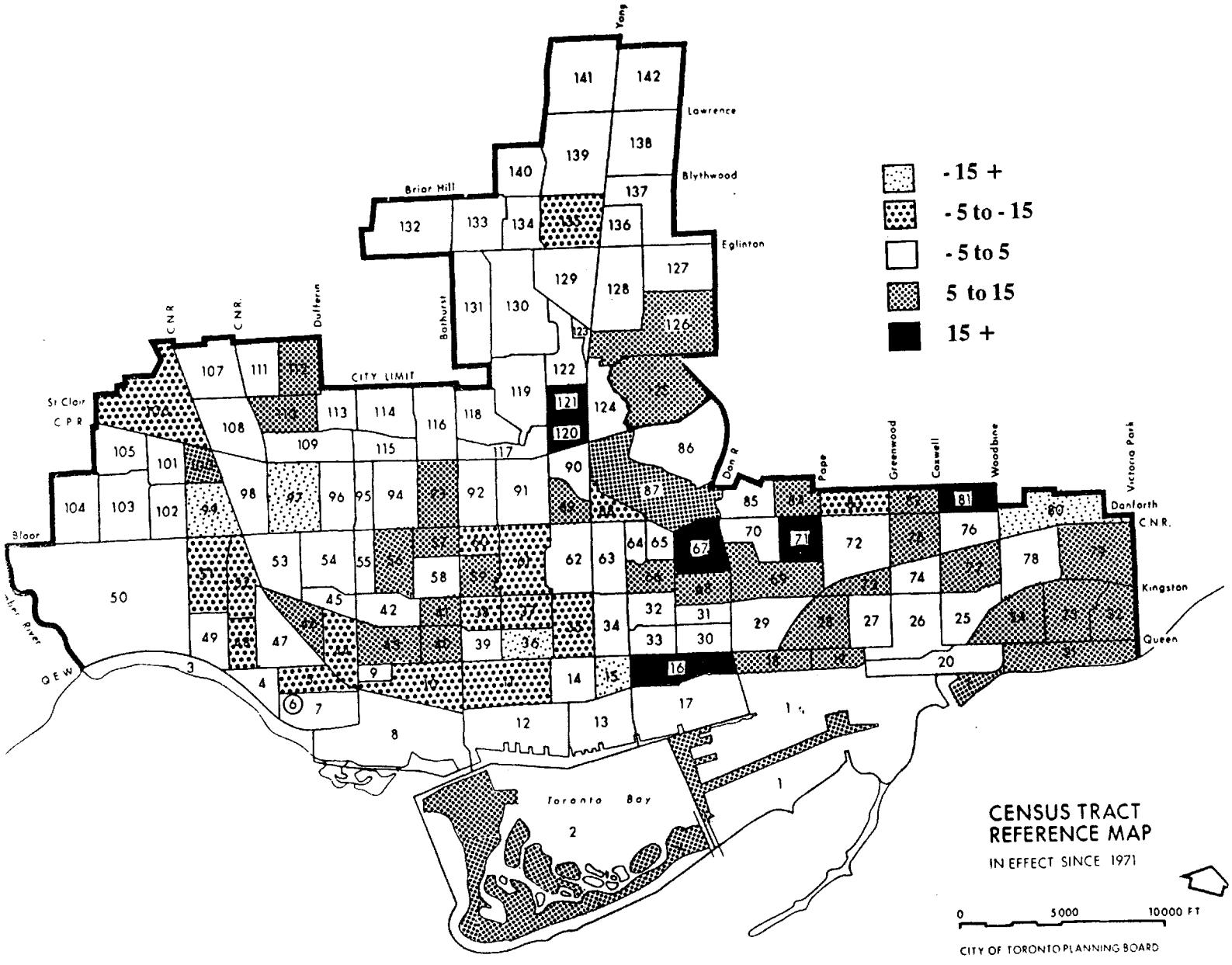


Figure 1. Ownership Rates in the City of Toronto 1971 to 1981

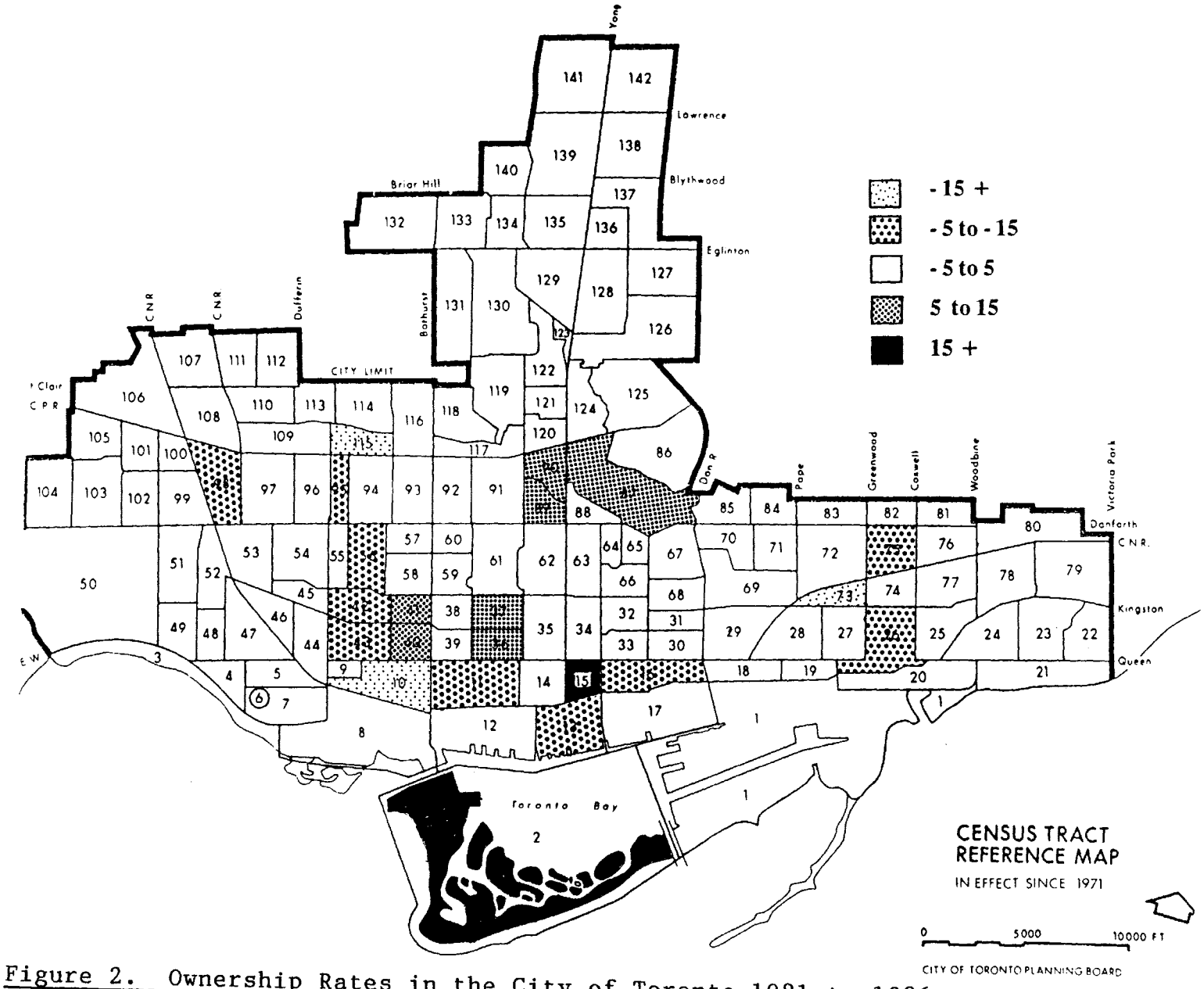


Figure 2. Ownership Rates in the City of Toronto 1981 to 1986

of the city and a few areas towards the eastern end.

Figure 3, represents the total change in tenure from 1971 to 1986. This shows the overall pattern of change during the study years. Because of the very slight changes from 1981 to 1986, the pattern of tenure is much the same as it was from 1971 to 1981. There is a positive pattern of increase to the east end of the city, as well as to the slightly northern areas. There are a few areas of increase in the central city, but mostly areas of decrease can be found here. There is one large census area that is unusually increasing in ownership to the very west of the city.

Figure 4, represents increases in housing tenure from 1986 to 1988, according to the Property File Assessment Records. This shows remarkable increase in many areas of the central city. Many of the central areas of the city are increasing at least between 5 to 15 percent. A few other areas are increasing higher than 15 percent. The waterfront seems to be an area of great increase.

4.2 SPECIFIC AREAS OF INCREASE 1971 TO 1986

Specific tracts between 1971 and 1986, increased in ownership rates by a substantial amount beyond what the other census tracts did during this time period in the City of Toronto.

Figure 3, indicates a group of five tracts which increased more than 15 percent over these fifteen years.

