

DATE: September 14, 2004

TO: Chairman and Members of the Planning and Development Committee

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Income Distribution**
MEETING DATE: October 4, 2004

ORIGIN: Planning and Building Department

BACKGROUND: This report presents data from the 2001 Census of Canada regarding incomes and income distributions in Mississauga and compares Mississauga to other areas.

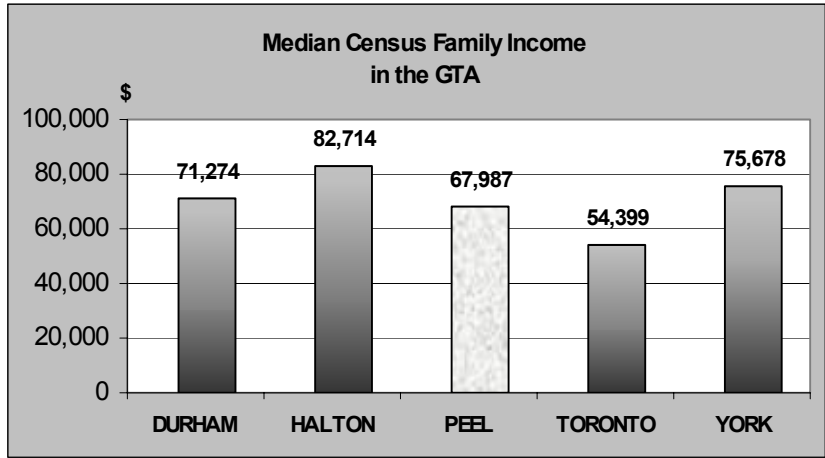
COMMENTS: *Median Income Distribution within the Greater Toronto Area*

In 2000, the median¹ annual income of census families² reported in Canada was \$55,016. A comparison to the regions within the Greater Toronto Area (GTA) show that all had a higher census family income than the national average. Halton had the highest

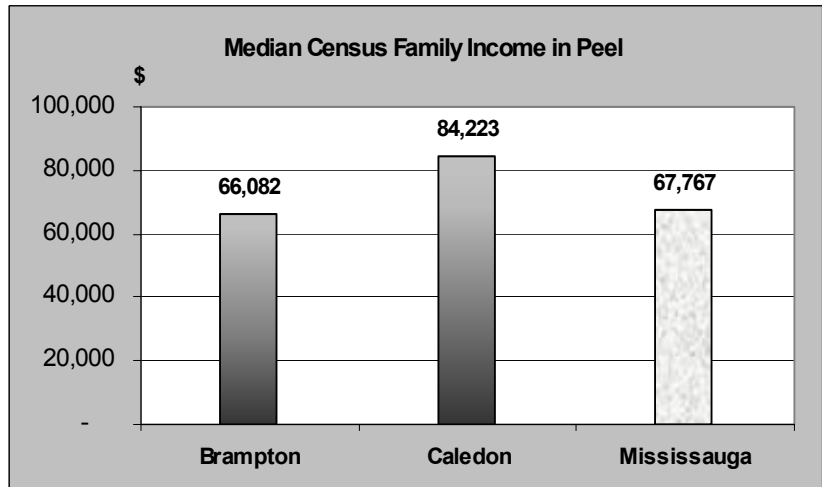
¹ Median income is the amount which divides persons aged 15 and over income size distribution into halves, for example, the incomes of the first half of individuals are below the median, while those of the second half are above the median.

² Census family income includes all sources of income before taxes of all family members. Income includes wages, salaries, net income from self-employment, investment income, retirement pensions, other income, and government transfer income. A census family comprises of a married couple (with or without children of either or both spouses), a couple living common-law (with or without children of either or both partners) or a lone parent of any marital status, with at least one child living in the same dwelling. For a definition of economic family, see page 3.

reported median family income at \$82,714, followed by York at \$75,678, Durham at \$71,274, and Peel at \$67,987. The City of Toronto was the GTA exception. With a median income of \$54,399, it was lower than the Canadian average.



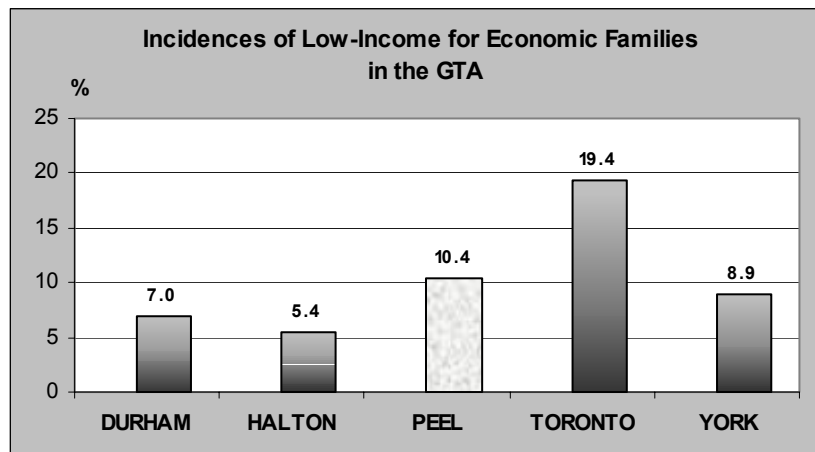
Within Peel, Caledon had the highest median census family income at \$84,223. Families in Mississauga averaged an income of \$67,767. Brampton followed closely with a median family income of \$66,082.



Incidence of Low-income

The low-income cut-off (LICO), or incidence of low income³ is a Statistics Canada rate that measures the economic well-being of families. It is calculated by the amount of income that a family living in a particular urban population would need to survive.

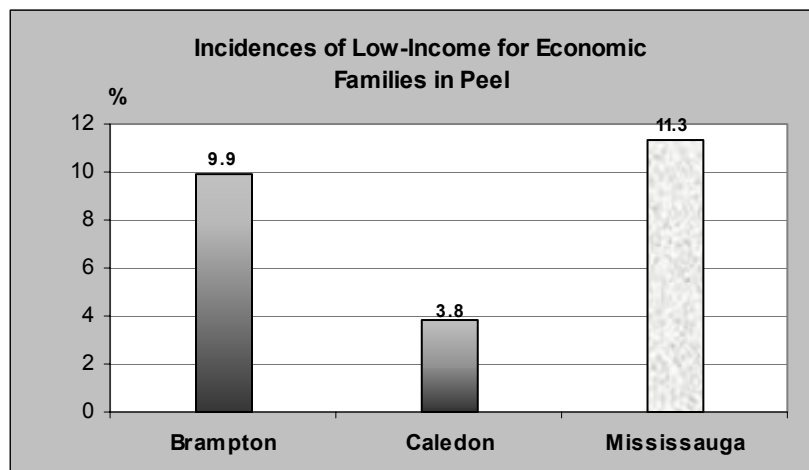
The incidence of low income for economic families⁴ within the GTA showed almost an opposite ranking order to that of the median annual income. Halton which had the highest median income, had the lowest incidence of low income at 5.4%. At the other end of the scale, Toronto, which had the lowest median family income had the highest incidence of low income at 19.4%. The low-income rates of other regional municipalities were 10.4% in Peel, 8.9% in York, and 7.0% in Durham, respectively.



³ Low income is determined using Statistics Canada census data on low-income cut offs (LICO), which is based on total income before tax. In 2000, for municipalities with a population of 500,000 or more, the LICO for an economic family of four persons was \$34,562.

⁴ An economic family is defined by Statistics Canada as a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage common-law or adoption. All persons who are members of a census family are also members of an economic family. By this definition, family poverty is undercounted since families that double or triple up are represented as one family. For a definition of census family, see page 1.

A comparison of the municipalities within Peel shows that Mississauga had the highest percentage of economic families with a low income at 11.3%. Brampton had a lower rate of families with incidences of low income at 9.9%. At only 3.8%, Caledon reported the lowest percentage of families that are poor.



In addition to the variations of poverty rates among municipalities, particular groups within the population differ. According to Statistics Canada, three groups that tended to have high rates of low-income were recent immigrants⁵, Aboriginal people, and lone-parent families. Children and seniors were also more likely to live in low-income families. This section presents data on these population groups for Census Metropolitan Areas⁶ (CMAs).

It is important to note that CMAs differ in their cost of living.

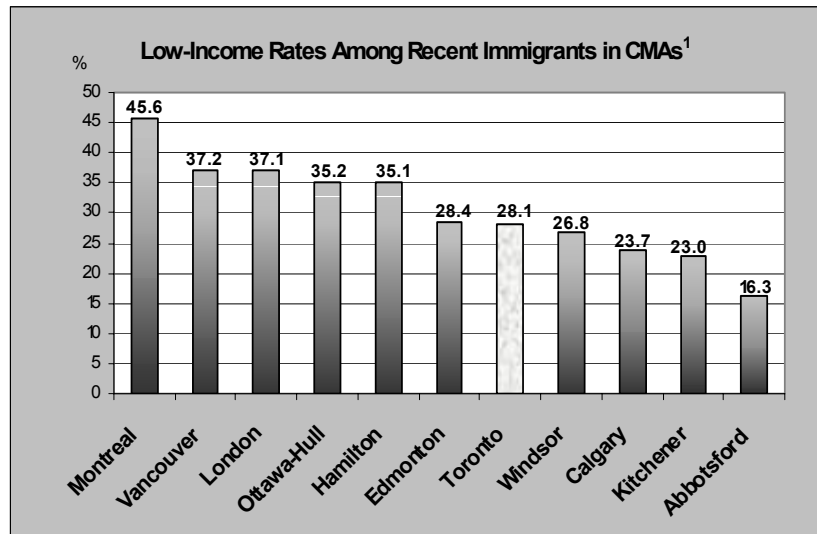
⁵ Data used from Statistics Canada in this instance defined recent immigrants as those arriving a decade before the census.

⁶ A Census Metropolitan Area (CMA) is a very large urban area (known as the urban core) together with adjacent urban and rural areas (known as the urban and rural fringes) that have a high degree of social and economic integration with the urban core. A CMA has an urban core population of at least 100,000 based on the previous census.

A family with a low-income residing in a CMA with a high cost of living would have different financial challenges than a family living in a CMA with a low cost of living.

Recent Immigrants

In 2001, the percentage of recent immigrants, or those arriving during 1980 and 2000, living in low-income families in a CMA was greatest in Montreal (45.6%) and Vancouver (37.2%). The Toronto CMA which includes Mississauga, reported low-income rates of 28.1% for recent immigrants. Within the last decade, approximately eight out of ten immigrants settled in the Toronto, Vancouver and Montreal CMAs. The Toronto CMA attracted the highest proportion of immigrants at 46.0%, followed by the Vancouver (18.9%) and Montreal (12.5%) CMAs.



¹ The CMAs listed are those with a recent immigrant population of more than 4% in 2000.

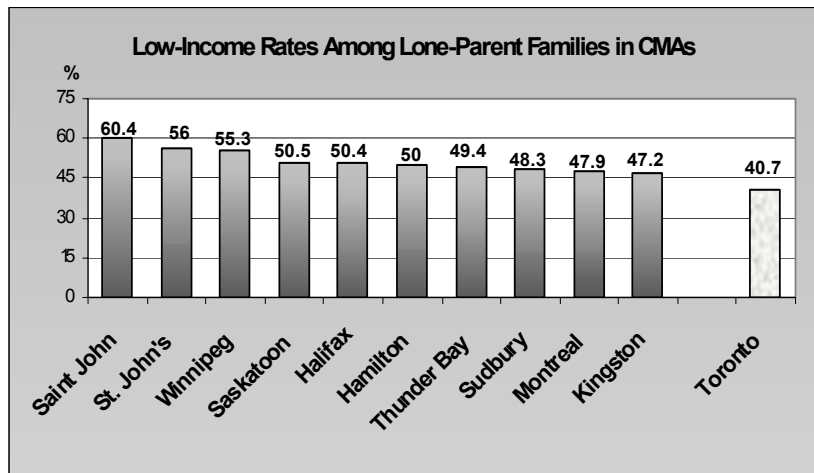
Source: Statistics Canada, "Low-income in Census Metropolitan Areas, 1980-2000", 2004.