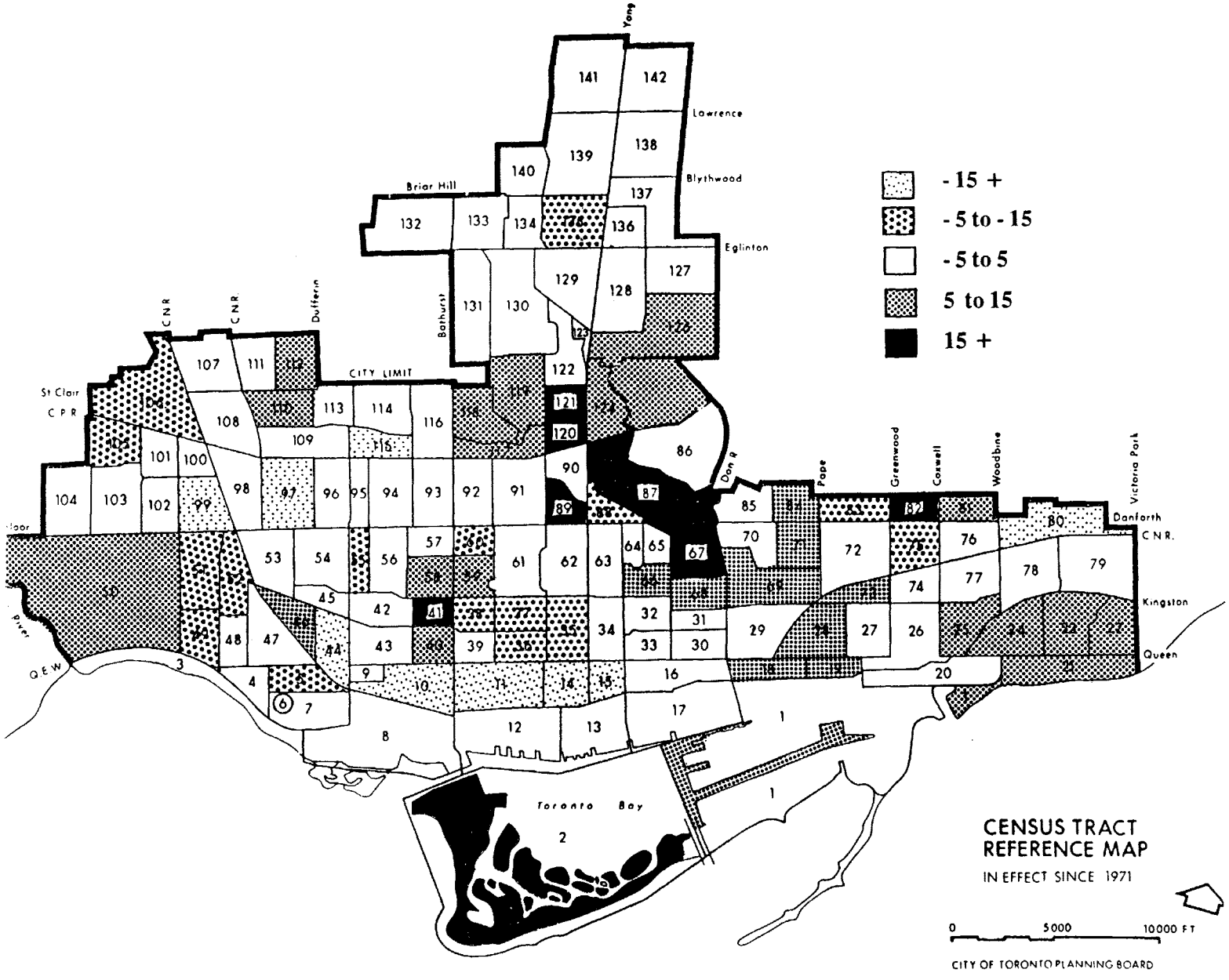


Figure 3. Ownership Rates in the City of Toronto 1971 to 1986

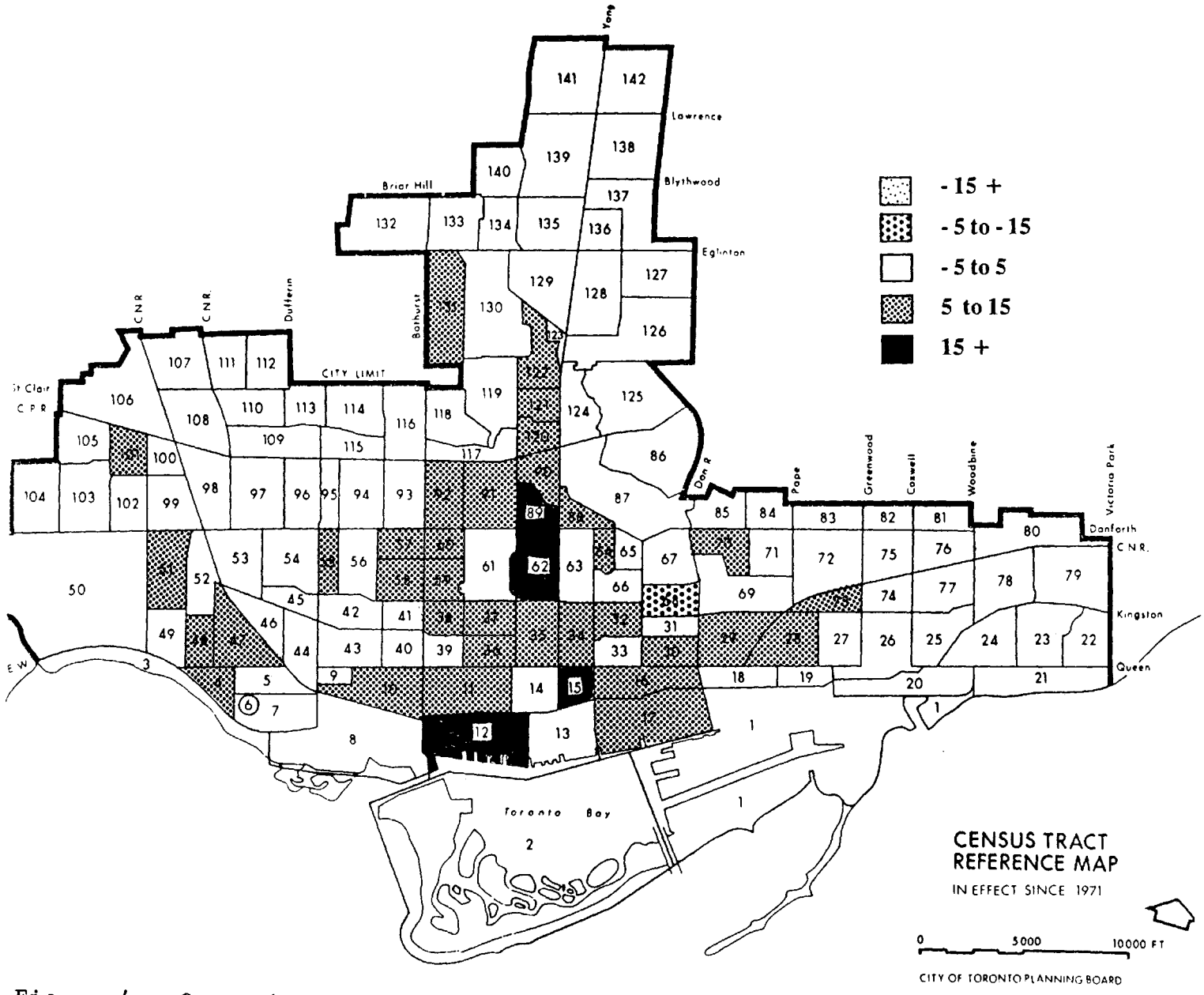


Figure 4. Ownership Rates in the City of Toronto 1986 to 1988

These tract numbers specifically are 121, 120, 89, 87, and 67. By looking at each tract through housing and certain demographic characteristics for the years 1971 and 1986, changes between these two census years in these factors may help explain the increase in ownership rates, as indicated in table 1.

TABLE 1

INCREASE IN OWNERSHIP 1971-1986

Census Tract 121	23.29%
Census Tract 120	23.34%
Census Tract 89	23.72%
Census Tract 87	18.36%
Census Tract 67	20.97%

Ley (1985), indicates that between 1971 and 1981 that all of these tract areas had revitalization taking place during this time. Tract 87 on the margin of Rosedale began revitalization in the mid 1950's. Tract 67 incurred remarkable revitalization. This area falls into Cabbagetown. 120, and 121 which also experienced immense gentrification, falls near Rosedale and Forest Hill. These areas are all prominent districts in the city today.

The census has listed types of units i.e. single detached, apartment, and other) at the tract level. It does not indicate what units are owned or rented, but it is

interesting to note the changes in the number of types of units.(Table 2) Two of the tracts increased in terms of single detached dwellings, while the other three decreased. The change in either case was very small and likely insignificant. In an area being gentrified the number of single family units is likely to increase because of deconversion. One house may have more than one unit contained within it with more than one family. Gentrification usually re-establishes a house to a single unit.

The number of apartments in four of the areas decreased drastically.(Table 2) Apartments in tract 87 fell from 1695 units in 1971 to 435 units in 1986. A decrease of that magnitude may be due to demolition or conversion to condominiums. Gentrification reduces the number of rental units in an area. Multi-unit buildings or houses are reconverted into one unit. Lower income often in these apartments are evicted because the landlord who can no longer make a profit either sells the property or re-develops it to make a higher profit himself.(Smith, 1979)

The category referred to as other increased in every area from 1971 to 1986.(Table 2) In some cases as in tract 87 it increased dramatically, from 180 units in 1976 to 1155 in 1986. This category may refer to duplexes, single attached dwellings, condominiums or the like. Condominiums have been increasing within the city, and are usually owner occupied.

TABLE 2

INCREASE OF DWELLING TYPE 1971-1986

TRACT	120		121		89		87		67	
YEAR	71	86	71	86	71	86	71	86	71	86
Single Det.	75	65	110	125	55	30	535	595	95	80
Apartment	255	145	625	420	365	435	1695	435	205	15
Other	215	440	110	480	180	235	180	1155	630	650

In all of the five census tract areas population has declined.(Table 3) With population declining and the number of units increasing in certain areas or remaining constant, this means the number of people per household is declining. The term referred to people moving in these areas that are gentrified are D.I.N.K.S. (double income with no kids) There are also single people living here. More women are joining the work force at the professional level, earning a good wage and are having children later in life or not at all.

TABLE 3

CHANGE IN POPULATION 1971-1986

TRACK	1971	1986
120	1470	1425
121	2010	1875
89	1270	1200
87	6210	4670
67	2880	1820

In terms of education, the number of people with a university degree or higher has greatly increased over the study period.

Table 4, shows the number of people with a university degree or higher in 1971 and in 1986. As these areas become gentrified or revitalized, the people moving in as stated before are professionals. It can be assumed that professionals have a higher level of education on average than blue collar workers. Also the number of women with a university degree has increased. The rise in education in these tracts is qualified by using the increase in percentage of the CMA, and then by using location quotients.

The location quotients indicate that the rise in education is proportionately higher in these census areas than in the CMA. From this, gentrification can be inferred because in revitalized areas it is characteristic that the occupants have higher education.(Ley, 1985)

TABLE 4

INCREASED IN A UNIVERSITY EDUCATION FROM 1971-1986

TRACK	1971	L.Q.	1986	L.Q.
120	17.8%	2.7	68.5%	4.9
121	15.6%	2.3	58.1%	4.2
89	17.3%	2.6	44.1%	3.2
87	29.6%	4.5	59.1%	4.2
67	10.8%	1.6	57.8%	1.6
CMA	6.6%		13.8%	

The types of employment have also changed in each of these areas. The census categorizes different divisions of labour. The employment type that was prevalent in 1971, was no longer dominant in 1986. (Table 5) With increased education, a decrease in population, and an increase in ownership, one might expect the trend to follow in an increase in professional jobs in these areas. The type of work most prevalent for men in 1971 was technological, social, religious, artistic, and related occupations. For four of the tracts in question this was true. This follows along with the fact that the early gentrifiers in the 1970's were artists, students, and pre-professionals, who thought it a novel idea to revitalize old warehouses into lofts and flats. Census tract 87, was the only one with males highest in the division of management and administrative. The category with the highest number of female labour for all tracts in it was clerical and related work. This reinforces the occurrence of suppression of women in the work force into low paying jobs. In 1986 there was quite a shift in the types of jobs held by both males and females. Numbers were the highest in the management and administration category, in tract numbers 120, 121, 89, and 87. Tract 67 was the only one that remained in the technological, social, religious, and artistic category. Women were highest in the management and administration category in the same tracts as the men, except for tract 89. In this tract they remained in the clerical and related positions. In tract 67 they

moved to the category of technological, social, religious, and artistic.

The increase in professionals, and education in these five census tract areas, infers that household incomes would also increase from 1971 to 1986. Table 5, shows the increase in incomes for each census tract during this study period, as well as for the CMA. The tract areas increases were substantially larger than the CMA's. With women entering the work force in more professional occupations, and education increasing for both males and females, it is not unexpected that household incomes would increase within the city faster than the CMA.

TABLE 5

HOUSEHOLD INCOME DURING 1971 AND 1986

TRACT	1971	1986	% 1971-1986
120	$11,900	$73,700	13.9%
121	$12,143	$66,760	15.4%
89	$9,775	$79,922	10.8%
87	$22,192	$90,140	19.6%
67	$10,219	$58,267	14.3%
CMA	$11,912	$43,025	8.4%

By looking at these certain census tracts that have rapidly increased in ownership during the years 1971 and 1986, we may infer that certain processes such as gentrification or condominium construction are taking place within the inner city, or at least within these areas. Ley (1985) confirms the fact that revitalization definitely occurred in these areas between 1971 and 1981. As stated previously these areas were dramatically increasing in ownership, especially during this ten year period.(Figure 3)

4.3 A MORE RECENT LOOK AT OWNERSHIP IN THE CITY 1986-88

Using the property file tax assessment data for both 1986 and 1988 it is possible to see what type of units in certain areas are increasing in homeownership during this time period, and from this information speculate as to what reasons ownership increased.

Map 4, documents the increase in ownership from 1986 to 1988. It is clearly shown that during this period many areas in the central city have increased by more than 5 percent, and four areas inparticular have increased greater that 15 percent. These four areas, (15, 12, 89, and 62) are studied through the property file tax assessment rolls, comparing what types of units have increased the greatest amount between 1986 and 1988.

In all four of the basic planning units which correspond to the same census tract areas, apartment condominiums have increased most, and in some areas this is

the only type of unit that increased at all. In B.P.U. 62, ownership increased from 3.3 percent in 1986 to 15.2 in 1988. Most of this increase was due to condominium construction. In B.P.U. 89, apartment condominium ownership increased as well as a small number of single detached, attached, and duplexes. Ownership increased from 37.9 to 46.6. 47.6 of this ownership is due to condominiums. B.P.U. 12 increased drastically in condominiums also. In fact apartment condominium units is the only kind of unit in this tract. Ley (1985) reports that in this tract in 1981 that this was a completely non-residential area. The building in this area is not unexpected though because it is right on the waterfront, which seems to be a trend in construction recently. Ownership increased from 19.5 in 1986 to 34.7 percent in 1988.

Apartment condominiums have definitely been rising at a high rate. Due to the small increase in ownership in any other type of unit, it may be the opinion that gentrification in this areas is not occurring. It may be speculated that if homes in these areas were owned prior to gentrification, and then again afterwards, the actual level of homeownership would not change.

CHAPTER 5

CONCLUSION AND SUMMARY

There have been many economic and social forces such as capital accumulation, gentrification, condominium construction and changing lifestyles that have contributed to the patterns and trends of homeownership in the City of Toronto. This change in ownership changes the social geography of the city making it necessary to study the changes that have occurred.

Ownership rates have been decreasing from 1951 until 1986, in the City of Toronto and the whole CMA. It was not until 1986 that ownership rates in these areas started to increase. The absolute numbers of homeowners though steadily increased throughout this period.

The baby boom of the late 1940's and 50's eventually led to an apartment boom in the 1960's and early 70's. Highrise apartment buildings were being constructed in the city as well as in the suburbs at a fast pace. Suburbanization was also catching on at this time and people were moving away from the city in order to own their own homes in the suburbs.

The phenomenon of gentrification gained momentum in the 1970's. It brought with it increased housing prices, displacement of low income, and a changing social geography of the city. The population decrease and the homeownership

increase which also occurred is due to the deconversion of existing housing.

Since the mid 1980's however, the increase in ownership has been especially associated with construction of condominiums. This construction has much to do with peoples changing lifestyles, and their desire to live in the city without the responsibility of a house.

With the current condominium glut and the cooling off of house price inflation, it will be interesting to see whether recent increases of homeownership in the central city will continue.

APPENDIX 1

Property File Tax and Census Data

SDo	SDt	SDa	SAo	SAt	SAa	RW	RWC	RWC	ACo	ACt	ACa	FLX
9	2	11	103	55	158	0	0	0	0	0	0	16
0	244	244	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
27	4	31	25	5	30	0	0	0	0	0	0	141
25	5	30	61	20	81	0	0	0	0	90	90	79
0	0	0	0	0	0	0	0	0	0	165	165	0
4	3	7	37	21	58	0	0	0	0	0	0	45
0	0	0	0	0	0	0	0	0	123	0	123	0
0	0	0	0	0	0	0	47	47	178	210	388	0
8	4	12	122	44	166	0	0	0	1	44	45	14
43	12	55	385	76	461	65	45	110	0	2	2	107
313	37	350	235	52	287	42	4	46	69	93	162	272
499	37	536	300	32	332	0	0	0	0	46	46	167
649	32	681	111	13	124	0	0	0	10	9	19	103
485	53	538	619	101	720	0	0	0	0	4	4	445
167	35	202	311	52	363	71	24	95	4	4	8	83
481	73	554	638	186	824	27	0	27	0	62	62	205
180	22	202	506	106	612	2	13	15	0	2	2	192
183	31	214	622	134	756	0	0	0	0	4	4	235
134	34	168	570	386	956	7	164	171	0	5	5	204
4	4	8	107	815	922	0	0	0	3	85	88	20
0	0	0	0	0	0	0	0	0	0	145	145	0
43	7	50	126	28	154	21	20	41	0	2	2	113
15	9	24	132	37	169	0	0	0	4	27	31	34
4	1	5	101	56	157	0	0	0	63	459	522	47
26	22	48	99	48	147	0	0	0	257	160	417	123
23	6	29	113	55	168	0	0	0	0	0	0	245
7	5	12	75	12	87	0	0	0	33	120	153	74
124	14	138	373	54	427	0	0	0	0	16	16	407
41	4	45	178	22	200	0	0	0	0	0	0	450
40	5	45	173	20	193	0	0	0	0	0	0	754
58	5	63	217	33	250	0	0	0	0	0	0	385
53	7	60	299	37	336	0	0	0	0	0	0	537
45	1	46	137	18	155	0	0	0	0	0	0	354
61	16	77	271	30	301	0	0	0	0	0	0	337
125	12	137	332	50	382	6	0	6	0	0	0	562
97	7	104	186	22	208	0	0	0	0	0	0	338
96	12	108	133	13	146	0	0	0	0	0	0	412
175	25	200	37	5	42	0	0	0	0	0	0	711
83	7	90	249	33	282	0	0	0	0	0	0	413
81	6	87	336	24	360	0	0	0	0	0	0	575
97	10	107	166	23	189	0	0	0	0	0	0	468
26	4	30	74	15	89	0	0	0	0	0	0	353
71	8	79	133	19	152	0	0	0	0	0	0	787
18	3	21	133	12	145	0	0	0	0	0	0	281
54	9	63	132	19	151	16	14	30	0	0	0	465
72	14	86	299	69	368	0	0	0	0	0	0	308
51	6	57	141	29	170	0	0	0	0	0	0	103
3	14	17	4	45	49	0	0	0	0	0	0	2
1	0	1	10	7	17	0	0	0	93	163	256	1
7	4	11	58	5	63	7	5	12	181	101	282	11
3	6	9	25	15	40	0	0	0	0	0	0	13
0	1	1	4	2	6	0	0	0	0	0	0	2

SDo	SDt	SDa	SAo	SAt	SAa	RW	RWC	RWC	ACo	ACt	ACa	PLX
8	5	13	69	19	88	0	0	0	452	349	801	39
69	5	74	358	49	407	18	3	21	0	0	0	78
58	4	62	327	64	391	22	1	23	11	154	165	96
215	20	235	325	39	364	0	0	0	0	144	144	238
387	53	440	745	167	912	0	0	0	0	0	0	376
137	25	162	229	63	292	0	0	0	0	0	0	166
291	42	333	349	87	436	0	0	0	0	15	15	159
98	14	112	594	118	712	0	0	0	0	0	0	190
240	41	281	532	97	629	0	0	0	0	0	0	92
298	37	335	577	84	661	0	0	0	0	1	1	209
520	47	567	455	105	560	0	0	0	0	82	82	220
515	48	563	746	95	841	0	0	0	23	1	24	150
407	42	449	465	95	560	20	2	22	0	55	55	197
143	15	158	405	22	427	0	0	0	0	0	0	226
186	18	204	247	30	277	0	0	0	0	0	0	262
147	18	165	367	43	410	15	5	20	0	0	0	312
238	28	266	294	35	329	0	0	0	4	0	4	321
212	18	230	174	33	207	0	0	0	0	0	0	191
597	38	635	28	3	31	0	0	0	0	0	0	109
389	48	437	157	12	169	33	4	37	56	486	542	161
1	0	1	32	7	39	0	0	0	226	132	358	9
12	15	27	50	29	79	0	0	0	195	89	284	17
54	8	62	278	39	317	0	0	0	109	125	234	80
89	28	117	205	44	249	32	10	42	109	42	151	241
110	19	129	174	36	210	0	0	0	18	44	62	372
116	17	133	382	68	450	0	0	0	0	0	0	614
215	31	246	242	38	280	0	0	0	0	0	0	649
121	17	138	257	26	283	0	0	0	0	0	0	305
243	29	272	375	40	415	7	2	9	12	0	12	436
237	41	278	390	57	447	0	0	0	0	0	0	876
87	16	103	469	81	550	19	0	19	0	96	96	422
232	17	249	286	34	320	0	0	0	0	0	0	356
42	3	45	137	29	166	0	0	0	0	0	0	87
102	15	117	124	28	152	0	0	0	0	0	0	279
104	16	120	95	41	136	0	0	0	8	6	14	186
545	40	585	148	5	153	0	0	0	408	112	520	461
795	57	852	229	11	240	0	0	0	0	0	0	486
259	34	293	341	48	389	0	0	0	0	0	0	410
91	18	109	134	36	170	0	0	0	0	0	0	73
273	31	304	510	89	599	0	0	0	0	0	0	271
116	13	129	551	88	639	0	0	0	0	0	0	336
199	16	215	289	38	327	0	0	0	0	58	58	283
174	21	195	204	31	235	0	0	0	0	0	0	457
159	19	178	325	19	344	0	0	0	0	0	0	188
352	32	384	436	59	495	0	0	0	0	0	0	509
169	15	184	52	25	77	0	0	0	0	0	0	266
281	28	309	196	23	219	0	0	0	0	0	0	413
116	10	126	299	93	392	0	50	50	0	159	159	279
267	29	296	191	29	220	0	0	0	0	0	0	242
78	11	89	145	20	165	4	1	5	0	2	2	91
183	15	198	53	10	63	46	5	51	1	1	2	134
383	39	422	39	2	41	9	5	14	110	12	122	99
269	22	291	127	14	141	0	0	0	0	141	141	129
9	0	9	1	1	2	0	0	0	0	0	0	3
79	16	95	117	13	130	21	7	28	192	179	371	61
1004	51	1055	97	6	103	0	0	0	0	0	0	133

SDo	SDt	SDa	SAo	SAt	SAa	RW	RWC	RWC	ACo	ACt	ACa	PLX
479	49	528	546	66	612	17	0	17	0	0	0	94
704	77	781	539	80	619	0	0	0	0	0	0	77
376	63	439	163	111	274	0	0	0	0	0	0	98
754	56	810	51	21	72	0	0	0	0	49	49	143
837	33	870	15	1	16	0	0	0	103	3	106	27
694	39	733	7	0	7	0	0	0	0	0	0	52
520	36	556	316	53	369	0	0	0	0	0	0	88
18	0	18	19	15	34	0	0	0	28	37	65	8
645	111	756	323	43	366	10	8	18	16	32	48	73
720	32	752	1	1	2	0	0	0	0	0	0	12
1138	69	1207	92	17	109	0	0	0	0	0	0	117
638	13	651	7	10	17	0	0	0	0	0	0	21
1768	139	1907	583	80	663	0	0	0	0	0	0	116
1053	101	1154	165	28	193	0	0	0	0	0	0	85
0	0	0	0	0	0	0	0	0	0	0	0	0
37	11	48	300	85	385	8	3	11	0	0	0	223
51	8	59	59	17	76	0	0	0	0	0	0	167
1652	148	1800	162	20	182	12	2	14	690	194	884	225
0	0	0	3	3	6	0	0	0	0	0	0	0
165	26	191	523	66	589	19	2	21	0	113	113	446
93	9	102	212	28	240	0	0	0	0	0	0	210
119	10	129	283	36	319	42	5	47	335	40	375	127
221	10	231	0	0	0	0	0	0	0	0	0	5
31	16	48	216	87	303	0	0	0	0	10	10	64
0	0	0	94	21	115	0	0	0	32	991	1023	7
0	0	0	0	0	0	0	0	0	629	336	965	0
6	2	8	67	28	95	19	5	24	166	364	530	12
538	32	570	10	0	10	0	0	0	0	53	53	20
900	22	922	0	0	0	0	0	0	0	0	0	33

PLX	PLXa	APT	APTt	APTa	RH	RHt	RHa	IN	INT	INT	OTH	OTHt
17	33	0	0	0	0	0	0	0	2	2	0	4
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	1	1	0	0
384	525	1	2348	2349	5	83	88	0	4	4	0	22
152	231	2	1377	1379	4	61	65	0	3	3	9	70
0	0	0	0	0	0	0	0	0	0	0	0	1
71	116	0	0	0	1	0	1	0	1	1	15	164
0	0	0	429	429	0	0	0	0	0	0	0	0
0	0	0	58	58	0	0	0	0	4	4	1	42
39	53	0	0	0	0	0	0	0	2	2	27	80
119	226	0	0	0	0	0	0	0	1	1	6	48
743	1015	1	550	551	1	0	1	0	3	3	8	89
241	408	1	102	103	0	0	0	0	0	0	20	63
100	203	0	135	135	0	0	0	0	0	0	6	67
565	1010	0	436	436	0	0	0	0	0	0	21	82
82	165	0	611	611	0	0	0	0	0	0	2	14
258	463	0	246	246	0	0	0	0	1	1	29	102
145	337	0	254	254	0	0	0	0	0	0	29	48
281	516	0	7	7	3	4	7	0	2	2	21	104
306	510	1	181	182	0	0	0	0	0	0	34	177
38	58	0	82	82	0	0	0	0	2	2	13	31
0	0	0	2383	2383	0	0	0	0	0	0	0	0
358	471	0	924	924	7	59	66	0	3	3	15	136
154	188	0	2016	2016	2	18	20	0	3	3	10	64
81	128	0	760	760	0	4	4	0	1	1	7	109
255	378	0	341	341	0	28	28	0	357	357	14	115
224	469	0	197	197	0	2	2	0	0	0	22	205
69	143	1	950	951	0	0	0	0	0	0	8	114
324	731	0	29	29	1	7	8	0	3	3	42	109
303	753	0	13	13	0	1	1	0	3	3	25	102
639	1393	0	134	134	0	0	0	0	3	3	20	94
407	792	0	19	19	2	11	13	0	4	4	49	170
547	1084	0	142	142	1	0	1	0	1	1	28	100
274	628	2	211	213	0	0	0	0	6	6	31	155
236	573	0	129	129	0	0	0	0	0	0	26	67
464	1026	0	1205	1205	5	11	16	0	0	0	33	144
338	676	0	376	376	3	5	8	0	0	0	28	129
530	942	0	306	306	5	34	39	0	2	2	3	6
970	1681	1	204	205	13	26	39	0	1	1	29	158
328	741	0	188	188	1	1	2	0	0	0	52	157
449	1024	0	0	0	0	5	5	0	0	0	19	70
488	956	1	1128	1129	1	1	2	0	4	4	21	166
396	749	0	12	12	1	20	21	0	1	1	15	102
571	1358	1	71	72	0	0	0	0	0	0	20	128
330	611	0	104	104	1	7	8	0	1	1	10	49
551	1016	0	62	62	6	6	12	0	2	2	10	74
345	653	1	25	26	1	13	14	0	5	5	24	97
136	239	0	399	399	1	1	2	0	0	0	12	192
59	61	0	362	362	0	8	8	0	27	27	1	9
17	18	0	1769	1769	0	2	2	0	26	26	2	1131
50	61	2	6645	6647	4	38	42	0	2	2	3	315
77	90	0	1181	1181	0	0	0	0	1	1	1	5
44	46	0	4811	4811	0	0	0	0	0	0	3	2144