Aboriginal People

Since a small proportion of Aboriginal persons (0.4%) were reported in the Toronto CMA, this population group is not included in this discussion.

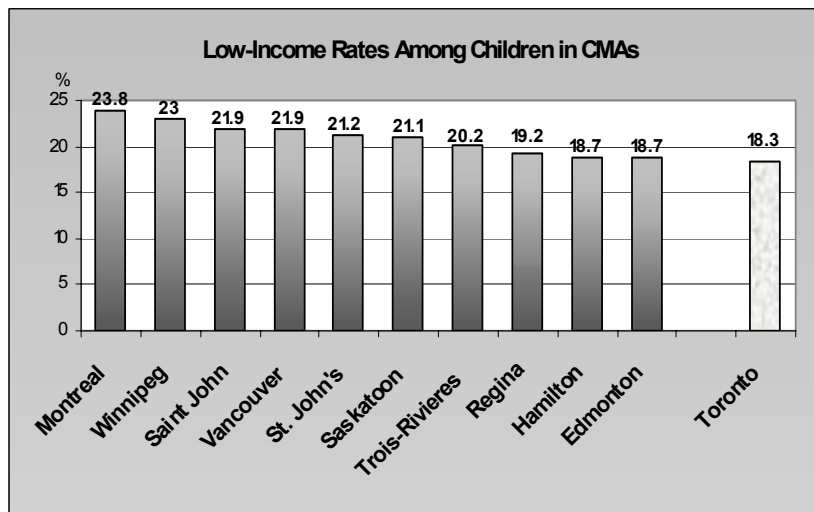
Lone-Parent Families

The figure below shows the ten CMA's with the highest incidence of low-income among lone-parent families, plus the Toronto CMA. In the Toronto CMA, 40.7% of lone-parent families were considered low-income which placed Toronto in the twenty-second rank.



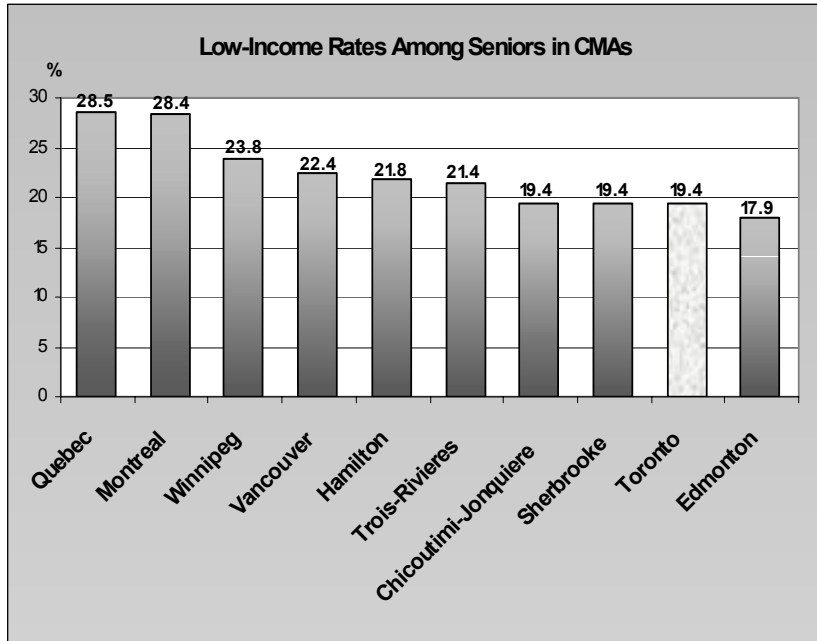
Children

Of the ten CMA's with the highest rates of children living in poor families, Montreal (23.8%) and Winnipeg (23.0%) ranked the highest. The Toronto CMA, with 18.3% of children living in low income families, was in eleventh place.



Seniors

The percentage of low income seniors was highest in the Quebec (28.5%) and the Montreal (28.4%) CMAs. In ninth place was the Toronto CMA with 19.4% of seniors with low income.



A Focus on Income Distribution in Mississauga

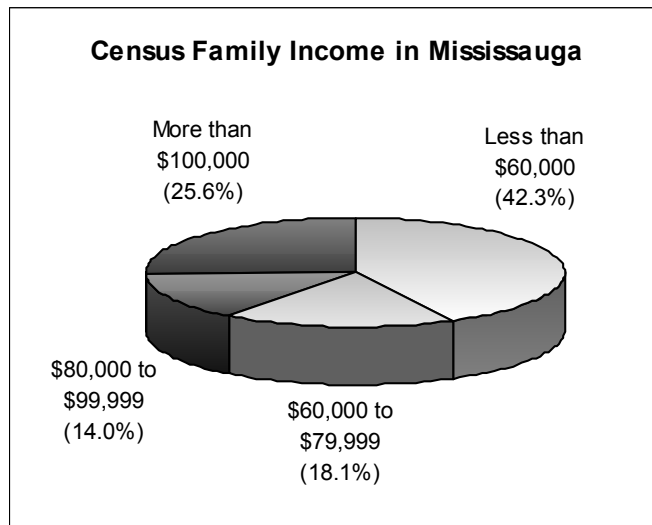
Data on income levels and household spending on rental and owner occupied dwelling was analyzed using data from Statistics Canada by census tract⁷ (Exhibit 1).

Census Family Income

The graph on the following page shows that in 2000, 42.3% of census families in Mississauga earn less than \$60,000. Those earning \$60,000 to \$79,999 comprise 18.1% of families. Higher incomes between \$80,000 to \$99,999 make up 14.0% of families

⁷ Census tracts are small geographic areas that usually have a population of a few thousand. In 2001, the mean population of census tracts in Mississauga was approximately 5,000.

in Mississauga. A large percentage reported incomes of more than \$100,000, representing 25.6% of families in the city.



Median Census Family Income

According to the 2001 Census, the City of Mississauga's median census family income in 2000 was reported at \$67,767. The distribution of median family incomes across Mississauga is presented in Exhibits 2 and 5.

Median family incomes between \$40,000 and \$60,000 were mostly located south of Hwy 403, however, some areas in this income category exist to the north in the Hurontario, Meadowvale and Malton planning districts. Only one census tract, located at the intersection of Airport Road and Derry Road in Malton, reported a median family income of less than \$40,000.

Families with median incomes between \$60,000 and \$79,999 were dispersed throughout Mississauga. While incomes greater than \$80,000 tend to fall in western areas of the city, median family incomes greater than \$100,000 were located in two areas of the city - one in the Sheridan/Clarkson-Lorne Park/Mineola area on the north and south sides of the Queen Elizabeth Way

and east and west of the Credit River, and another in Erin Mills, south of Highway 403 and west of the Credit River. The census tract with the highest median income was in Mineola, where the median income was \$143,056.

Census Family Income Greater than \$100,000

A map of census families earning incomes of more than \$100,000 saw similarities to the median income map. Areas where more than 50% of the population earned this amount were located in the same two areas that had median family incomes greater than \$100,000. (See Exhibit 3 and 5.)

Low-income Families

In April 2004, the United Way of Greater Toronto and The Canadian Council on Social Development (CCSD) released a joint report titled, "*Poverty by Postal Code: The Geography of Neighbourhood Poverty 1981 - 2001*". Poverty neighbourhoods were measured based on the proportion of families living below the low-income cut off rate and grouped into the following four categories:

- lower poverty - 0 to 12.9%;
- moderate poverty - 13 to 25.9%;
- high poverty - 26 to 39.9%;
- very high poverty - 40% or more.

Results from the 2001 Census of Canada showed that 43.2% of families in the City of Toronto are poor, as opposed to Mississauga where just over one tenth, or 11.3% of all families in Mississauga are low income. Furthermore, neighbourhood concentrations of very high poverty and high poverty do not exist in Mississauga. Within the Toronto CMA, there are 121 high and very high poverty neighbourhoods, and of this, 120 are found in Toronto and one in Brampton. Without doubt, the City of Toronto is unique within the Toronto CMA with its concentrations of high and very high poverty areas.

Between 1991 and 2001, the number of neighbourhoods in the City of Toronto identified as having high and very high rates of poverty increased by 165%. The report published by the United Way of Greater Toronto and the CCSD warns that over time, areas that are now reporting lower levels of poverty, can expect to increase and become high or very high poverty neighbourhoods.

Exhibits 4 and 5 identify areas within Mississauga with moderate and lower poverty levels. These areas are dispersed throughout the city. Concentrations of higher moderate poverty levels (20 to 25.9%) are in the Sheridan, Erindale, Cooksville, Mississauga Valleys, Applewood, Hurontario, and Malton planning districts.

Although Mississauga does not have high poverty areas, there are some census tracts that are closely bordering onto high poverty rates. The northwest corner of the Queen Elizabeth Way and Hurontario (Cooksville Planning District) reported 25.7% of families having low-incomes. Also, census tracts in the Sheridan and Erindale reported incidences of low-income of 24.5% and 24.2%, respectively.

According to research, areas of higher poverty levels have lower employment rates and higher unemployment rates. By looking at the three areas in the city that were at a moderate poverty level but bordering high poverty, it was found that this was true. The city average employment rate was 68.7%, whereas, the affected census tracts in the Cooksville, Sheridan, and Erindale planning districts had lower than average employment rates of 59.6%, 66.1% and 65.7%, respectively.

With a city average unemployment rate of 5.3%, these three census tract areas also exhibited higher than average rates - 7.5% in Cooksville, 6.7% in Sheridan and 5.7% in Erindale. However, other moderate poverty areas did not follow this trend. Some census tracts had a higher than city average employment rate and

a lower than city average unemployment rate. Occurrences are in the census tracts in Lakeview, Applewood, and Hurontario. This may indicate that lower income families in these areas are employed, but perhaps are working in low-paying jobs, in part-time positions and/or temporary positions. (See Exhibit 6)

Household Spending on Rental and Owner Occupied Dwellings
Statistics Canada reports on household spending, particularly, tenant households spending 30% or more on rent and owner households spending 30% or more on major payments. These two variables are indicators of households experiencing housing affordability problems.

The results from the Census show that areas where more than half of renters spend 30% or more of their income on rent (see Exhibits 7 and 9) were predominately found in the northwest area of the city in the Lisgar, Meadowvale, Churchill Meadows and Central Erin Mills planning districts. Portions of Erindale, and Mineola planning districts also reported more than half of tenants spending more than 30% of their income on rent. These are areas of the city with new housing developments or that are more affluent. However, a close look at the data shows that the actual number of renters in these areas is small.

There were some areas in the city identified in the moderate poverty category where between 40% and 49.9% of households were spending 30% or more of their earnings on rent. In some areas in Mississauga, the number of these households are significantly large. For instance, in one of the moderate poverty areas in Cookville, approximately 1,800 households (47%) spend more than 30% of their income on rent. The number was also significant in the moderate poverty area in Mississauga Valleys - nearly 1,700 (48%) of households spend over 30% of their earnings on rent.

Owners spending 30% or more of their income on major household payments (Exhibits 8 and 9) appear to be located mostly in new housing developments in the city, particularly in the Churchill Meadows, Central Erin Mills, and Hurontario planning districts. The affluent neighbourhoods in the Erin Mills, Sheridan, Clarkson-Lorne Park and Mineola planning districts mentioned earlier in the report, saw a small proportion (less 20%) of owner households spending more than 30% of their income on major household payments.

Owner household spending is reflective of the amount of disposable income available. The more affluent families have a higher disposable income and may use a small proportion of their income on major household payments; lower income families spending the same amount on household payments may find that it would require them to use 30% of their income.

CONCLUSION:

These income comparisons may surprise many who perceive Mississauga as a community of comfortable middle income families. While many families within Mississauga meet this image, a large number of families are struggling financially. Income comparisons across Mississauga indicate that there are some areas of affluence (parts of Mineola, Clarkson-Lorne Park and Sheridan) and other areas where poverty is a concern (parts of Cooksville, Sheridan and Erindale).

A critical factor influencing the financial situation of families is the proportion of income spent on housing. An indicator of housing affordability is the number of families spending more than 30% of their income on housing. City wide, 38.1% of tenant households and 21.4% of owner households spend more than 30% of their income on housing.

Mississauga does not have areas with the depth of poverty existing in Toronto. However, there are some census tracts in

Mississauga that are closely bordering onto high poverty rates. The United Way of Greater Toronto cautions that poverty neighbourhoods in the municipalities outside of Toronto may only be in the early stages and the level of poverty may intensify. One lesson to learn from the City of Toronto is to disperse social housing to avoid creating high concentrations of poverty. Also, the location of City facilities can provide areas experiencing higher rates of poverty with community resources important to the social health of the neighbourhood.

Once concentrations of neighbourhood poverty are formed or neighbourhoods experience decline, it is much more difficult to reverse the effect. It is important to plan for safe and attractive neighbourhoods, thus creating healthy cities that can compete in the global economy. Planning for communities require well-thought out, long-term planning strategies such that the city will continue to be a more desirable place to live and work in and will continue to attract new residents and businesses.

RECOMMENDATION:

That the report titled "*Income Distribution*", dated September 14, 2004, from the Commissioner of Planning and Building be received for information.

Edward R. Sajecki
Commissioner of Planning and Building

MISSISSAUGA

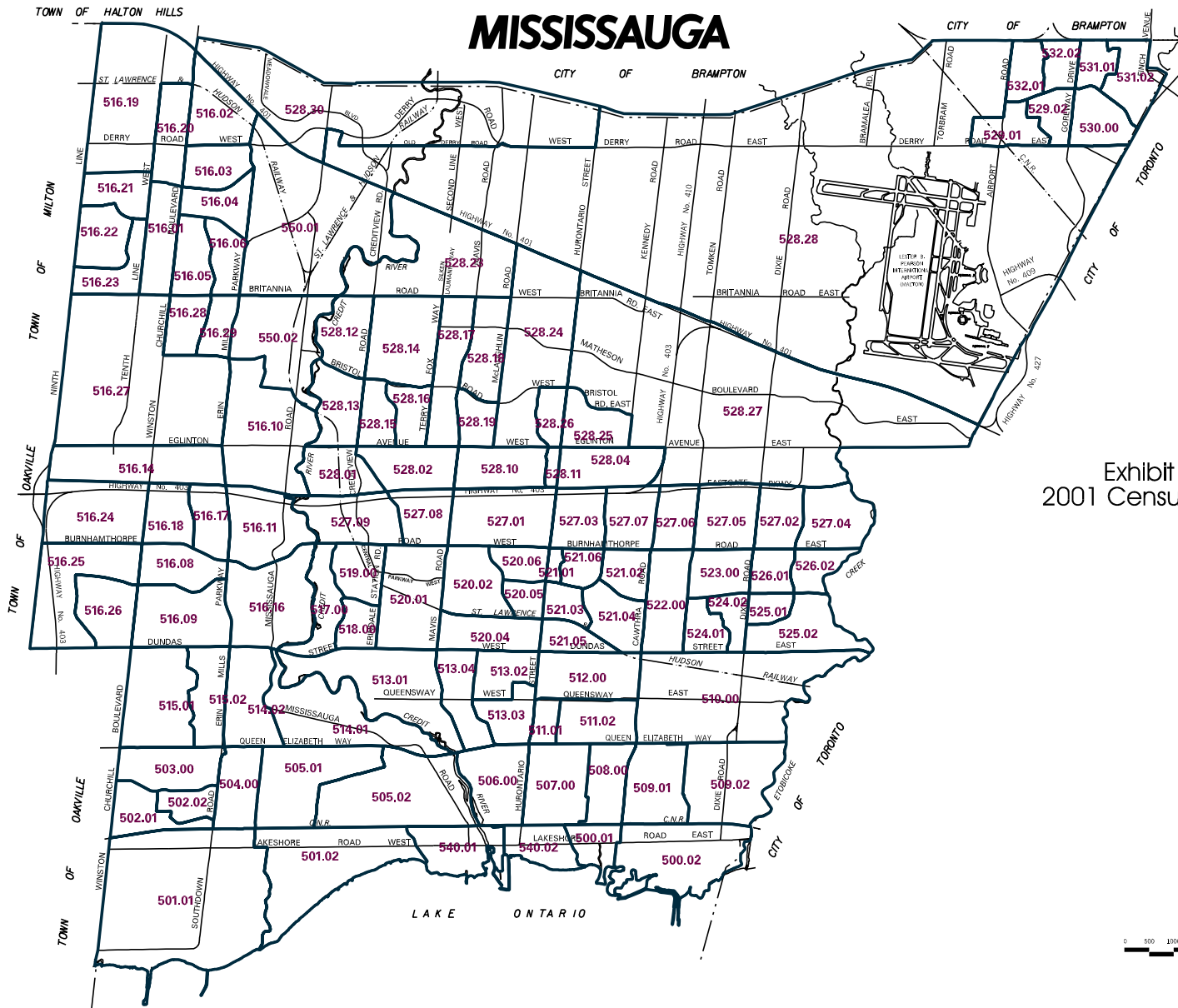
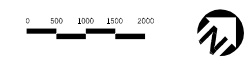


Exhibit 1:
2001 Census Tracts



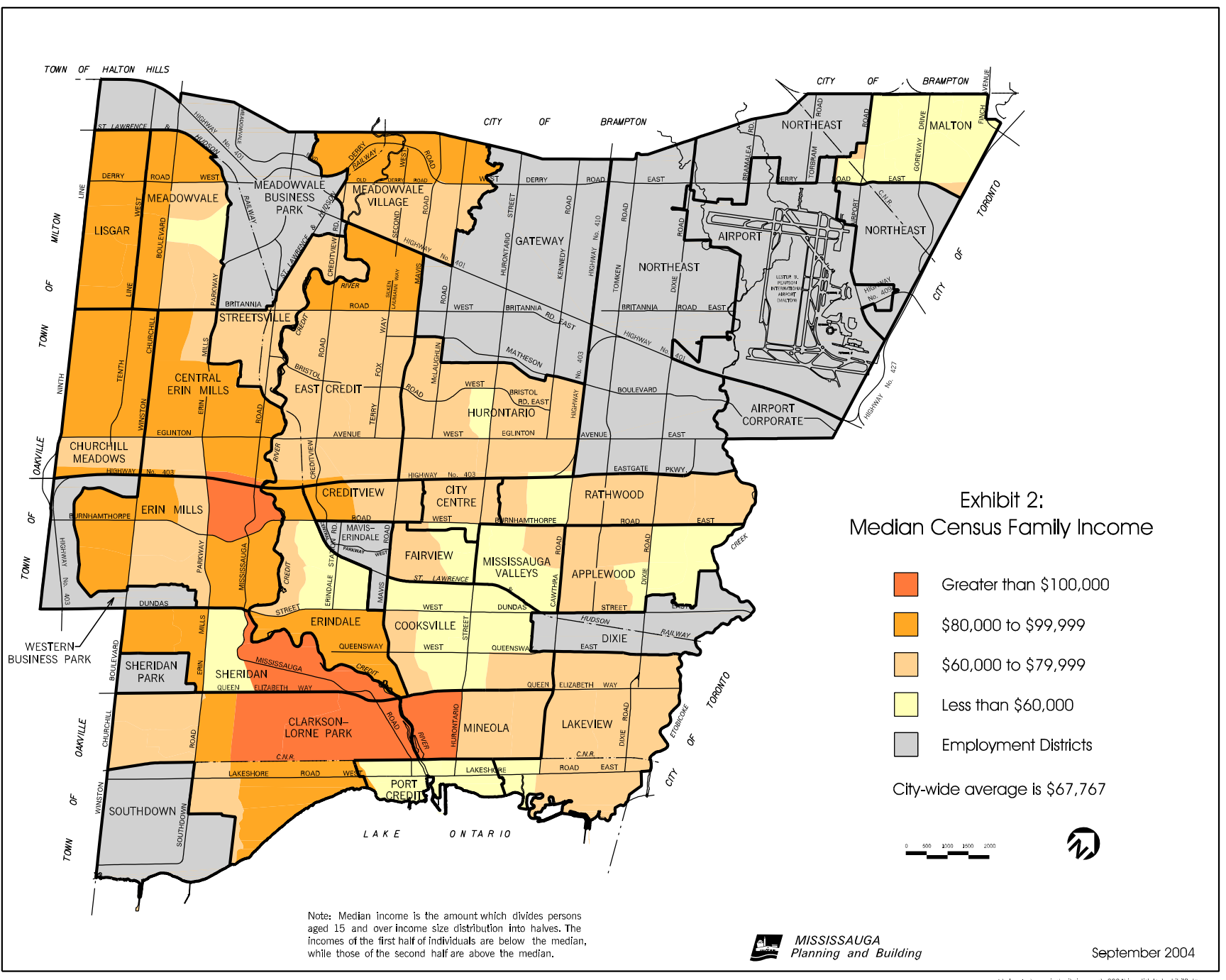


Exhibit 2:
Median Census Family Income

- Greater than \$100,000
- \$80,000 to \$99,999
- \$60,000 to \$79,999
- Less than \$60,000
- Employment Districts

City-wide average is \$67,767



Note: Median income is the amount which divides persons aged 15 and over income size distribution into halves. The incomes of the first half of individuals are below the median, while those of the second half are above the median.