PLX	PLXa	APT	APTt	APTa	RH	RHt	RHa	IN	INT	INT	OTH	OTHt
174	213	1	1898	1899	5	133	138	0	2	2	4	84
108	186	0	34	34	5	11	16	0	1	1	4	17
155	251	0	134	134	0	1	1	0	0	0	5	51
196	434	0	19	19	0	5	5	0	1	1	16	66
229	605	1	743	744	0	0	0	0	3	3	14	122
165	331	0	36	36	0	0	0	1	0	1	20	48
201	360	0	21	21	0	0	0	0	0	0	12	43
132	322	0	283	283	0	0	0	0	0	0	4	56
83	175	0	41	41	0	0	0	0	0	0	7	50
160	369	1	239	240	1	1	2	0	0	0	20	25
297	517	0	609	609	0	58	58	0	0	0	14	57
167	317	0	222	222	0	1	1	0	1	1	25	80
141	338	0	1269	1269	1	0	1	0	0	0	40	223
152	378	0	0	0	0	0	0	0	0	0	19	83
107	369	0	7	7	0	0	0	0	0	0	25	81
182	494	0	432	432	0	3	3	0	0	0	18	144
289	610	0	84	84	0	0	0	0	1	1	11	67
244	435	0	1085	1085	1	0	1	0	2	2	14	68
146	255	0	51	51	0	1	1	0	0	0	2	10
328	489	1	597	598	3	8	11	0	7	7	2	9
3	12	0	301	301	0	0	0	0	0	0	2	339
64	81	0	166	166	0	0	0	0	0	0	10	101
191	271	0	587	587	0	0	0	0	1	1	10	87
668	909	2	2493	2495	14	202	216	0	11	11	13	133
740	1112	4	1626	1630	13	76	89	0	3	3	7	266
501	1115	0	125	125	1	2	3	0	5	5	23	169
452	1101	0	69	69	0	0	0	0	0	0	16	86
293	598	0	15	15	0	0	0	0	1	1	20	88
373	809	0	0	0	0	2	2	0	1	1	24	95
556	1432	0	606	606	0	0	0	0	1	1	45	129
287	709	0	109	109	0	8	8	0	0	0	41	69
505	861	1	200	201	1	2	3	0	0	0	22	1095
120	207	0	17	17	1	0	1	0	1	1	19	135
396	675	0	45	45	0	8	8	0	0	0	18	179
300	486	2	4019	4021	2	13	15	0	0	0	4	4
389	850	1	139	140	3	4	7	0	1	1	6	57
372	858	0	121	121	0	0	0	0	2	2	48	175
343	753	0	28	28	3	1	4	0	3	3	34	116
61	134	0	0	0	0	0	0	0	0	0	7	29
102	373	0	0	0	0	0	0	0	0	0	12	61
236	572	0	697	697	0	7	7	0	0	0	20	85
180	463	0	20	20	0	0	0	0	0	0	23	25
305	762	0	11	11	0	0	0	0	1	1	10	54
89	277	0	0	0	0	0	0	0	0	0	7	11
360	869	0	7	7	0	1	1	0	1	1	13	76
319	585	0	43	43	1	7	8	0	0	0	12	127
388	801	6	683	689	0	6	6	0	1	1	28	117
169	448	0	378	378	0	0	0	0	0	0	9	19
277	519	0	268	268	0	1	1	0	7	7	17	136
153	244	1	56	57	1	4	5	0	1	1	5	16
298	432	1	457	458	3	12	15	0	2	2	2	12
168	267	5	1435	1440	7	33	40	0	2	2	9	31
270	399	0	1884	1884	0	0	0	0	0	0	1	4
7	10	0	1423	1423	0	0	0	0	0	0	0	0
118	179	0	1698	1698	0	0	0	0	1	1	1	509
235	368	0	55	55	0	0	0	0	0	0	0	0

PLX	PLXa	APT	APTt	APTa	RH	RHt	RHa	IN	INT	INT	OTH	OTHt
146	240	0	434	434	0	0	0	0	0	0	5	22
99	176	0	513	513	0	0	0	0	0	0	10	75
291	389	0	5147	5147	0	0	0	0	7	7	12	247
501	644	0	475	475	0	0	0	1	1	2	7	92
191	218	3	951	954	0	1	1	0	0	0	2	7
146	198	0	35	35	0	0	0	0	1	1	2	49
190	278	0	1522	1522	0	0	0	0	102	102	2	66
35	43	1	5438	5439	0	0	0	0	2	2	4	41
172	245	0	1460	1460	0	1	1	0	0	0	6	71
74	86	0	258	258	0	0	0	0	0	0	0	1
182	299	0	723	723	2	0	2	0	2	2	9	47
101	122	0	0	0	0	0	0	0	0	0	0	0
177	293	0	272	272	0	0	0	0	1	1	11	84
280	365	0	260	260	0	0	0	0	0	0	10	79
0	0	0	0	0	0	0	0	0	0	0	0	4
234	457	0	1298	1298	0	1	1	0	3	3	22	104
303	470	1	3384	3385	2	25	27	0	7	7	2	72
371	596	12	960	972	0	1	1	0	2	2	10	40
0	0	0	555	555	0	1	1	0	3	3	3	441
405	851	0	103	103	1	15	16	0	4	4	22	68
196	406	0	682	682	0	2	2	0	2	2	8	87
189	316	0	352	352	1	8	9	0	3	3	5	98
2	7	0	135	135	0	0	0	0	0	0	3	28
91	155	0	17	17	0	0	0	0	0	0	8	69
9	16	0	783	783	0	0	0	0	0	0	2	0
0	0	0	166	166	0	0	0	0	0	0	0	47
39	51	0	1169	1169	5	123	128	0	8	8	3	69
13	33	1	2580	1581	0	0	0	0	1	1	0	2
11	44	1	985	986	0	0	0	0	1	1	5	98

OTHa	TTLo	TTLt	TTLa	BPU	TRAC	ARate	CRat	Ratedi	Cown	Cten
4	128	80	208	1	1	61.5	63.2	-1.6	120	75
0	0	244	244	2	2	0.0	91.1	-91.1	205	30
0	0	1	1	3	6	0.0	0.0	0.0	0	0
22	199	2850	3049	4	4	6.5	7.3	-0.8	210	2670
79	180	1778	1958	5	5	9.2	10.3	-1.1	210	1835
1	0	166	166	8	8	0.0	0.0	0.0	0	15
179	102	260	362	11	11	28.2	28.6	-0.4	110	280
0	123	429	552	12	12	22.3	47.7	-25.4	105	110
43	179	361	540	15	15	33.1	26.7	6.5	140	380
107	172	213	385	16	16	44.7	38.0	6.7	150	240
54	606	303	909	19	19	66.7	69.1	-2.5	605	270
97	941	1571	2512	21	21	37.5	38.3	-0.8	970	1570
83	987	521	1508	22	22	65.5	68.7	-3.2	1030	465
73	879	356	1235	23	23	71.2	73.3	-2.1	890	325
103	1570	1241	2811	24	24	55.9	56.5	-0.6	1570	1205
16	638	822	1460	25	25	43.7	43.4	0.3	645	845
131	1380	928	2308	26	26	59.8	57.4	2.4	1345	1000
77	909	590	1499	27	27	60.6	59.9	0.7	920	615
125	1064	567	1631	28	28	65.2	66.7	-1.4	1070	535
211	950	1253	2203	29	29	43.1	43.9	-0.8	980	1250
44	147	1057	1204	30	30	12.2	12.5	-0.3	150	1055
0	0	2528	2528	31	31	0.0	1.0	-1.0	25	2490
151	325	1537	1862	32	32	17.5	15.2	2.2	330	1840
74	197	2328	2525	33	33	7.8	8.2	-0.3	205	2310
116	222	1471	1693	36	36	13.1	14.2	-1.1	225	1365
129	519	1326	1845	37	37	28.1	27.5	0.7	460	1215
227	403	689	1092	38	38	36.9	38.7	-1.8	385	615
122	198	1270	1468	39	39	13.5	14.0	-0.5	190	1175
151	947	556	1503	40	40	63.0	74.7	-11.7	960	325
127	694	448	1142	41	41	60.8	72.6	-11.9	690	255
114	987	895	1882	42	42	52.4	53.7	-1.3	1005	860
219	711	649	1360	43	43	52.3	57.3	-5.0	750	565
128	918	834	1752	44	44	52.4	54.3	-1.9	955	810
186	569	665	1234	45	45	46.1	41.5	4.6	600	845
93	695	478	1173	46	46	59.2	62.4	-3.1	730	440
177	1063	1886	2949	47	47	36.0	39.2	-3.1	1075	1670
157	652	877	1529	48	48	42.6	45.7	-3.0	660	790
9	649	903	1552	49	48	41.8	45.7	-3.9	660	790
187	966	1389	2355	51	51	41.0	40.4	0.6	975	1435
209	798	714	1512	52	52	52.8	55.6	-2.8	795	630
89	1011	554	1565	53	53	64.6	67.2	-2.6	1005	490
187	754	1820	2574	54	54	29.3	30.7	-1.4	800	1810
117	469	550	1019	55	55	46.0	45.5	0.5	480	580
148	1012	797	1809	56	56	55.9	52.1	3.8	1050	965
59	443	506	949	57	57	46.7	47.8	-1.1	430	475
84	683	737	1420	58	58	48.1	51.9	-3.8	675	630
121	705	568	1273	59	59	55.4	60.2	-4.8	680	455
204	308	763	1071	60	60	28.8	29.2	-0.5	310	755
10	10	524	534	61	61	1.9	3.0	-1.2	15	480
1133	107	3115	3222	62	62	3.3	4.1	-0.8	115	2660
318	273	7165	7438	63	63	3.7	4.0	-0.3	285	6840
6	42	1285	1327	64	64	3.2	3.8	-0.7	50	1255
2144	9	6999	7008	65	65	0.1	1.1	-1.0	75	6865