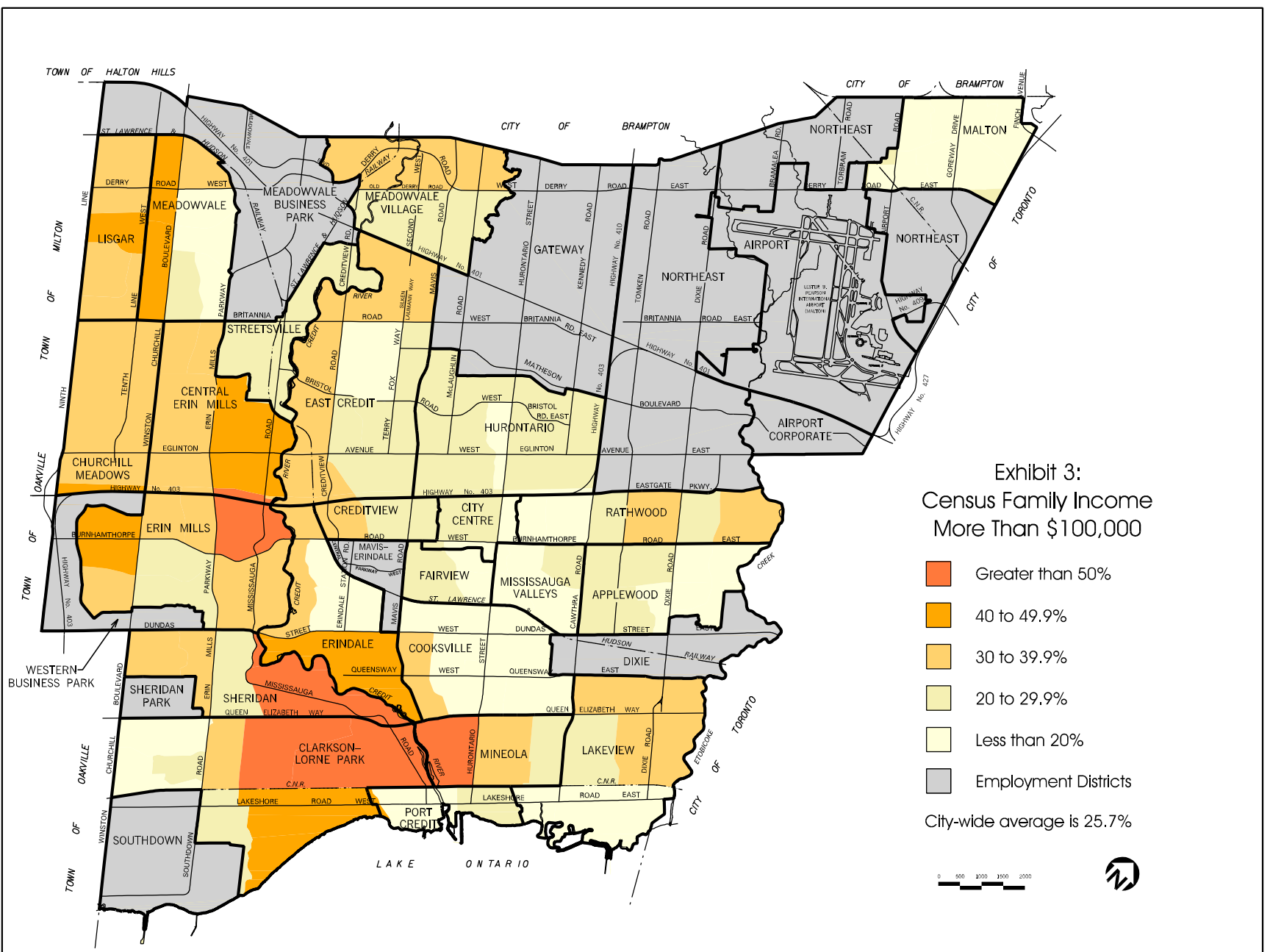


Exhibit 3:
Census Family Income
More Than \$100,000

- Greater than 50%
- 40 to 49.9%
- 30 to 39.9%
- 20 to 29.9%
- Less than 20%
- Employment Districts

City-wide average is 25.7%



Note: Family income includes all sources of income before taxes of all census family members.

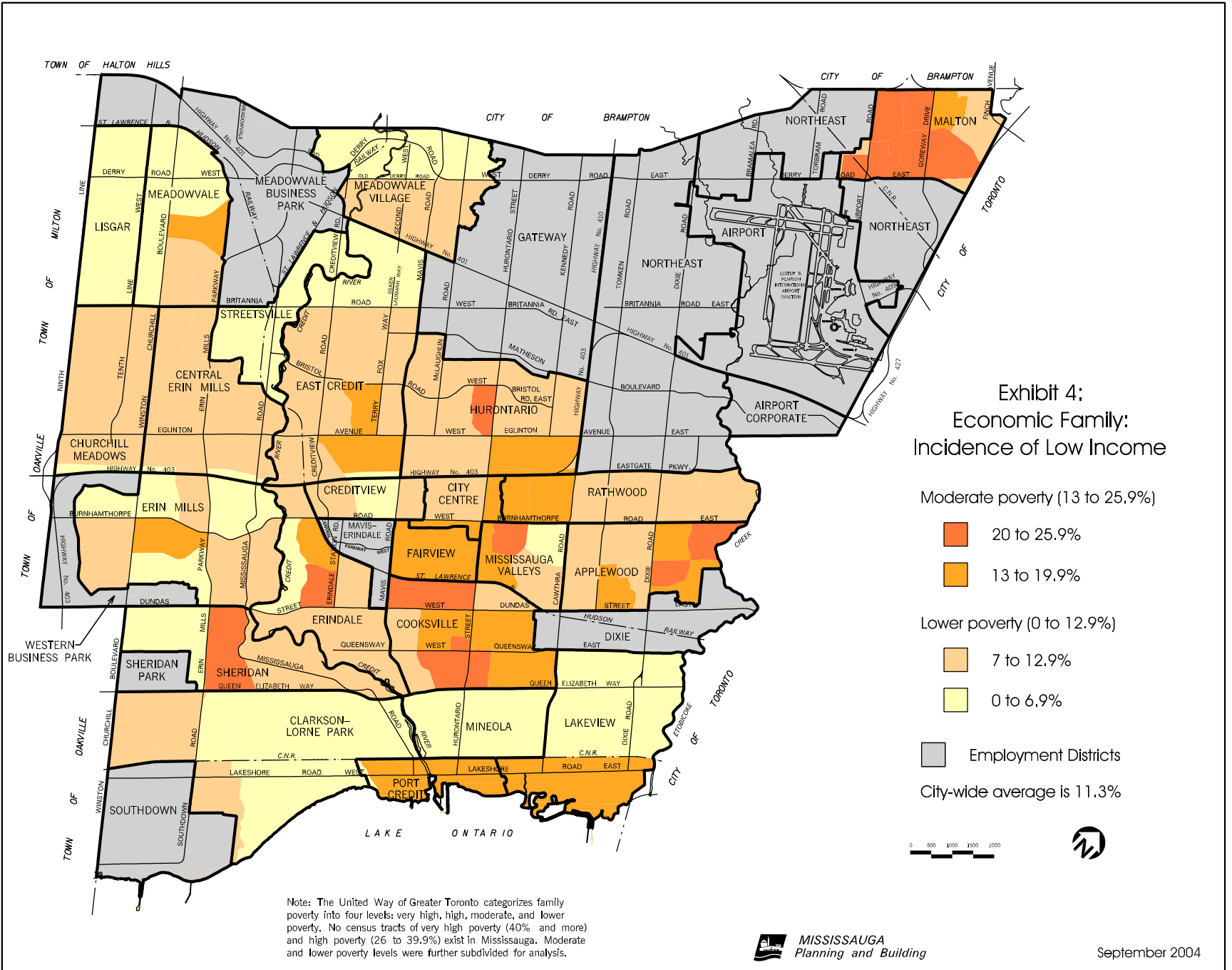


Exhibit 4:
Economic Family:
Incidence of Low Income

- Moderate poverty (13 to 25.9%)
 - 20 to 25.9%
 - 13 to 19.9%
- Lower poverty (0 to 12.9%)
 - 7 to 12.9%
 - 0 to 6.9%

Employment Districts

City-wide average is 11.3%



Note: The United Way of Greater Toronto categorizes family poverty into four levels: very high, high, moderate, and lower poverty. No census tracts of very high poverty (40% and more) and high poverty (26 to 39.9%) exist in Mississauga. Moderate and lower poverty levels were further subdivided for analysis.

Exhibit 5: Census Family Income¹ in Mississauga by Census Tract

Census Tract	Residential Planning District	Income of Census Families										Income of Economic Families					
		Total		Less than \$60,000		\$60,000 to \$79,999		\$80,000 to \$99,999		More than \$100,000		Median Income	Average Income	Total	Low Income	Other	Incidence of low income
		#	%	#	%	#	%	#	%	#	%	\$	\$	#	#	#	%
500.01	Lakeview	1,035	705	67.1%	165	15.7%	105	10.0%	75	7.1%	45,512	53,909	1,040	180	860	17.2	
500.02	Lakeview	1,470	730	49.7%	395	26.9%	195	13.3%	150	10.2%	60,057	60,795	1,455	205	1,250	14.1	
501.01	Clarkson-Lorne Park	1,650	665	40.3%	290	17.6%	275	16.7%	420	25.5%	66,852	81,405	1,605	145	1,455	8.9	
501.02	Clarkson-Lorne Park	2,170	655	30.0%	295	13.5%	245	11.2%	985	45.2%	90,025	119,761	2,070	110	1,965	5.2	
502.01	Clarkson-Lorne Park	1,770	820	46.2%	420	23.7%	250	14.1%	285	16.1%	62,255	67,900	1,655	130	1,530	7.7	
502.02	Clarkson-Lorne Park	730	280	38.4%	180	24.7%	95	13.0%	175	24.0%	67,003	71,822	715	55	660	7.4	
503.00	Clarkson-Lorne Park	1,555	715	46.1%	320	20.6%	240	15.5%	275	17.7%	64,869	68,371	1,495	170	1,320	11.4	
504.00	Clarkson-Lorne Park	1,050	325	31.0%	170	16.2%	175	16.7%	380	36.2%	83,746	90,217	1,025	50	980	4.7	
505.01	Clarkson-Lorne Park	1,365	230	16.8%	155	11.3%	135	9.9%	850	62.0%	129,297	183,901	1,330	30	1,300	2.2	
505.02	Clarkson-Lorne Park	1,220	215	17.5%	105	8.5%	145	11.8%	765	62.2%	116,514	177,579	1,220	50	1,170	4.2	
506.00	Mineola	750	100	13.2%	65	8.6%	75	9.9%	520	68.4%	143,056	227,644	750	10	740	0	
507.00	Mineola	1,135	395	35.1%	165	14.7%	135	12.0%	430	38.2%	79,919	99,559	1,125	30	1,095	2.8	
508.00	Mineola	955	365	37.6%	180	18.6%	190	19.6%	235	24.2%	76,481	76,443	920	60	860	6.8	
509.01	Lakeview	1,405	620	44.1%	260	18.5%	215	15.3%	310	22.1%	63,918	70,744	1,335	80	1,255	5.8	
509.02	Lakeview	995	360	36.4%	130	13.1%	125	12.6%	375	37.9%	79,919	89,656	955	55	900	5.7	
510.00	part of Lakeview & Applewood	1,695	475	28.0%	410	24.2%	195	11.5%	615	36.3%	77,681	96,991	1,650	85	1,565	5.1	
511.01	Cooksville	1,360	900	66.4%	240	17.7%	95	7.0%	120	8.9%	48,047	50,860	1,355	310	1,045	22.8	
511.02	Cooksville	1,570	790	50.3%	340	21.7%	255	16.2%	185	11.8%	60,029	62,162	1,510	260	1,245	17.5	
512.00	Cooksville	1,880	1,110	59.5%	340	18.2%	125	6.7%	290	15.5%	52,335	62,272	1,875	330	1,545	17.5	
513.01	Erindale	1,940	530	27.3%	305	15.7%	240	12.4%	865	44.6%	89,512	112,775	1,875	145	1,730	7.6	
513.02	Cooksville	1,875	1,100	58.7%	285	15.2%	245	13.1%	245	13.1%	49,197	62,959	1,785	325	1,460	18.2	
513.03	Cooksville	900	590	65.6%	120	13.3%	40	4.4%	150	16.7%	47,995	70,520	855	220	635	25.7	
513.04	Cooksville	1,160	395	33.9%	255	21.9%	155	13.3%	360	30.9%	74,861	86,437	1,040	75	970	7.1	
514.01	Sheridan	710	150	21.4%	60	8.6%	75	10.7%	415	59.3%	118,767	205,840	700	55	645	7.7	
514.02	Sheridan	1,650	915	55.1%	225	13.6%	65	3.9%	455	27.4%	52,078	95,938	1,605	390	1,210	24.5	
515.01	Sheridan	1,365	445	32.8%	175	12.9%	220	16.2%	515	38.0%	83,963	95,579	1,345	55	1,295	3.9	
515.02	Sheridan	1,045	340	32.5%	175	16.7%	200	19.1%	330	31.6%	81,411	87,463	1,005	45	965	4.3	
516.01	Meadowvale	1,615	345	21.4%	325	20.1%	270	16.7%	675	41.8%	90,059	94,954	1,605	100	1,500	6.3	
516.02	Meadowvale	1,430	400	27.9%	250	17.4%	295	20.6%	490	34.1%	85,182	86,731	1,370	75	1,295	5.4	
516.03	Meadowvale	1,750	710	40.5%	410	23.4%	310	17.7%	325	18.5%	64,661	74,256	1,745	70	1,675	3.8	
516.04	Meadowvale	1,795	940	52.2%	405	22.5%	225	12.5%	230	12.8%	57,482	63,575	1,820	340	1,480	18.7	
516.05	Meadowvale	1,920	805	41.8%	345	17.9%	275	14.3%	500	26.0%	69,165	74,059	1,870	235	1,635	12.6	
516.06	Meadowvale	1,435	530	36.7%	315	21.8%	320	22.1%	280	19.4%	71,005	78,956	1,380	120	1,260	8.9	
516.08	Erin Mills	1,750	795	45.3%	310	17.7%	285	16.2%	365	20.8%	64,339	71,376	1,725	275	1,450	16	
516.09	Erin Mills	2,150	805	37.4%	425	19.8%	430	20.0%	490	22.8%	74,049	77,608	2,035	120	1,910	6	
516.10	Central Erin Mills	2,335	620	26.6%	325	13.9%	225	9.6%	1,165	49.9%	99,389	125,991	2,175	175	2,000	8.1	
516.11	Erin Mills	1,375	255	18.5%	195	14.2%	160	11.6%	765	55.6%	109,793	129,533	1,330	45	1,285	3.5	
516.14	Meadows & Central Erin Mills	1,185	410	34.7%	225	19.1%	170	14.4%	375	31.8%	74,211	84,741	1,110	100	1,005	9.1	
516.16	Erin Mills	1,565	515	33.2%	250	16.1%	225	14.5%	560	36.1%	80,364	119,645	1,520	145	1,370	9.6	
516.17	Erin Mills	1,040	345	33.0%	190	18.2%	125	12.0%	385	36.8%	78,038	88,509	1,025	125	905	12.1	
516.18	Erin Mills	1,070	265	25.1%	210	19.9%	210	19.9%	370	35.1%	82,916	91,390	1,060	60	1,005	5.5	
516.19	Lisgar	2,725	750	27.6%	515	18.9%	550	20.2%	905	33.3%	84,126	87,855	2,605	155	2,450	5.9	
516.20	Meadowvale	1,605	305	19.1%	255	15.9%	325	20.3%	715	44.7%	92,974	100,762	1,570	50	1,515	3.3	
516.21	Lisgar	810	135	16.6%	130	16.0%	190	23.3%	360	44.2%	91,289	112,681	785	45	740	6.3	
516.22	Lisgar	1,750	440	25.0%	395	22.4%	330	18.8%	595	33.8%	82,107	87,376	1,680	70	1,610	4.1	
516.23	Lisgar	1,450	375	25.7%	305	20.9%	280	19.2%	500	34.2%	84,198	91,802	1,380	50	1,330	3.5	
516.24	Erin Mills	1,190	260	21.9%	145	12.2%	215	18.1%	565	47.7%	93,839	102,266	1,165	60	1,105	5.1	
516.25	Erin Mills	1,120	350	31.4%	155	13.9%	160	14.3%	450	40.4%	85,411	101,242	1,085	95	995	8.7	
516.26	Erin Mills	1,985	710	35.8%	230	11.6%	315	15.9%	730	36.8%	82,777	88,608	1,850	195	1,655	10.6	
516.27	Meadows & Central Erin Mills	3,615	1,045	29.0%	750	20.8%	685	19.0%	1,125	31.2%	80,059	87,591	3,455	285	3,170	8.2	
516.28	Central Erin Mills	1,330	355	26.7%	210	15.8%	255	19.2%	510	38.3%	87,194	98,382	1,265	115	1,150	9.1	
516.29	Central Erin Mills	1,305	485	37.3%	215	16.5%	150	11.5%	450	34.6%	76,178	84,484	1,280	145	1,130	11.6	
517.00	Erindale	570	220	38.3%	90	15.7%	55	9.6%	210	36.5%	77,222	106,936	520	35	490	5.9	
518.00	Erindale	1,350	805	59.2%	215	15.8%	125	9.2%	215	15.8%	48,626	58,303	1,260	305	955	24.2	
519.00	Erindale	1,105	565	51.4%	170	15.5%	180	16.4%	185	16.8%	58,488	63,308	1,055	195	855	18.6	
520.01	Erindale	1,610	825	51.2%	310	19.3%	250	15.5%	225	14.0%	59,280	63,761	1,425	100	1,325	7.1	
520.02	Fairview	1,840	825	45.0%	345	18.8%	290	15.8%	375	20.4%	67,548	69,450	1,705	255	1,440	15.2	
520.04	Cooksville	2,310	1,415	61.3%	410	17.7%	290	12.6%	195	8.4%	52,768	55,446	2,240	450	1,790	20.1	
520.05	Fairview	1,085	580	53.7%	215	19.9%	140	13.0%	145	13.4%	54,012	60,368	1,000	140	855	14.3	
520.06	part of Fairview & City Centre	1,735	945	54.5%	300	17.3%	215	12.4%	275	15.9%	55,600	62,425	1,705	315	1,395	18.5	
521.01	Mississauga Valleys	1,560	830	53.0%	380	24.3%	165	10.5%	190	12.1%	57,204	58,761	1,535	270	1,260	17.8	
521.02	Mississauga Valleys	1,060	380	35.5%	210	19.6%	185	17.3%	295	27.6%	72,172	83,689	1,045	70	975	6.7	
521.03	Mississauga Valleys	1,410	765	54.3%	300	21.3%	165	11.7%	180	12.8%	57,294	60,348	1,300	215	1,085	16.5	
521.04	Mississauga Valleys	1,885	990	52.5%	345	18.3%	245	13.0%	305	16.2%	57,432	65,848	1,815	215	1,600	11.9	
521.05	Cooksville	1,075	605	56.3%	245	22.8%	110	10.2%	115	10.7%	54,277	60,150	1,030	80	955	7.9	

Census Tract	Residential Planning District	Income of Census Families										Income of Economic Families					
		Total		Less than \$60,000		\$60,000 to \$79,999		\$80,000 to \$99,999		More than \$100,000		Median Income	Average Income	Total	Low Income	Other	Incidence of low income
		#	%	#	%	#	%	#	%	#	%	\$	\$	#	#	#	%
521.06	Mississauga Valleys	1,440	960	66.4%	290	20.1%	100	6.9%	95	6.6%	49,484	50,029	1,430	325	1,105	22.7	
522.00	Applewood	1,875	810	43.4%	385	20.6%	205	11.0%	465	24.9%	65,499	73,157	1,755	150	1,605	8.8	
523.00	Applewood	1,750	870	49.7%	340	19.4%	160	9.1%	380	21.7%	60,262	70,399	1,660	190	1,470	11.6	
524.01	Applewood	1,395	650	46.4%	245	17.5%	215	15.4%	290	20.7%	62,508	69,695	1,295	190	1,110	14.5	
524.02	Applewood	1,115	595	53.8%	240	21.7%	100	9.0%	170	15.4%	55,936	74,070	1,095	105	990	9.9	
525.01	Applewood	1,040	715	68.4%	140	13.4%	100	9.6%	90	8.6%	42,577	52,914	965	205	765	21.1	
525.02	Applewood	1,225	750	61.5%	200	16.4%	100	8.2%	170	13.9%	51,138	57,745	1,155	160	1,000	13.8	
526.01	Applewood	1,825	1,130	62.1%	325	17.9%	140	7.7%	225	12.4%	48,644	56,888	1,720	300	1,420	17.4	
526.02	Applewood	845	500	58.8%	130	15.3%	65	7.6%	155	18.2%	53,056	65,465	845	180	670	20.9	
527.01	part of Creditview & City Centre	1,165	530	45.7%	190	16.4%	155	13.4%	285	24.6%	63,493	71,289	1,050	90	955	8.9	
527.02	Rathwood	1,555	635	40.8%	255	16.4%	220	14.1%	445	28.6%	67,714	80,384	1,500	180	1,315	12.1	
527.03	part of Rathwood & City Centre	1,470	660	44.7%	340	23.1%	215	14.6%	260	17.6%	62,840	65,842	1,375	195	1,175	14.5	
527.04	Rathwood	1,755	605	34.5%	270	15.4%	295	16.8%	585	33.3%	79,829	87,709	1,695	150	1,545	8.9	
527.05	Rathwood	1,600	710	44.1%	200	12.4%	215	13.4%	485	30.1%	73,220	80,255	1,485	185	1,300	12.6	
527.06	Rathwood	1,210	525	43.2%	215	17.7%	145	11.9%	330	27.2%	67,340	75,276	1,145	110	1,035	9.6	
527.07	Rathwood	1,495	775	52.2%	310	20.9%	165	11.1%	235	15.8%	57,153	62,648	1,425	200	1,225	13.9	
527.08	Creditview	1,340	495	36.9%	225	16.8%	280	20.9%	340	25.4%	77,867	79,388	1,205	80	1,125	6.4	
527.09	part of Erindale & Creditview	1,040	330	31.9%	170	16.4%	175	16.9%	360	34.8%	82,601	88,608	970	80	885	8.3	
528.01	East Credit	1,430	420	29.4%	290	20.3%	210	14.7%	510	35.7%	79,978	97,541	1,355	150	1,205	11.3	
528.02	East Credit	1,650	705	42.5%	260	15.7%	240	14.5%	455	27.4%	70,053	74,861	1,515	240	1,275	15.9	
528.04	Hurontario	1,595	665	41.7%	340	21.3%	200	12.5%	390	24.5%	68,045	75,198	1,505	245	1,260	16.2	
528.10	Hurontario	1,675	675	40.7%	265	16.0%	260	15.7%	460	27.7%	71,405	78,062	1,520	140	1,380	9.1	
528.11	Hurontario	1,240	580	46.8%	260	21.0%	155	12.5%	245	19.8%	62,286	78,988	1,275	135	1,140	10.5	
528.12	East Credit	1,545	570	37.1%	230	15.0%	215	14.0%	520	33.9%	76,504	84,715	1,325	120	1,205	9.1	
528.13	East Credit	850	295	34.3%	150	17.4%	85	9.9%	330	38.4%	76,989	107,014	810	65	740	8.3	
528.14	East Credit	1,915	790	41.1%	430	22.4%	360	18.8%	340	17.7%	66,696	69,783	1,750	210	1,540	11.9	
528.15	East Credit	1,175	520	44.1%	205	17.4%	190	16.1%	265	22.5%	67,323	73,756	1,085	130	960	11.8	
528.16	East Credit	1,360	510	37.4%	330	24.2%	185	13.6%	340	24.9%	70,840	73,673	1,215	160	1,055	13	
528.17	East Credit	1,685	570	33.9%	415	24.7%	290	17.3%	405	24.1%	72,311	75,774	1,580	175	1,400	11.2	
528.18	Hurontario	1,615	535	33.3%	335	20.9%	255	15.9%	480	29.9%	76,353	80,722	1,470	130	1,335	9.1	
528.19	Hurontario	1,435	590	41.4%	270	18.9%	225	15.8%	340	23.9%	68,936	73,756	1,345	130	1,210	9.8	
528.23	East Credit	2,425	690	28.4%	440	18.1%	380	15.6%	920	37.9%	84,010	95,097	2,245	140	2,110	6.2	
528.24	Hurontario	1,380	550	39.9%	260	18.8%	270	19.6%	300	21.7%	67,510	73,524	1,225	90	1,135	7.4	
528.25	Hurontario	1,765	800	45.1%	380	21.4%	230	13.0%	365	20.6%	65,117	72,284	1,705	190	1,515	11.1	
528.26	Hurontario	1,115	675	60.8%	205	18.5%	80	7.2%	150	13.5%	46,088	55,728	1,050	245	805	23.2	
528.27	Hurontario	2,350	895	38.2%	515	22.0%	385	16.4%	550	23.5%	70,274	75,061	2,165	155	2,010	7.2	
528.28	part of Malton & Meadowvale Village	1,555	590	37.9%	295	19.0%	210	13.5%	460	29.6%	74,406	83,151	1,430	150	1,285	10.4	
528.30	Meadowvale Village	2,290	600	26.1%	485	21.1%	490	21.4%	720	31.4%	81,667	88,246	2,190	105	2,085	4.7	
529.01	Malton	1,220	780	63.9%	215	17.6%	140	11.5%	85	7.0%	44,683	49,258	1,045	245	800	23.7	
529.02	Malton	1,455	1,140	78.1%	145	9.9%	110	7.5%	65	4.5%	38,783	43,268	1,230	290	940	23.4	
530.00	Malton	2,400	1,620	67.6%	340	14.2%	275	11.5%	160	6.7%	47,180	50,690	2,135	440	1,700	20.5	
531.01	Malton	1,155	835	72.0%	150	12.9%	90	7.8%	85	7.3%	41,262	49,026	995	190	800	19.3	
531.02	Malton	2,010	1,145	56.8%	420	20.8%	225	11.2%	225	11.2%	53,952	59,296	1,715	200	1,505	11.8	
532.01	Malton	1,365	915	67.3%	205	15.1%	130	9.6%	110	8.1%	47,514	50,640	1,155	250	900	21.9	
532.02	Malton	1,410	985	69.9%	170	12.1%	125	8.9%	130	9.2%	45,864	50,817	1,220	260	960	21.3	
540.01	Port Credit	1,395	700	50.5%	330	23.8%	175	12.6%	180	13.0%	59,065	68,583	1,380	200	1,185	14.4	
540.02	Port Credit	1,215	650	53.7%	200	16.5%	75	6.2%	285	23.6%	55,205	77,927	1,225	240	985	19.6	
550.01	Streetsville	1,370	480	34.9%	300	21.8%	225	16.4%	370	26.9%	72,718	81,609	1,350	90	1,255	6.7	
550.02	Streetsville	2,075	775	37.5%	380	18.4%	345	16.7%	565	27.4%	72,155	80,723	1,980	105	1,880	5.3	
City-wide average		1,496	633	42.3%	271	18.1%	209	14.0%	384	25.6%	67,767	80,381	1,419	160	1,259	11.3	