OTHa	TTLo	TTLt	TTLa	BPU	TRAC	ARate	CRat	Ratedi	Cown	Cten
88	578	2664	3242	66	66	17.8	15.6	2.3	545	2950
21	532	228	760	67	67	70.0	66.7	3.3	500	245
56	519	564	1083	68	68	47.9	46.8	1.1	510	585
82	794	490	1284	71	71	61.8	61.7	0.2	780	485
136	1523	1317	2840	72	72	53.6	53.4	0.3	1510	1315
68	553	337	890	73	73	62.1	65.1	-3.0	570	300
55	811	409	1220	74	74	66.5	68.4	-1.9	810	375
60	886	603	1489	75	75	59.5	60.5	-1.0	880	575
57	871	312	1183	76	76	73.6	74.8	-1.2	860	290
45	1106	547	1653	77	77	66.9	68.2	-1.3	1105	520
71	1209	1255	2464	78	78	49.1	50.3	-1.2	1240	1225
105	1459	615	2074	79	79	70.3	70.0	0.3	1435	610
263	1130	1827	2957	80	80	38.2	39.5	-1.3	1165	1785
102	793	272	1065	81	81	74.5	78.9	-4.4	785	210
106	720	243	963	82	82	74.8	81.7	-7.0	760	170
162	859	827	1686	83	83	50.9	52.5	-1.5	850	770
78	868	504	1372	84	84	63.3	65.3	-2.0	875	470
82	592	1450	2042	85	85	29.0	30.1	-1.1	615	1425
12	736	249	985	86	86	74.7	77.7	-3.0	750	215
11	802	1499	2301	87	87	34.9	54.5	-19.6	1190	995
341	270	782	1052	88	88	25.7	21.0	4.7	255	960
111	284	464	748	89	89	38.0	43.9	-5.9	305	390
97	531	1038	1569	90	90	33.8	34.8	-0.9	520	980
146	705	3631	4336	91	91	16.3	16.8	-0.5	700	3485
273	698	2810	3508	92	92	19.9	21.4	-1.5	740	2715
192	1136	887	2023	93	93	56.2	58.7	-2.6	1110	780
102	1122	676	1798	94	94	62.4	63.0	-0.6	1140	675
108	703	440	1143	95	95	61.5	60.8	0.7	720	465
119	1097	542	1639	96	96	66.9	69.4	-2.5	1100	480
174	1548	1390	2938	97	97	52.7	50.2	2.5	1600	1590
110	1038	666	1704	98	98	60.9	64.7	-3.8	1055	575
1117	898	1853	2751	99	99	32.6	34.0	-1.4	900	1745
154	286	305	591	100	100	48.4	53.2	-4.8	295	260
197	523	671	1194	101	101	43.8	48.5	-4.7	550	585
8	401	4399	4800	102	102	8.4	9.1	-0.7	425	4260
63	1572	747	2319	103	103	67.8	67.9	-0.1	1585	745
223	1558	738	2296	104	104	67.9	71.7	-3.9	1560	615
150	1047	573	1620	105	105	64.6	66.1	-1.5	1055	535
36	305	144	449	106	106	67.9	70.0	-2.1	315	135
73	1066	283	1349	107	107	79.0	82.1	-3.0	1075	235
105	1023	1126	2149	108	108	47.6	49.3	-1.7	1050	1080
48	794	337	1131	109	109	70.2	72.5	-2.3	805	305
64	845	423	1268	110	110	66.6	74.3	-7.7	840	290
18	679	138	817	111	111	83.1	87.6	-4.5	670	100
89	1310	536	1846	112	112	71.0	74.5	-3.6	1230	420
139	500	536	1036	113	113	48.3	47.6	0.6	500	550
145	924	1246	2170	114	114	42.6	46.6	-4.0	945	1090
28	703	878	1581	115	115	44.5	44.0	0.5	715	915
153	717	747	1464	116	116	49.0	50.4	-1.4	700	690
21	325	264	589	117	117	55.2	51.9	3.3	340	315
14	423	812	1235	118	118	34.3	40.2	-5.9	510	765
40	661	1727	2388	119	119	27.7	27.0	0.7	590	1590
5	526	2335	2861	122	122	18.4	23.6	-5.3	650	2095
0	13	1431	1444	123	123	0.9	1.8	-0.9	25	1385
510	471	2541	3012	124	124	15.6	20.2	-4.5	590	2335
0	1234	347	1581	125	125	78.1	80.1	-2.0	1265	315

OTHa	TTLo	TTLt	TTLa	BPU	TRAC	ARate	CRat	Ratedi	Cown	Cten
27	1141	717	1858	126	126	61.4	67.5	-6.1	1130	550
85	1330	844	2174	127	127	61.2	61.1	0.1	1335	845
259	649	5866	6515	128	128	10.0	10.6	-0.6	695	5880
99	956	1195	2151	129	129	44.4	46.1	-1.6	995	1160
9	987	1187	2174	131	131	45.4	47.1	-1.7	1015	1135
51	755	270	1025	134	134	73.7	73.7	0.0	755	265
68	926	1969	2895	135	135	32.0	32.2	-0.2	925	1950
45	78	5568	5646	136	136	1.4	1.5	-0.1	85	5550
77	1073	1898	2971	137	137	36.1	39.0	-2.9	1150	1800
1	733	366	1099	138	138	66.7	70.9	-4.2	730	300
56	1358	1040	2398	139	139	56.6	58.0	-1.4	1375	990
0	666	124	790	140	140	84.3	85.1	-0.8	655	115
95	2478	753	3231	141	141	76.7	77.7	-1.0	2515	725
89	1313	748	2061	142	142	63.7	65.0	-1.3	1335	715
4	0	4	4	406	14	0.0	0.0	0.0	0	0
126	590	1739	2329	407	10	25.3	26.4	-1.1	610	1700
74	282	3816	4098	408	7	6.9	7.3	-0.4	300	3825
50	2763	1738	4501	409	50	61.4	63.1	-1.7	2820	1650
444	6	1003	1009	411	35	0.6	1.1	-0.5	10	920
90	1176	802	1978	415	69	59.5	63.5	-4.0	1165	670
95	523	1006	1529	416	70	34.2	34.2	0.1	555	1070
103	912	741	1653	417	1201	55.2	53.9	1.3	900	770
31	899	452	1351	4189	130	66.5	68.3	-1.7	915	425
77	319	293	612	4001	18	52.1	54.9	-2.8	335	280
2	135	1804	1939	4023	17	7.0	7.3	-0.3	140	1790
47	629	336	965	4045	13	65.2	53.0	12.2	575	510
72	278	1807	2085	4134	34	13.3	11.4	2.0	285	2220
2	569	2681	3250	4203	133	17.5	18.9	-1.4	605	2595
103	939	1117	2056	4212	132	45.7	46.4	-0.8	945	1090

Ctot	Unit	Und	TRAC	81own	81ten	81all	81rat	71ow	71te	71al
190	18	9	1	120	65	185	64.86	130	105	230
225	19	8	2	165	65	235	70.21	145	80	225
0	1	0	6	0	0	0	ERROR	0	0	0
2885	164	6	4	240	2850	3095	7.75	265	2635	2900
2045	-87	-4	5	190	1505	1690	11.24	200	935	1135
15	151	0	8	0	0	0	ERROR	0	0	0
385	-23	-6	11	120	235	350	34.29	160	200	360
220	332	0	12	0	0	0	ERROR	0	0	0
525	15	3	15	5	100	100	5.00	55	0	55
395	-10	-3	16	175	160	340	51.47	155	275	435
875	34	4	19	615	250	865	71.10	540	310	845
2535	-23	-1	21	935	1550	2490	37.55	770	1680	2445
1500	8	1	22	1015	495	1505	67.44	950	650	1595
1215	20	2	23	890	335	1220	72.95	870	440	1310
2780	31	1	24	1555	1135	2690	57.81	1495	1470	2960
1485	-25	-2	25	580	795	1375	42.18	515	845	1365
2345	-37	-2	26	1425	795	2225	64.04	1485	1015	2500
1535	-36	-2	27	910	525	1435	63.41	940	590	1530
1605	26	2	28	1060	470	1530	69.28	1070	775	1840
2230	-27	-1	29	960	1205	2170	44.24	910	1265	2170
1200	4	0	30	150	835	985	15.23	125	890	1015
2520	8	0	31	10	2380	2390	0.42	5	1610	1615
2170	-308	-14	32	325	1475	1795	18.11	290	2185	2475
2515	10	0	33	175	2230	2405	7.28	125	1170	1300
1580	113	7	36	130	1380	1510	8.61	190	570	755
1675	170	10	37	275	960	1235	22.27	330	680	1005
995	97	10	38	415	635	1045	39.71	465	450	920
1360	108	8	39	180	1100	1285	14.01	130	830	960
1285	218	17	40	985	440	1425	69.12	975	570	1545
950	192	20	41	715	390	1100	65.00	740	645	1380
1870	12	1	42	1025	700	1725	59.42	1070	840	1910
1310	50	4	43	755	460	1210	62.40	795	615	1410
1760	-8	-0	44	915	640	1560	58.65	950	395	1345
1445	-211	-15	45	615	835	1450	42.41	580	665	1250
1170	3	0	46	730	455	1190	61.34	675	560	1235
2745	204	7	47	1090	1745	2835	38.45	1080	1585	2670
1445	84	6	48	690	775	1460	47.26	700	715	1415
1445	107	7	48	670	910	1580	42.41	675	565	1240
2415	-60	-2	51	990	1215	2200	45.00	1015	990	2000
1430	82	6	52	780	625	1405	55.52	795	490	1290
1495	70	5	53	1055	445	1495	70.57	1005	405	1410
2605	-31	-1	54	805	1835	2635	30.55	740	1540	2275
1055	-36	-3	55	495	510	1005	49.25	570	535	1105
2015	-206	-10	56	1105	710	1815	60.88	1090	870	1965
900	49	5	57	460	460	920	50.00	485	615	1095
1300	120	9	58	690	675	1370	50.37	725	850	1580
1130	143	13	59	735	560	1295	56.76	735	815	1555
1060	11	1	60	320	665	980	32.65	310	480	790
495	39	8	61	10	465	475	2.11	25	310	335
2775	447	16	62	25	2610	2640	0.95	35	1615	1650
7130	308	4	63	180	6665	6850	2.63	105	4870	4975
1310	17	1	64	50	1175	1220	4.10	35	730	760
6940	68	1	65	40	6660	6695	0.60	15	5880	5900

Ctot	Unit	Und	TRAC	Blown	Bten	Ball	Brat	Tlow	Tte	Tal
3500	-258	-7	66	515	2320	2830	18.20	130	1865	2000
750	10	1	67	495	270	765	64.71	425	505	930
1090	-7	-1	68	475	545	1015	46.80	390	725	1110
1265	19	2	71	770	390	1160	66.38	770	780	1550
2830	10	0	72	1520	1170	2685	56.61	1550	1250	2795
875	15	2	73	590	240	835	70.66	590	405	1000
1185	35	3	74	835	315	1145	72.93	850	375	1230
1455	34	2	75	820	255	1075	76.28	755	355	1105
1150	33	3	76	885	280	1165	75.97	895	345	1240
1620	33	2	77	1105	470	1570	70.38	1070	595	1670
2465	-1	-0	78	1210	1180	2390	50.63	1155	1165	2320
2050	24	1	79	1475	540	2015	73.20	1400	710	2110
2950	7	0	80	1160	1720	2885	40.21	1105	560	1665
995	70	7	81	805	175	980	82.14	820	465	1280
930	33	4	82	755	190	950	79.47	770	410	1180
1620	66	4	83	880	755	1630	53.99	905	575	1480
1340	32	2	84	875	460	1340	65.30	900	845	1740
2045	-3	-0	85	580	1440	2015	28.78	550	1465	2015
965	20	2	86	750	225	975	76.92	735	235	970
2185	116	5	87	1115	1215	2335	47.75	870	1540	2410
1215	-163	-13	88	105	385	490	21.43	50	110	155
695	53	8	89	200	420	620	32.26	120	485	595
1495	74	5	90	420	1010	1430	29.37	375	870	1240
4175	161	4	91	625	3580	4200	14.88	595	3205	3795
3455	53	2	92	760	2705	3465	21.93	760	2335	3100
1890	133	7	93	1145	785	1930	59.33	1220	1030	2250
1810	-12	-1	94	1170	630	1805	64.82	1215	755	1970
1185	-42	-4	95	735	380	1115	65.92	770	490	1260
1585	54	3	96	1130	475	1610	70.19	1155	445	1600
3185	-247	-8	97	1670	1480	3140	53.18	1645	670	2315
1630	74	5	98	1055	435	1485	71.04	1040	500	1540
2645	106	4	99	915	1515	2430	37.65	895	670	1565
555	36	6	100	285	220	505	56.44	310	315	620
1135	59	5	101	525	525	1055	49.76	525	570	1095
4685	115	2	102	395	4270	4670	8.46	415	3870	4280
2335	-16	-1	103	1550	735	2290	67.69	1175	555	1735
2175	121	6	104	1575	650	2230	70.63	1510	700	2210
1595	25	2	105	1060	495	1555	68.17	1035	410	1450
450	-1	-0	106	325	115	445	73.03	345	100	440
1310	39	3	107	1100	230	1330	82.71	1125	210	1340
2130	19	1	108	1060	1055	2115	50.12	1100	960	2055
1110	21	2	109	765	230	1000	76.50	750	290	1035
1130	138	12	110	920	285	1205	76.35	935	465	1405
765	52	7	111	690	135	820	84.15	675	145	815
1650	196	12	112	1275	365	1640	77.74	1380	645	2025
1050	-14	-1	113	515	545	1060	48.58	520	640	1165
2030	140	7	114	900	1070	1975	45.57	960	1110	2075
1625	-44	-3	115	695	385	1080	64.35	615	285	900
1390	74	5	116	730	605	1340	54.48	745	675	1420
655	-66	-10	117	315	335	650	48.46	320	410	730
1270	-35	-3	118	460	840	1295	35.52	415	860	1270
2185	203	9	119	565	1620	2185	25.86	470	1765	2235
2750	111	4	122	610	2230	2835	21.52	545	2360	2905
1410	34	2	123	15	1445	1460	1.03	10	1450	1460
2925	87	3	124	480	2360	2840	16.90	390	2210	2600
1580	1	0	125	1225	355	1580	77.53	410	1210	1615

Ctot	Unit	Und	TRAC	81own	81ten	81all	81rat	71ow	71te	71al
1675	183	11	126	1110	550	1660	66.87	980	680	1660
2185	-11	-1	127	1325	885	2210	59.95	1285	1005	2290
6580	-65	-1	128	660	5875	6540	10.09	615	4680	5295
2160	-9	-0	129	1010	1150	2150	46.98	975	1195	2175
2155	19	1	131	985	1125	2110	46.68	870	1135	2005
1025	0	0	134	755	270	1025	73.66	755	285	1040
2875	20	1	135	895	1860	2750	32.55	835	965	1800
5640	6	0	136	85	5550	5635	1.51	50	4465	4505
2950	21	1	137	1100	1665	2760	39.86	945	1700	2645
1030	69	7	138	735	330	1070	68.69	740	365	1105
2370	28	1	139	1370	1020	2385	57.44	1330	1070	2405
770	20	3	140	650	120	770	84.42	645	135	785
3235	-4	-0	141	2525	720	3245	77.81	2470	795	3265
2055	6	0	142	1325	695	2025	65.43	1300	740	2040
0	4	0	14	0	0	0	ERROR	5	0	5
2310	19	1	10	600	820	1420	42.25	520	425	950
4120	-22	-1	7	275	3715	3985	6.90	295	2970	3265
4470	31	1	50	2780	1745	4530	61.37	2025	1510	3535
935	74	8	35	15	425	430	3.49	20	110	130
1835	143	8	69	1190	670	1860	63.98	1150	1075	2230
1625	-96	-6	70	555	1030	1585	35.02	575	1240	1820
1670	-17	-1	1201	760	760	1520	50.00	425	960	1390
1340	11	1	130	930	435	1370	67.88	915	460	1375
610	2	0	18	330	280	610	54.10	335	375	700
1930	9	0	17	45	730	770	5.84	0	0	0
1085	-120	-11	13	480	235	710	67.61	0	0	0
2510	-425	-17	34	95	1435	1525	6.23	65	790	860
3200	50	2	133	595	2680	3275	18.17	560	2595	3155
2035	21	1	132	940	1050	1990	47.24	925	985	1910

71rate	BPU2	88own	88ten	88all	88rate	71t81	71T86	81T86
56.52	1	140	82	222	63.06	8.34	6.64	-1.71
64.44	2	11	240	251	4.38	5.77	26.67	20.90
ERROR	3	0	1	1	0.00	ERROR	ERROR	ERROR
9.14	4	528	2918	3446	15.32	-1.38	-1.86	-0.48
17.62	5	326	1988	2314	14.09	-6.38	-7.35	-0.97
ERROR	8	9	526	535	1.68	ERROR	ERROR	ERROR
44.44	11	177	250	427	41.45	-10.16	-15.87	-5.71
ERROR	12	663	724	1387	47.80	ERROR	ERROR	ERROR
100.00	15	417	326	743	56.12	-95.00	-73.33	21.67
35.63	16	295	244	539	54.73	15.84	2.34	-13.50
63.91	19	701	295	996	70.38	7.19	5.24	-1.96
31.49	21	1088	1571	2659	40.92	6.06	6.77	0.71
59.56	22	1078	510	1588	67.88	7.88	9.11	1.22
66.41	23	958	330	1288	74.38	6.54	6.84	0.30
50.51	24	1723	1217	2940	58.61	7.30	5.97	-1.33
37.73	25	714	814	1528	46.73	4.45	5.71	1.25
59.40	26	1577	915	2492	63.28	4.64	-2.04	-6.69
61.44	27	1024	598	1622	63.13	1.98	-1.50	-3.48
58.15	28	1245	526	1771	70.30	11.13	8.51	-2.61
41.94	29	1325	1114	2439	54.33	2.30	2.01	-0.29
12.32	30	228	1060	1288	17.70	2.91	0.18	-2.73
0.31	31	42	2538	2580	1.63	0.11	0.68	0.57
11.72	32	575	1598	2173	26.46	6.39	3.49	-2.90
9.62	33	339	2386	2725	12.44	-2.34	-1.46	0.87
25.17	36	412	1451	1863	22.11	-16.56	-10.93	5.63
32.84	37	679	1325	2004	33.88	-10.57	-5.37	5.20
50.54	38	558	707	1265	44.11	-10.83	-11.85	-1.02
13.54	39	266	1368	1634	16.28	0.47	0.43	-0.04
63.11	40	1150	545	1695	67.85	6.02	11.60	5.59
53.62	41	809	470	1279	63.25	11.38	19.01	7.63
56.02	42	1188	930	2118	56.09	3.40	-2.28	-5.68
56.38	43	845	641	1486	56.86	6.01	0.87	-5.14
70.63	44	1049	962	2011	52.16	-11.98	-16.37	-4.39
46.40	45	688	680	1368	50.29	-3.99	-4.88	-0.89
54.66	46	772	510	1282	60.22	6.69	7.74	1.05
40.45	47	1363	1885	3248	41.96	-2.00	-1.29	0.71
49.47	48	817	896	1713	47.69	-2.21	-3.80	-1.59
54.44	49	748	951	1688	44.31	-12.03	-8.76	3.27
50.75	51	1155	1353	2508	46.05	-5.75	-10.38	-4.63
61.63	52	921	714	1635	56.33	-6.11	-6.03	0.08
71.28	53	1148	632	1780	64.49	-0.71	-4.05	-3.34
32.53	54	914	1849	2763	33.08	-1.98	-1.82	0.16
51.58	55	645	571	1216	53.04	-2.33	-6.09	-3.76
55.47	56	1307	839	2146	60.90	5.41	-3.36	-8.77
44.29	57	618	512	1130	54.69	5.71	3.49	-2.22
45.89	58	1041	745	1786	58.29	4.48	6.04	1.56
47.27	59	858	553	1411	60.81	9.49	12.91	3.42
39.24	60	412	770	1182	34.86	-6.59	-10.00	-3.41
7.46	61	34	517	551	6.17	-5.36	-4.43	0.93
2.12	62	963	3519	4482	21.49	-1.17	2.02	3.20
2.11	63	669	7199	7868	8.50	0.52	1.89	1.37
4.61	64	179	1245	1424	12.57	-0.51	-0.79	-0.28
0.25	65	152	7014	7166	2.12	0.34	0.83	0.48

71rate	BPU2	88own	88ten	88all	88rate	71t81	71T86	81T86
6.50	66	755	2705	3460	21.82	11.70	9.07	-2.63
45.70	67	593	223	816	72.67	19.01	20.97	1.96
35.14	68	648	917	1565	41.41	11.66	11.65	-0.01
49.68	71	909	488	1397	65.07	16.70	11.98	-4.72
55.46	72	1665	1318	2983	55.82	1.15	-2.10	-3.25
59.00	73	649	296	945	68.68	11.66	6.14	-5.52
69.11	74	957	517	1474	64.93	3.82	-0.75	-4.57
68.33	75	1004	690	1694	59.27	7.95	-7.84	-15.80
72.18	76	1007	289	1296	77.70	3.79	2.61	-1.18
64.07	77	1180	540	1720	68.60	6.31	4.14	-2.17
49.78	78	1460	1130	2590	56.37	0.84	0.52	-0.32
66.35	79	1537	628	2165	70.99	6.85	3.65	-3.20
66.37	80	1307	1848	3155	41.43	-26.16	-26.87	-0.72
64.06	81	840	275	1115	75.34	18.08	14.83	-3.25
65.25	82	766	251	1017	75.32	14.22	16.47	2.25
61.15	83	959	847	1806	53.10	-7.16	-8.68	-1.52
51.72	84	990	485	1475	67.12	13.57	13.57	0.00
27.30	85	696	1466	2162	32.19	1.49	2.78	1.29
75.77	86	807	217	1024	78.81	1.15	1.95	0.80
36.10	87	989	1441	2430	40.70	11.65	18.36	6.71
32.26	88	354	748	1102	32.12	-10.83	-11.27	-0.44
20.17	89	539	453	992	54.33	12.09	23.72	11.63
30.24	90	663	964	1627	40.75	-0.87	4.54	5.41
15.68	91	1313	3633	4946	26.55	-0.80	1.09	1.89
24.52	92	1003	2755	3758	26.69	-2.58	-3.10	-0.52
54.22	93	1393	897	2290	60.83	5.10	4.51	-0.60
61.68	94	1333	687	2020	65.99	3.14	1.31	-1.84
61.11	95	832	447	1279	65.05	4.81	-0.35	-5.16
72.19	96	1226	569	1795	68.30	-2.00	-2.79	-0.79
71.06	97	1812	1558	3370	53.77	-17.87	-20.82	-2.95
67.53	98	1156	729	1885	61.33	3.51	-2.81	-6.32
57.19	99	1017	1878	2895	35.13	-19.53	-23.16	-3.63
50.00	100	329	307	636	51.73	6.44	3.15	-3.28
47.95	101	657	634	1291	50.89	1.82	0.51	-1.30
9.70	102	503	4415	4918	10.23	-1.24	-0.62	0.61
67.72	103	1786	912	2698	66.20	-0.04	0.16	0.19
68.33	104	1668	732	2400	69.50	2.30	3.40	1.10
71.38	105	1181	593	1774	66.57	-3.21	-5.24	-2.02
78.41	106	352	147	499	70.54	-5.38	-8.41	-3.03
83.96	107	1118	330	1448	77.21	-1.25	-1.89	-0.65
53.53	108	1146	1180	2326	49.27	-3.41	-4.23	-0.82
72.46	109	832	387	1219	68.25	4.04	0.06	-3.98
66.55	110	918	453	1371	66.96	9.80	7.79	-2.01
82.82	111	721	141	862	83.64	1.32	4.76	3.44
68.15	112	1419	597	2016	70.39	9.60	6.40	-3.20
44.64	113	593	546	1139	52.06	3.95	2.98	-0.97
46.27	114	1076	1361	2437	44.15	-0.70	0.29	0.98
68.33	115	798	910	1708	46.72	-3.98	-24.33	-20.35
52.46	116	828	739	1567	52.84	2.01	-2.11	-4.12
43.84	117	389	270	659	59.03	4.63	8.07	3.45
32.68	118	495	796	1291	38.34	2.84	7.48	4.64
21.03	119	845	1788	2633	32.09	4.83	5.97	1.14
18.76	122	707	2303	3010	23.49	2.76	4.88	2.12
0.68	123	30	1468	1498	2.00	0.34	1.09	0.75
15.00	124	619	2556	3175	19.50	1.90	5.17	3.27
25.39	125	1274	355	1629	78.21	52.14	54.68	2.53

71rate	BPU2	88own	88ten	88all	88rate	71t81	71t86	81t86
59.04	126	1195	713	1908	62.63	7.83	8.43	0.60
56.11	127	1408	840	2248	62.63	3.84	4.98	1.14
11.61	128	871	5890	6761	12.88	-1.52	-1.05	0.47
44.83	129	1014	1254	2268	44.71	2.15	1.24	-0.91
43.39	131	1238	1190	2428	50.99	3.29	3.71	0.42
72.60	134	789	255	1044	75.57	1.06	1.06	0.00
46.39	135	1001	1981	2982	33.57	-13.84	-14.21	-0.37
1.11	136	163	5590	5753	2.83	0.40	0.40	-0.00
35.73	137	1181	1979	3160	37.37	4.13	3.26	-0.87
66.97	138	796	350	1146	69.46	1.72	3.91	2.18
55.30	139	1476	1047	2523	58.50	2.14	2.72	0.57
82.17	140	679	119	798	85.09	2.25	2.90	0.65
75.65	141	2604	738	3342	77.92	2.16	2.09	-0.07
63.73	142	1412	716	2128	66.35	1.71	1.24	-0.47
100.00	406	11	0	11	100.00	ERROR	-100.00	ERROR
54.74	407	948	1821	2769	34.24	-12.48	-28.33	-15.85
9.04	408	435	3836	4271	10.18	-2.13	-1.75	0.38
57.28	409	2956	2149	5105	57.90	4.08	5.80	1.72
15.38	4112	180	1162	1342	13.41	-11.90	-14.32	-2.42
51.57	415	1376	806	2182	63.06	12.41	11.92	-0.49
31.59	416	656	983	1639	40.02	3.42	2.56	-0.86
30.58	417	1120	711	1831	61.17	19.42	23.32	3.89
66.55	4189	931	454	1405	66.26	1.34	1.74	0.40
47.86	4001	402	306	708	56.78	6.24	7.06	0.82
ERROR	4023	403	1814	2217	18.18	ERROR	ERROR	1.41
ERROR	4045	881	483	1364	64.59	ERROR	ERROR	-14.61
7.56	4134	676	1803	2479	27.27	-1.33	3.80	5.13
17.75	4203	656	2689	3345	19.61	0.42	1.16	0.74
48.43	4212	978	1103	2081	47.00	-1.19	-1.99	-0.80