¹ Census family income includes all sources of income before taxes of all family members. Income includes wages, salaries, net income from self-employment, investment income, retirement pensions, other income, and government transfer income. A census family comprises of a married couple (with or without children of either or both spouses), a couple living common-law (with or without children of either or both partners) or a lone parent of any marital status, with at least one child living in the same dwelling.

² Median income is the amount with divides persons aged 15 and over income size distribution into halves, for example, the incomes of the first half of individuals are below the median, while those of the second half are above the median.

³ Average income refers to the weighted mean total by dividing the aggregate income of a specified group by the number of people in that group.

⁴ Low income is determined using Statistics Canada census data on low-income cut offs (LICO), which is based on total income before tax. In 2000, a population of 500,000 or more with an economic family of four persons was \$34,562. The LICO identifies economic families below this amount as being worse-off than the average family of four. The LICO value is estimated at what families spend 20% or more of their income on food, shelter and clothing than the average family.

Exhibit 6: Labour Force Activities¹ in Mississauga by Census Tract

Census Tract	Residential Planning District	Total Population 15 Years and Over	In the Labour Force ²	Employed ³	Unemployed ⁴	Not in the Labour Force ⁵	Participation Rate ⁶	Employment Rate ⁷	Unemployment Rate ⁸
500.01	Lakeview	3,065	2,325	2,215	115	740	75.9	72.3	4.9
500.02	Lakeview	4,275	3,160	2,990	175	1,115	73.9	69.9	5.5
501.01	Clarkson-Lorne Park	4,690	3,335	3,130	205	1,355	71.1	66.7	6.1
501.02	Clarkson-Lorne Park	5,795	4,145	3,930	220	1,645	71.5	67.8	5.3
502.01	Clarkson-Lorne Park	4,780	3,720	3,530	190	1,065	77.8	73.8	5.1
502.02	Clarkson-Lorne Park	2,070	1,435	1,310	120	630	69.3	63.3	8.4
503.00	Clarkson-Lorne Park	4,340	3,090	2,920	165	1,260	71.2	67.3	5.3
504.00	Clarkson-Lorne Park	2,755	1,915	1,845	70	840	69.5	67	3.7
505.01	Clarkson-Lorne Park	3,765	2,620	2,495	120	1,150	69.6	66.3	4.6
505.02	Clarkson-Lorne Park	3,380	2,335	2,260	75	1,045	69.1	66.9	3.2
506.00	Mineola	2,065	1,375	1,325	55	690	66.6	64.2	4
507.00	Mineola	3,005	2,015	1,935	80	990	67.1	64.4	4
508.00	Mineola	2,750	1,975	1,890	85	775	71.8	68.7	4.3
509.01	Lakeview	3,895	2,700	2,565	135	1,200	69.3	65.9	5
509.02	Lakeview	2,630	1,620	1,575	40	1,010	61.6	59.9	2.5
510.00	part of Lakeview & Applewood	4,760	3,150	3,010	140	1,610	66.2	63.2	4.4
511.01	Cooksville	4,055	3,180	3,000	180	870	78.4	74	5.7
511.02	Cooksville	4,160	2,820	2,660	160	1,340	67.8	63.9	5.7
512.00	Cooksville	5,525	3,675	3,445	230	1,845	66.5	62.4	6.3
513.01	Erindale	5,710	4,150	3,985	160	1,565	72.7	69.8	3.9
513.02	Cooksville	5,300	3,630	3,415	215	1,675	68.5	64.4	5.9
513.03	Cooksville	2,600	1,670	1,550	125	925	64.2	59.6	7.5
513.04	Cooksville	3,445	2,380	2,280	100	1,065	69.1	66.2	4.2
514.01	Sheridan	2,115	1,340	1,300	35	775	63.4	61.5	2.6
514.02	Sheridan	4,630	3,280	3,060	220	1,360	70.8	66.1	6.7
515.01	Sheridan	3,750	2,755	2,645	110	1,000	73.5	70.5	4
515.02	Sheridan	2,940	2,100	2,015	85	835	71.4	68.5	4
516.01	Meadowvale	4,590	3,580	3,460	115	1,015	78	75.4	3.2
516.02	Meadowvale	3,870	3,145	3,030	120	720	81.3	78.3	3.8
516.03	Meadowvale	4,755	3,695	3,560	135	1,055	77.7	74.9	3.7
516.04	Meadowvale	5,110	4,050	3,805	245	1,065	79.3	74.5	6
516.05	Meadowvale	5,210	4,235	3,975	260	980	81.3	76.3	6.1
516.06	Meadowvale	3,970	2,995	2,850	150	975	75.4	71.8	5
516.08	Erin Mills	5,090	3,790	3,595	195	1,295	74.5	70.6	5.1
516.09	Erin Mills	5,905	4,505	4,260	250	1,400	76.3	72.1	5.5
516.10	Central Erin Mills	6,800	4,685	4,430	250	2,120	68.9	65.1	5.3
516.11	Erin Mills	3,980	2,960	2,860	100	1,020	74.4	71.9	3.4
516.14	part of Churchill Meadows & Central Erin Mills	3,360	2,480	2,330	145	880	73.8	69.3	5.8
516.16	Erin Mills	4,570	3,145	2,985	155	1,430	68.8	65.3	4.9
516.17	Erin Mills	3,095	2,175	2,085	95	920	70.3	67.4	4.4
516.18	Erin Mills	3,045	2,400	2,285	110	640	78.8	75	4.6
516.19	Lisgar	6,780	5,440	5,200	235	1,340	80.2	76.7	4.3
516.20	Meadowvale	4,410	3,625	3,415	210	790	82.2	77.4	5.8
516.21	Lisgar	2,325	1,905	1,855	50	425	81.9	79.8	2.6
516.22	Lisgar	4,370	3,490	3,340	140	885	79.9	76.4	4
516.23	Lisgar	3,825	2,950	2,845	105	880	77.1	74.4	3.6
516.24	Erin Mills	3,455	2,685	2,550	130	770	77.7	73.8	4.8
516.25	Erin Mills	3,245	2,525	2,350	175	720	77.8	72.4	6.9
516.26	Erin Mills	5,505	4,120	3,820	305	1,380	74.8	69.4	7.4
516.27	part of Churchill Meadows & Central Erin Mills	9,315	7,125	6,800	325	2,185	76.5	73	4.6
516.28	Central Erin Mills	3,385	2,595	2,475	120	785	76.7	73.1	4.6
516.29	Central Erin Mills	3,430	2,635	2,510	125	795	76.8	73.2	4.7
517.00	Erindale	1,515	1,055	1,010	55	455	69.6	66.7	5.2
518.00	Erindale	3,765	2,630	2,475	150	1,140	69.9	65.7	5.7
519.00	Erindale	3,165	2,155	1,995	165	1,010	68.1	63	7.7
520.01	Erindale	4,560	3,315	3,055	255	1,250	72.7	67	7.7
520.02	Fairview	5,450	3,875	3,680	195	1,575	71.1	67.5	5
520.04	Cooksville	6,490	4,770	4,365	405	1,725	73.5	67.3	8.5
520.05	Fairview	2,995	2,235	2,070	165	760	74.6	69.1	7.4
520.06	part of Fairview & City Centre	5,240	3,635	3,460	175	1,600	69.4	66	4.8
521.01	Mississauga Valleys	4,605	2,955	2,775	180	1,650	64.2	60.3	6.1
521.02	Mississauga Valleys	3,145	2,245	2,120	115	905	71.4	67.4	5.1
521.03	Mississauga Valleys	4,340	3,135	2,910	220	1,205	72.2	67.1	7
521.04	Mississauga Valleys	5,375	3,995	3,780	215	1,380	74.3	70.3	5.4