86T88	86T88	86T88
3.99	1.52	1.22
2.67	4.38	1.46
-6.52	0.00	2.92
3.23	8.80	0.26
2.19	4.90	5.59
6.54	1.68	1.92
-1.55	13.28	1.58
-0.24	25.52	1.45
4.07	22.98	1.26
1.70	10.06	2.76
7.30	3.71	1.87
0.65	3.46	0.78
3.21	2.43	1.22
0.88	3.20	2.65
0.55	2.75	*****
2.15	3.03	8.90
3.85	3.49	3.30
3.20	2.49	-3.48
4.09	5.06	12.82
5.85	11.20	3.61
6.46	5.49	5.82
16.37	1.63	6.00
6.91	9.01	-0.28
10.29	4.64	4.66
6.79	9.00	11.22
4.68	5.75	-0.59
3.59	7.21	13.94
3.55	2.79	2.10
1.37	4.84	1.33
1.08	2.48	
0.41	3.65	
2.49	4.58	
3.34	-0.23	
7.09	4.18	
1.87	0.97	
-1.59	5.92	
1.64	5.05	
1.94	2.50	
2.61	5.03	
-1.81	3.55	
1.67	-0.11	
-1.95	3.79	
0.32	7.02	
0.53	4.96	
-0.58	8.01	
3.80	10.19	
1.57	5.43	
2.26	6.10	
3.86	4.30	
3.85	18.17	
4.09	4.83	
4.41	9.41	
5.10	1.99	
1.10		
3.86		
0.16		

ABBREVIATIONS FOR APPENDIX 1

DEFINITIONS FOR THE PROPERTY FILE TAX RECORDS

SDO = SINGLE FAMILY DETATCHED OWNED

SDT = SINGLE FAMILY DETATCHED TENANT

SDA = SINGLE FAMILY DETATCHED TOTAL

SAO = SINGLE FAMILY ATTACHED OWNED

SAT = SINGLE FAMILY ATTACHED TENANT

SAA = SINGLE FAMILY ATTACHED TOTAL

RWO = ROW CONDOMINIUM OWNED

RWC = ROW CONDOMINIUM TENANT

RWA = ROW CONDOMINIUM TOTAL

ACO = APARTMENT CONDOMINIUM OWNED

ACT = APARTMENT CONDOMINIUM TENANT

ACA = APARTMENT CONDOMINIUM TOTAL

PLX = DUPLEX OWNED

PLT = DUPLEX TENANT

PLXA = DUPLEX TOTAL

APT = APARTMENT OWNED

APTT = APARTMENT TENANT

APTA = APARTMENT TOTAL

RH = ROW HOUSING OWNED

RHT = ROW HOUSING TENANT

RHA = ROW HOUSING TOTAL

IN = INSTITUTIONAL OWN

INT = INSTITUTIONAL TENANT

INTA = INSTITUTIONAL TOTAL

OTH = OTHER OWNED

OTHT = OTHER TENANT

OTHA = OTHER TOTAL

TTLO = TOTAL NUMBER OF OWNERS

TTLT = TOTAL NUMBER OF TENANTS

BPU = BASIC PLANNING UNIT

TRAC = CENSUS TRACT NUMBER

ARATE = OWNERSHIP RATE IN EACH BPU FOR 1986

CRATE = OWNERSHIP RATE IN EACH TRACT FOR 1986

RATEDI = DIFFERENCE BETWEEN THE TWO RATES

DEFINITIONS FOR THE CENSUS

COWN = TOTAL NUMBER OF OWNERS IN 1986 FOR EACH TRACT

CTEN = TOTAL NUMBER OF TENANTS IN 1986 FOR EACH TRACT

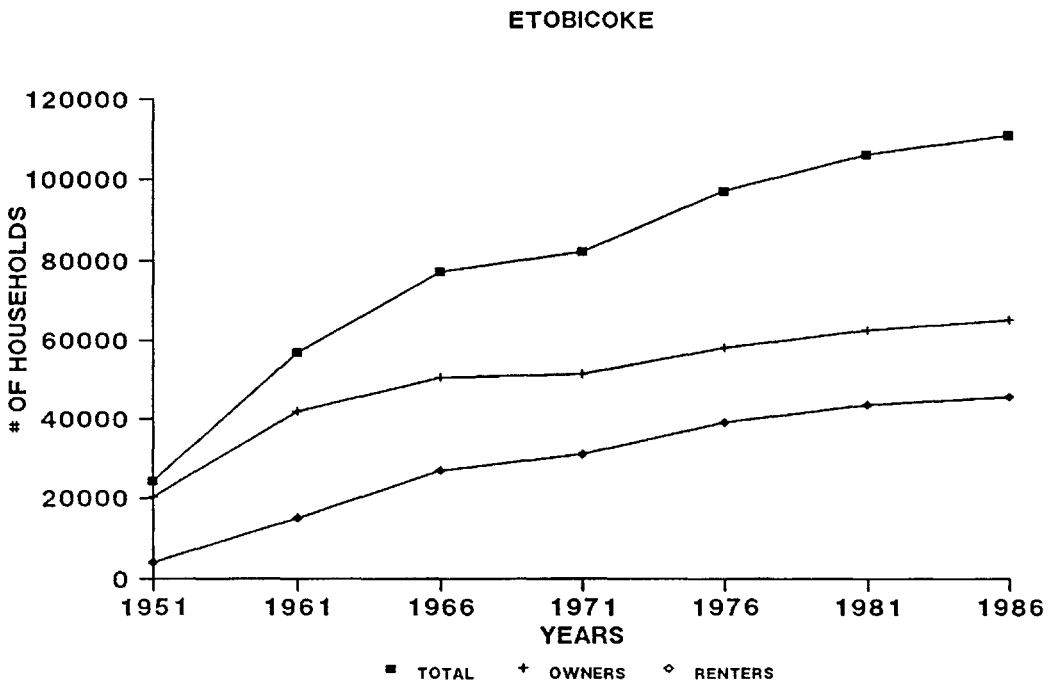
CTOT = OVER ALL TOTAL FOR EACH TRACT IN 1986

THESE LAST THREE DEFINITIONS APPLY FOR THE 81, 71, AND 88 DATA ALSO.

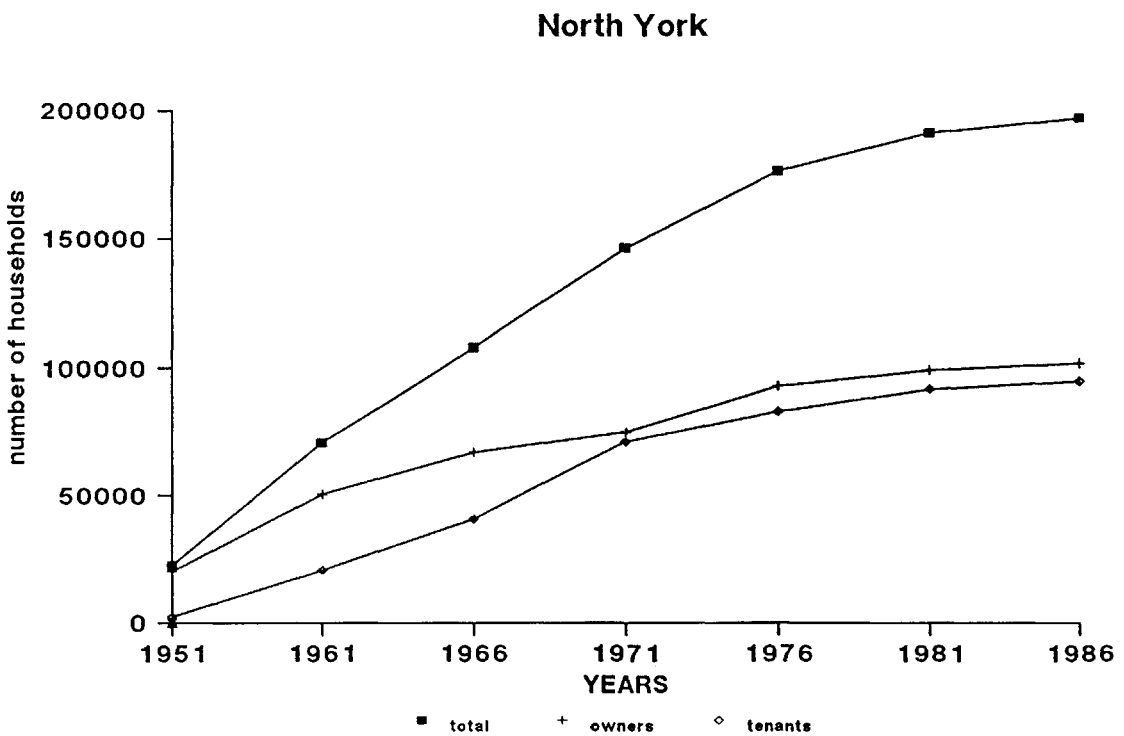
71T81 = OWNERSHIP RATES FROM 1971 TO 1981.

THIS SAME DEFINITION APPLIES FOR 71T86, 81T86, AND 86T88.

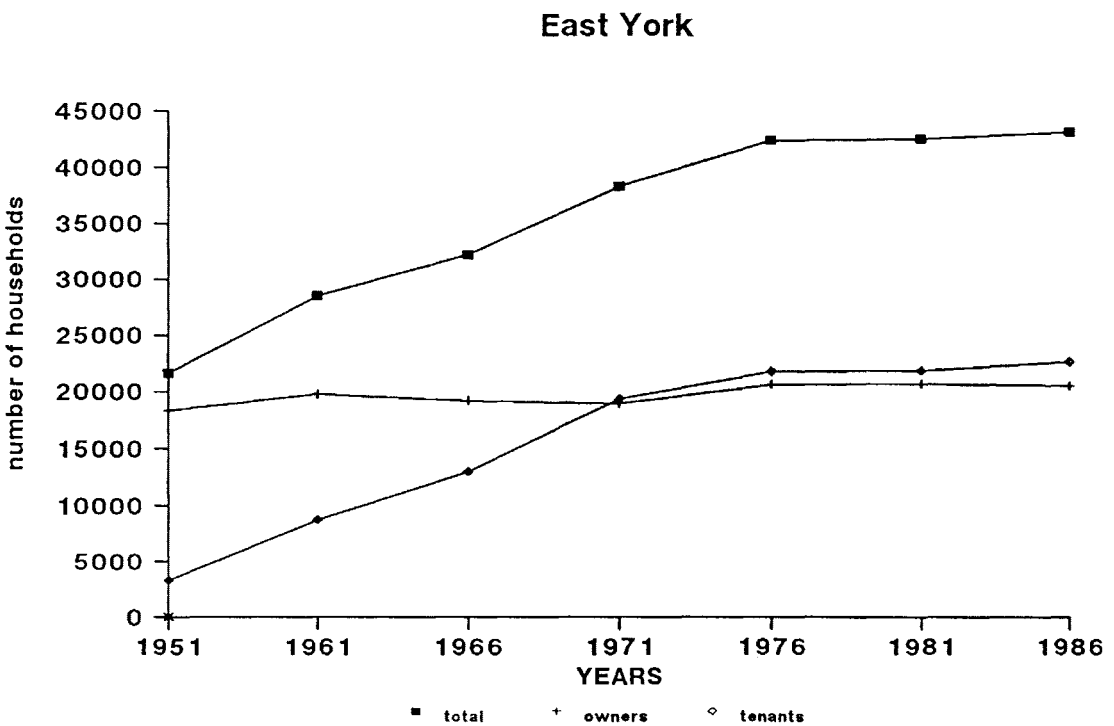
APPENDIX 2


ETOBICOKE
120000
100000
80000
60000
40000
20000
0
OF HOUSEHOLDS
1951
1961
1966
1971
1976
1981
1986
YEARS
TOTAL
OWNERS
RENTERS