Census Tract	Residential Planning District	Total Population 15 Years and Over	In the Labour Force ²	Employed ³	Unemployed ⁴	Not in the Labour Force ⁵	Participation Rate ⁶	Employment Rate ⁷	Unemployment Rate ⁸
521.05	Cooksville	3,305	2,335	2,235	100	965	70.7	67.6	4.3
521.06	Mississauga Valleys	4,410	2,830	2,540	290	1,580	64.2	57.6	10.2
522.00	Applewood	5,235	3,570	3,365	205	1,665	68.2	64.3	5.7
523.00	Applewood	5,130	3,270	3,075	195	1,860	63.7	59.9	6
524.01	Applewood	3,835	2,520	2,360	160	1,305	65.7	61.5	6.3
524.02	Applewood	3,240	1,960	1,880	80	1,280	60.5	58	4.1
525.01	Applewood	2,870	1,790	1,660	135	1,075	62.4	57.8	7.5
525.02	Applewood	3,490	2,300	2,095	205	1,185	65.9	60	8.9
526.01	Applewood	4,965	3,535	3,240	295	1,430	71.2	65.3	8.3
526.02	Applewood	2,515	1,930	1,850	80	590	76.7	73.6	4.1
527.01	part of Creditview & City Centre	3,475	2,520	2,415	100	955	72.5	69.5	4
527.02	Rathwood	4,550	3,200	3,085	120	1,350	70.3	67.8	3.8
527.03	part of Rathwood & City Centre	4,460	3,330	3,145	185	1,130	74.7	70.5	5.6
527.04	Rathwood	5,135	3,745	3,585	160	1,390	72.9	69.8	4.3
527.05	Rathwood	4,715	3,300	3,200	100	1,415	70	67.9	3
527.06	Rathwood	3,695	2,510	2,395	115	1,185	67.9	64.8	4.6
527.07	Rathwood	4,270	3,085	2,900	185	1,180	72.2	67.9	6
527.08	Creditview	3,865	2,875	2,750	125	990	74.4	71.2	4.3
527.09	part of Erindale & Creditview	2,925	2,185	2,080	105	740	74.7	71.1	4.8
528.01	East Credit	4,125	3,050	2,900	150	1,075	73.9	70.3	4.9
528.02	East Credit	4,605	3,240	3,100	140	1,360	70.4	67.3	4.3
528.04	Hurontario	4,310	3,415	3,255	160	895	79.2	75.5	4.7
528.10	Hurontario	4,945	3,600	3,360	240	1,345	72.8	67.9	6.7
528.11	Hurontario	3,960	2,780	2,590	190	1,180	70.2	65.4	6.8
528.12	East Credit	4,610	3,310	3,110	200	1,295	71.8	67.5	6
528.13	East Credit	2,545	1,795	1,675	125	745	70.5	65.8	7
528.14	East Credit	5,065	3,820	3,630	190	1,250	75.4	71.7	5
528.15	East Credit	3,210	2,260	2,160	100	950	70.4	67.3	4.4
528.16	East Credit	3,605	2,700	2,545	150	905	74.9	70.6	5.6
528.17	East Credit	4,610	3,435	3,310	130	1,170	74.5	71.8	3.8
528.18	Hurontario	4,395	3,285	3,090	195	1,110	74.7	70.3	5.9
528.19	Hurontario	4,230	3,080	2,910	170	1,150	72.8	68.8	5.5
528.23	East Credit	6,620	5,105	4,885	220	1,520	77.1	73.8	4.3
528.24	Hurontario	4,270	3,060	2,865	195	1,215	71.7	67.1	6.4
528.25	Hurontario	4,955	3,820	3,580	240	1,130	77.1	72.3	6.3
528.26	Hurontario	3,050	2,100	1,975	125	950	68.9	64.8	6
528.27	Hurontario	6,255	4,980	4,820	165	1,275	79.6	77.1	3.3
528.28	part of Malton & Meadowvale Village	4,020	3,105	2,935	165	920	77.2	73	5.3
528.30	Meadowvale Village	5,595	4,530	4,405	125	1,065	81	78.7	2.8
529.01	Malton	3,295	2,285	2,115	165	1,010	69.3	64.2	7.2
529.02	Malton	3,875	2,505	2,395	110	1,375	64.6	61.8	4.4
530.00	Malton	6,685	4,460	4,210	250	2,230	66.7	63	5.6
531.01	Malton	3,220	2,365	2,200	165	855	73.4	68.3	7
531.02	Malton	5,730	4,090	3,865	230	1,640	71.4	67.5	5.6
532.01	Malton	3,675	2,560	2,360	200	1,110	69.7	64.2	7.8
532.02	Malton	3,965	2,800	2,555	245	1,165	70.6	64.4	8.8
540.01	Port Credit	4,575	3,450	3,245	205	1,125	75.4	70.9	5.9
540.02	Port Credit	3,765	2,670	2,575	100	1,095	70.9	68.4	3.7
550.01	Streetsville	3,645	2,670	2,505	165	975	73.3	68.7	6.2
550.02	Streetsville	5,970	4,215	4,070	145	1,755	70.6	68.2	3.4
City-wide average		4,208	3,054	2,892	162	1,154	72.6	68.7	5.3

¹ Labour force activities refers to the labour market activity of the population 15 years of age and over, excluding institutional residents, during the week prior to Census Day (May 15, 2001). Respondents were classified as either being in the labour force or not in the labour force.

² Persons in the labour force refers to persons who were either employed or unemployed during the week prior to Census Day.

³ Persons in the employed labour force include persons who did any work for pay or in self-employment, or were absent from their job or business.

⁴ Persons in the unemployed labour force are persons who were without paid work or without self-employment work and were available for work. Unemployed persons may include those who actively looked for paid work, were on temporary lay-off and expected to return to their job, or had definite arrangements to start a new job in four weeks or less.

⁵ Persons not in the labour force include those who last worked for pay or in self-employment since January 1, 2000, last worked before 2000, or never worked before.

⁶ The participation rate is the labour force in the week prior to Census Day (May 15, 2001), expressed as a percentage of the population 15 years of age and over.

⁷ The employment rate is the number of persons employed in the week prior to Census Day, expressed as a percentage of the total population 15 years of age and over.

⁸ The unemployment rate is the persons unemployed expressed as a percentage of the labour force in the week prior to Census Day.

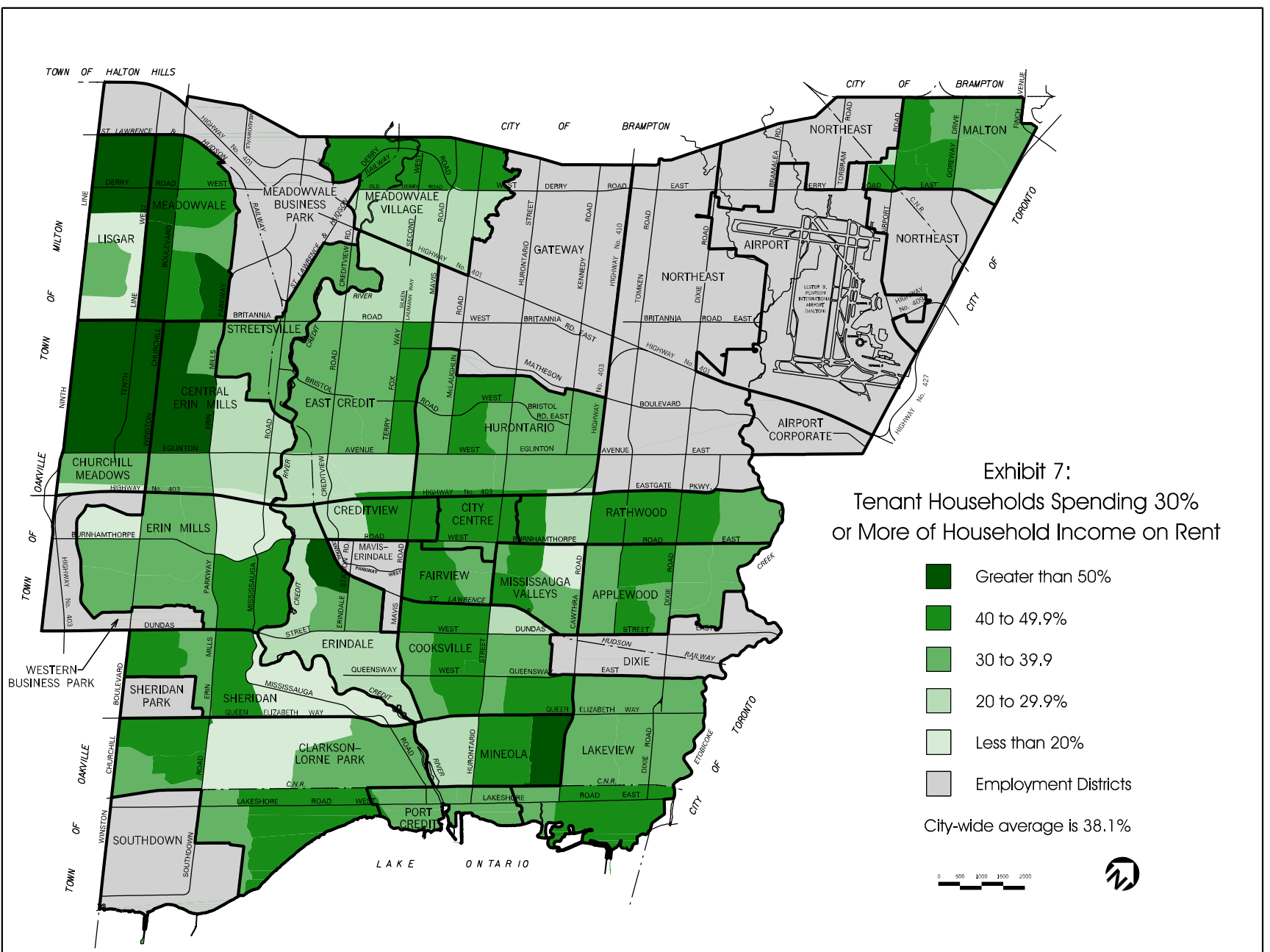


Exhibit 7:
 Tenant Households Spending 30%
 or More of Household Income on Rent

- Greater than 50%
- 40 to 49.9%
- 30 to 39.9%
- 20 to 29.9%
- Less than 20%
- Employment Districts

City-wide average is 38.1%



Note: Tenant households include households in tenant-occupied that are non-farm, non-reserve dwellings with household incomes greater than \$0 in 2000.

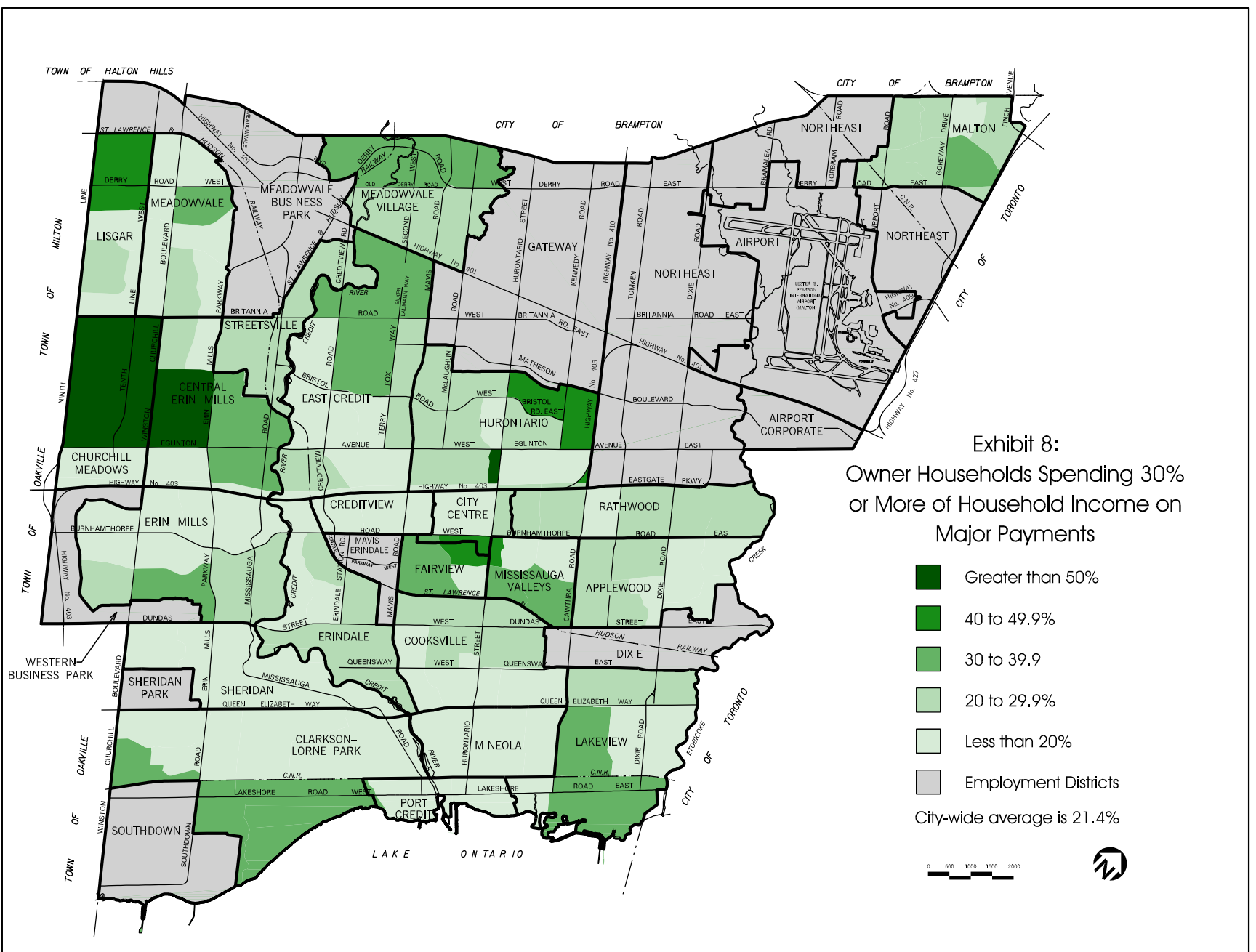


Exhibit 8:
 Owner Households Spending 30%
 or More of Household Income on
 Major Payments

- Greater than 50%
 - 40 to 49.9%
 - 30 to 39.9
 - 20 to 29.9%
 - Less than 20%
 - Employment Districts
- City-wide average is 21.4%



Note: Owner households are households in owner-occupied, non-farm, non-reserve dwellings with incomes greater than \$0 in 2000.