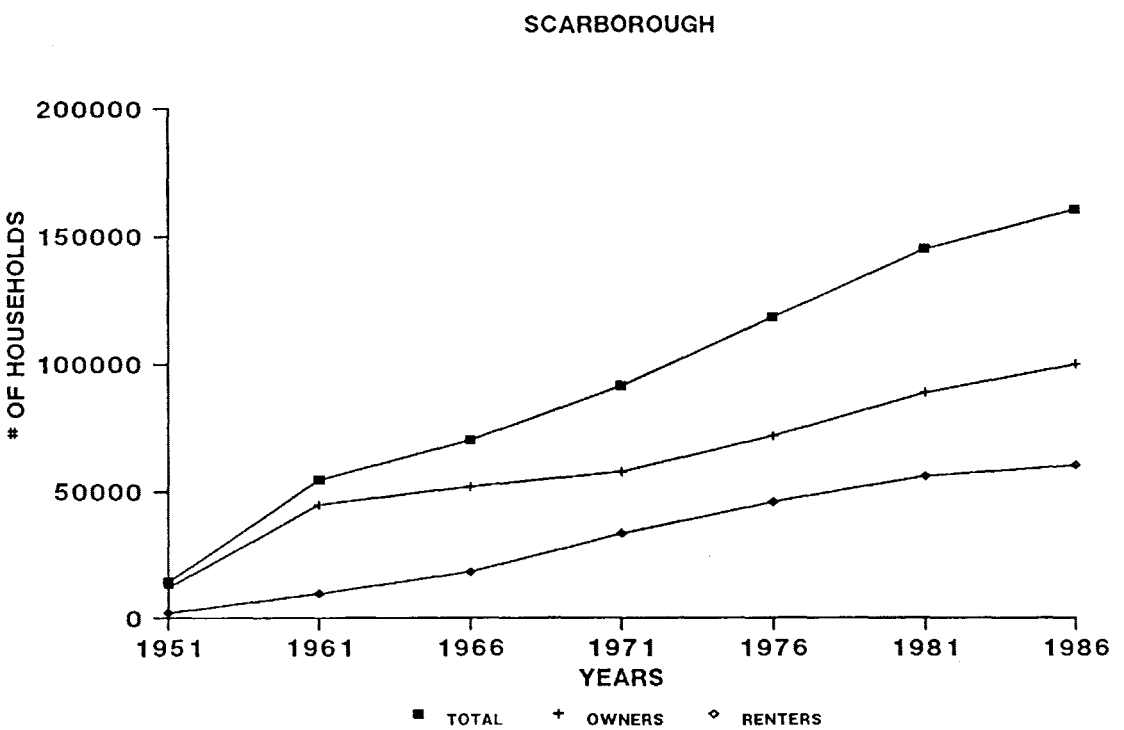
APPENDIX 3


North York
200000
150000
100000
50000
0
number of households
1951
1961
1966
1971
1976
1981
1986
YEARS
total
owners
tenants

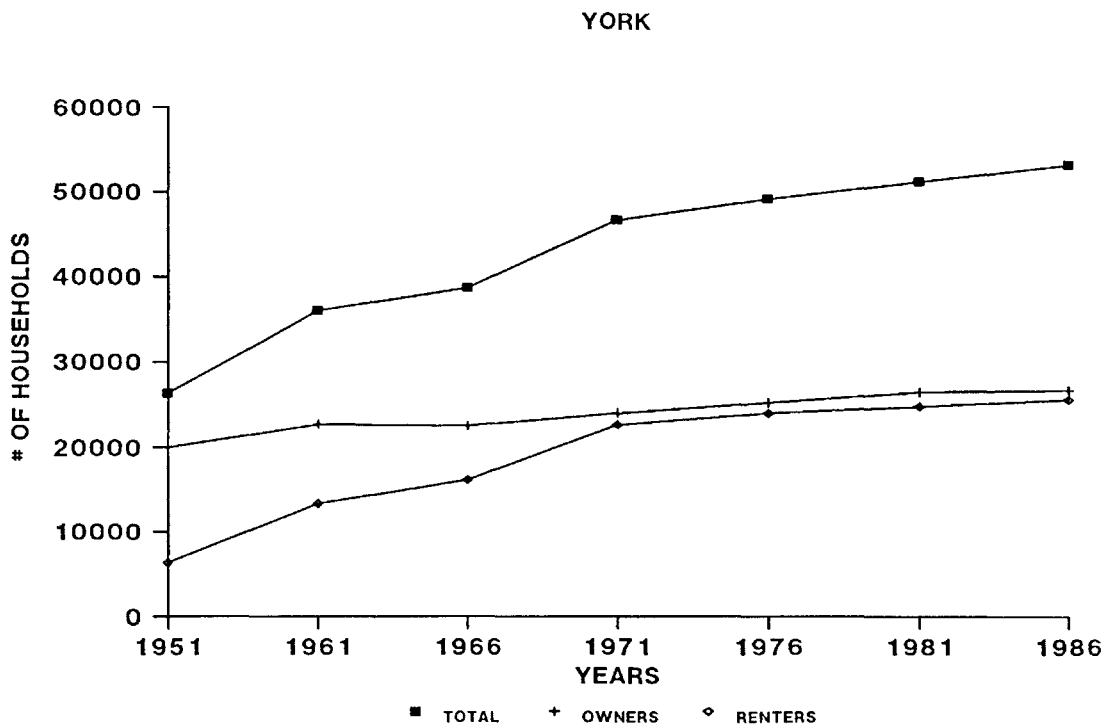
APPENDIX 4


East York
number of households
45000
40000
35000
30000
25000
20000
15000
10000
5000
0
1951
1961
1966
1971
1976
1981
1986
YEARS
total
owners
tenants

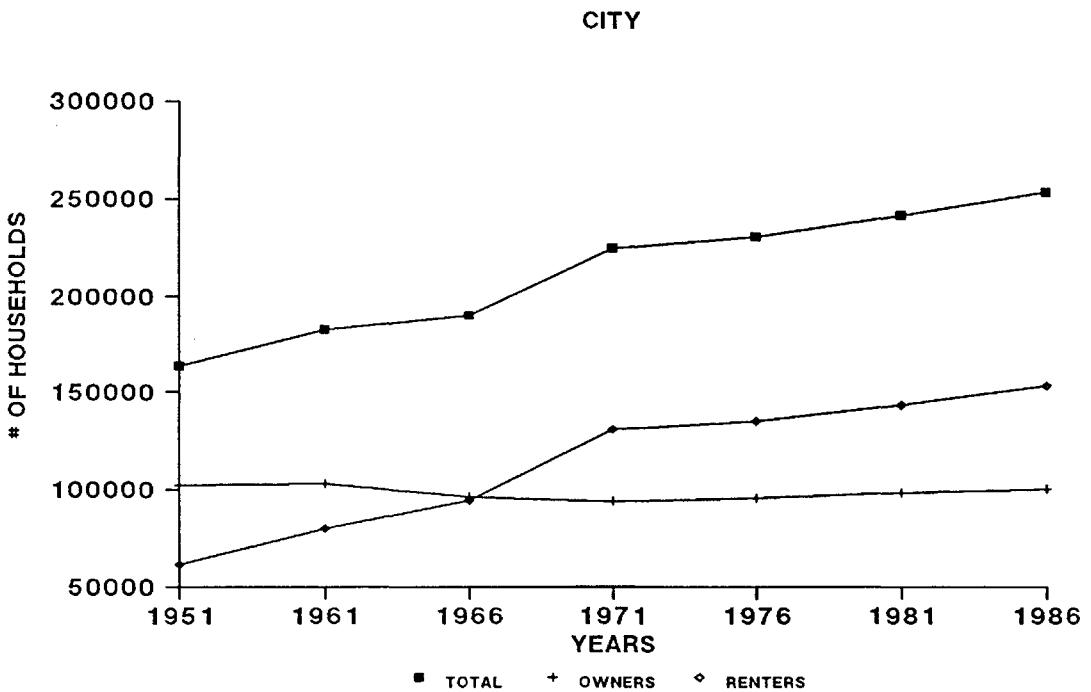
APPENDIX 5


SCARBOROUGH
200000
150000
100000
50000
0
OF HOUSEHOLDS
1951
1961
1966
1971
1976
1981
1986
YEARS
TOTAL
OWNERS
RENTERS

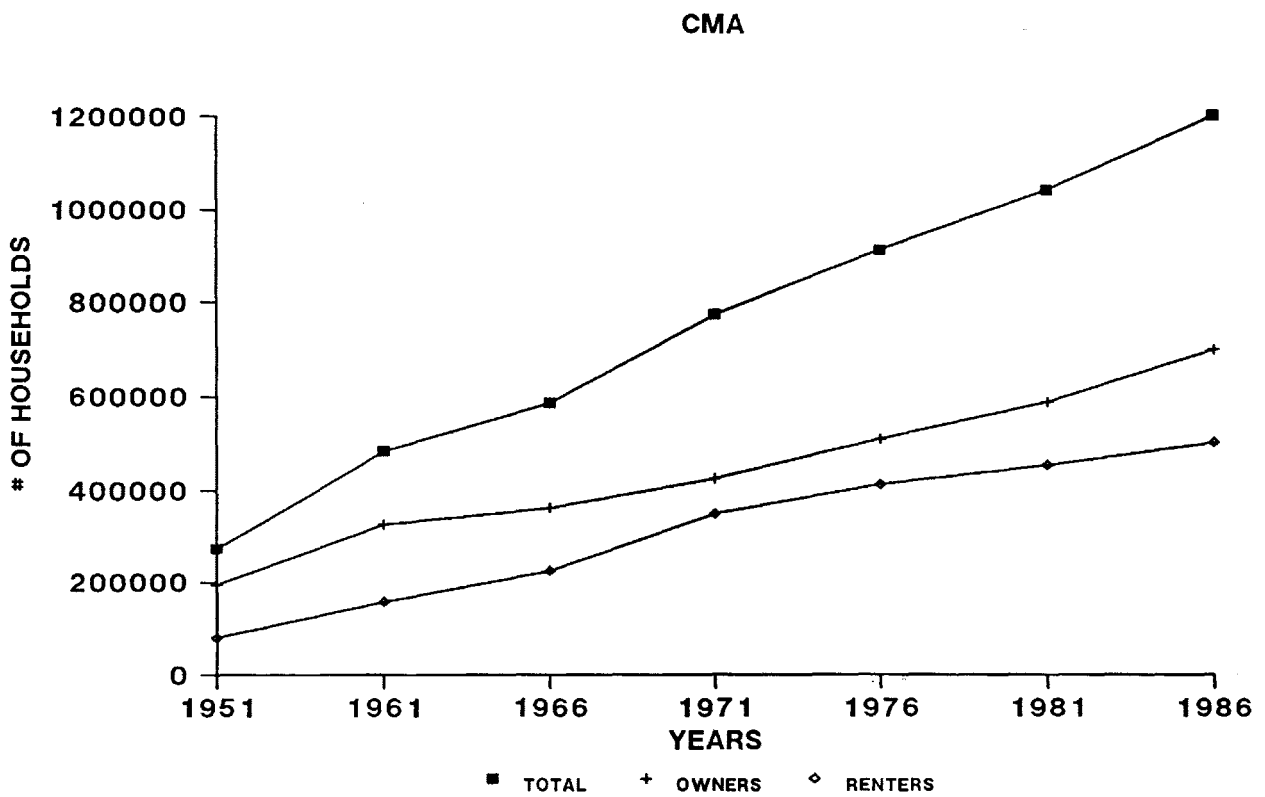
APPENDIX 6


YORK
60000
50000
40000
30000
20000
10000
0
OF HOUSEHOLDS
1951
1961
1966
1971
1976
1981
1986
YEARS
TOTAL
OWNERS
RENTERS

APPENDIX 7


CITY
300000
250000
200000
150000
100000
50000
OF HOUSEHOLDS
1951
1961
1966
1971
1976
1981
1986
YEARS
TOTAL
OWNERS
RENTERS

APPENDIX 8


CMA
1200000
1000000
800000
600000
400000
200000
0
OF HOUSEHOLDS
1951
1961
1966
1971
1976
1981
1986
YEARS
TOTAL
OWNERS
RENTERS

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