Exhibit 9: Tenant¹ and Owner² Households in Mississauga by Census Tract

Census Tract	Residential Planning District	Tenant Households				Owner households			
		Total #	Spending 30% or More of Household Income on Gross Rent		Average Gross Rent \$	Total #	Spending 30% or More of Household Income on Major Payments		Average Major Payments \$
			#	%			#	%	
500.01	Lakeview	1,105	420	38.0%	820	440	130	29.5%	959
500.02	Lakeview	885	365	41.2%	792	1,240	315	25.4%	1,001
501.01	Clarkson-Lorne Park	485	160	33.0%	956	1,760	390	22.2%	1,083
501.02	Clarkson-Lorne Park	235	105	44.7%	930	2,170	460	21.2%	1,396
502.01	Clarkson-Lorne Park	540	205	38.0%	953	1,420	390	27.5%	1,149
502.02	Clarkson-Lorne Park	250	100	40.0%	748	685	130	19.0%	1,061
503.00	Clarkson-Lorne Park	740	305	41.2%	942	1,110	205	18.5%	1,031
504.00	Clarkson-Lorne Park	245	30	12.2%	1,005	950	105	11.1%	1,059
505.01	Clarkson-Lorne Park	20	-	0%	1,381	1,425	150	10.5%	1,362
505.02	Clarkson-Lorne Park	50	15	30.0%	1,533	1,335	215	16.1%	1,580
506.00	Mineola	40	10	25.0%	1,074	810	90	11.1%	1,454
507.00	Mineola	125	50	40.0%	1,231	1,210	220	18.2%	1,110
508.00	Mineola	85	50	58.8%	1,045	1,005	110	10.9%	937
509.01	Lakeview	150	55	36.7%	1,127	1,520	330	21.7%	1,042
509.02	Lakeview	105	35	33.3%	1,385	1,115	170	15.2%	964
510.00	part of Lakeview & Applewood	110	40	36.4%	906	1,855	245	13.2%	890
511.01	Cooksville	1,980	725	36.6%	951	250	95	38.0%	1,125
511.02	Cooksville	700	310	44.3%	853	1,075	165	15.3%	966
512.00	Cooksville	1,550	540	34.8%	782	925	245	26.5%	1,007
513.01	Erindale	440	125	28.4%	1,056	1,850	360	19.5%	1,219
513.02	Cooksville	1,260	545	43.3%	749	1,070	215	20.1%	968
513.03	Cooksville	765	355	46.4%	843	370	70	18.9%	1,183
513.04	Cooksville	105	40	38.1%	810	1,045	170	16.3%	1,110
514.01	Sheridan	10	-	0%	-	760	125	16.4%	1,706
514.02	Sheridan	915	400	43.7%	875	900	185	20.6%	1,491
515.01	Sheridan	190	80	42.1%	1,072	1,320	190	14.4%	1,059
515.02	Sheridan	505	155	30.7%	726	830	115	13.9%	1,116
516.01	Meadowvale	120	75	62.5%	870	1,660	275	16.6%	1,379
516.02	Meadowvale	85	40	47.1%	1,030	1,465	225	15.4%	1,383
516.03	Meadowvale	515	230	44.7%	1,042	1,675	365	21.8%	1,160
516.04	Meadowvale	2,030	680	33.5%	1,073	540	155	28.7%	1,205
516.05	Meadowvale	555	260	46.8%	1,086	1,545	300	19.4%	1,172
516.06	Meadowvale	575	320	55.7%	959	1,210	245	20.2%	1,238
516.08	Erin Mills	1,240	490	39.5%	852	940	150	16.0%	1,181
516.09	Erin Mills	305	110	36.1%	1,050	2,080	405	19.5%	1,149
516.10	Central Erin Mills	140	35	25.0%	1,685	2,155	495	23.0%	1,528
516.11	Erin Mills	65	10	15.4%	1,546	1,365	160	11.7%	1,260
516.14	part of Churchill Meadows & Central Erin Mills	270	95	35.2%	1,176	955	165	17.3%	1,280
516.16	Erin Mills	415	190	45.8%	1,125	1,380	245	17.8%	1,199
516.17	Erin Mills	355	120	33.8%	1,125	975	220	22.6%	1,187
516.18	Erin Mills	135	45	33.3%	1,026	1,025	180	17.6%	1,225
516.19	Lisgar	70	45	64.3%	1,335	2,775	655	23.6%	1,533
516.20	Meadowvale	30	15	50.0%	1,103	1,665	240	14.4%	1,432
516.21	Lisgar	-	-	0%	-	825	165	20.0%	1,412
516.22	Lisgar	95	35	36.8%	1,477	1,695	325	19.2%	1,532
516.23	Lisgar	20	-	0%	1,156	1,450	260	17.9%	1,381
516.24	Erin Mills	35	-	0%	1,280	1,190	210	17.6%	1,310
516.25	Erin Mills	290	110	37.9%	634	915	160	17.5%	1,386
516.26	Erin Mills	375	145	38.7%	874	1,585	285	18.0%	1,369
516.27	part of Churchill Meadows & Central Erin Mills	175	95	54.3%	1,582	3,545	795	22.4%	1,493
516.28	Central Erin Mills	40	35	87.5%	1,636	1,360	290	21.3%	1,439
516.29	Central Erin Mills	445	135	30.3%	882	1,010	180	17.8%	1,466
517.00	Erindale	150	30	20.0%	1,078	430	45	10.5%	1,325
518.00	Erindale	915	365	39.9%	747	700	165	23.6%	1,090
519.00	Erindale	165	90	54.5%	1,062	1,080	265	24.5%	1,071
520.01	Erindale	300	105	35.0%	955	1,290	235	18.2%	1,087
520.02	Fairview	445	180	40.4%	1,019	1,560	425	27.2%	1,273
520.04	Cooksville	1,805	850	47.1%	936	1,340	360	26.9%	1,214
520.05	Fairview	430	130	30.2%	936	765	235	30.7%	1,211

Census Tract	Residential Planning District	Tenant Households				Owner households			
		Total #	Spending 30% or More of Household Income on Gross Rent		Average Gross Rent \$	Total #	Spending 30% or More of Household Income on Major Payments		Average Major Payments \$
			#	%			#	%	
520.06	part of Fairview & City Centre	1,075	420	39.1%	1,156	1,425	540	37.9%	1,156
521.01	Mississauga Valleys	1,225	475	38.8%	1,078	1,100	390	35.5%	974
521.02	Mississauga Valleys	130	25	19.2%	1,171	1,010	120	11.9%	1,031
521.03	Mississauga Valleys	185	85	45.9%	834	1,320	400	30.3%	1,167
521.04	Mississauga Valleys	610	185	30.3%	954	1,520	400	26.3%	1,036
521.05	Cooksville	830	235	28.3%	758	815	235	28.8%	980
521.06	Mississauga Valleys	1,700	810	47.6%	931	590	165	28.0%	966
522.00	Applewood	390	125	32.1%	934	1,630	290	17.8%	995
523.00	Applewood	1,345	565	42.0%	1,028	1,110	290	26.1%	981
524.01	Applewood	435	185	42.5%	752	1,145	210	18.3%	1,008
524.02	Applewood	605	195	32.2%	837	965	160	16.6%	828
525.01	Applewood	520	195	37.5%	974	570	160	28.1%	925
525.02	Applewood	890	320	36.0%	884	645	95	14.7%	841
526.01	Applewood	1,070	375	35.0%	940	915	205	22.4%	1,031
526.02	Applewood	860	275	32.0%	814	300	35	11.7%	1,054
527.01	part of Creditview & City Centre	225	90	40.0%	1,162	990	235	23.7%	1,233
527.02	Rathwood	400	165	41.3%	1,085	1,360	275	20.2%	1,009
527.03	part of Rathwood & City Centre	435	185	42.5%	1,160	1,265	280	22.1%	1,049
527.04	Rathwood	590	205	34.7%	1,116	1,515	255	16.8%	1,178
527.05	Rathwood	325	140	43.1%	914	1,345	205	15.2%	953
527.06	Rathwood	395	185	46.8%	700	1,015	185	18.2%	1,073
527.07	Rathwood	730	185	25.3%	1,002	885	205	23.2%	971
527.08	Creditview	95	40	42.1%	1,135	1,155	210	18.2%	1,204
527.09	part of Erindale & Creditview	245	60	24.5%	1,019	835	80	9.6%	1,142
528.01	East Credit	130	30	23.1%	1,330	1,340	330	24.6%	1,380
528.02	East Credit	485	135	27.8%	751	1,160	255	22.0%	1,367
528.04	Hurontario	600	230	38.3%	801	1,125	220	19.6%	1,272
528.10	Hurontario	150	50	33.3%	1,075	1,440	300	20.8%	1,134
528.11	Hurontario	585	200	34.2%	1,215	1,580	605	38.3%	1,166
528.12	East Credit	110	40	36.4%	1,312	1,285	240	18.7%	1,410
528.13	East Credit	50	15	30.0%	1,058	800	150	18.8%	1,299
528.14	East Credit	295	110	37.3%	806	1,615	485	30.0%	1,504
528.15	East Credit	190	75	39.5%	1,132	970	215	22.2%	1,351
528.16	East Credit	190	65	34.2%	807	1,140	285	25.0%	1,483
528.17	East Credit	140	60	42.9%	1,232	1,540	425	27.6%	1,511
528.18	Hurontario	85	30	35.3%	1,073	1,440	300	20.8%	1,403
528.19	Hurontario	205	80	39.0%	1,429	1,270	385	30.3%	1,378
528.23	East Credit	165	40	24.2%	1,137	2,215	550	24.8%	1,576
528.24	Hurontario	100	45	45.0%	1,329	1,215	300	24.7%	1,321
528.25	Hurontario	555	210	37.8%	973	1,430	375	26.2%	1,350
528.26	Hurontario	660	220	33.3%	697	580	130	22.4%	1,227
528.27	Hurontario	130	45	34.6%	1,173	2,325	680	29.2%	1,421
528.28	part of Malton & Meadowvale Village	240	60	25.0%	737	1,355	310	22.9%	1,524
528.30	Meadowvale Village	60	25	41.7%	1,225	2,320	505	21.8%	1,573
529.01	Malton	385	175	45.5%	752	855	285	33.3%	1,083
529.02	Malton	555	240	43.2%	717	865	235	27.2%	1,047
530.00	Malton	1,145	420	36.7%	896	1,260	350	27.8%	1,025
531.01	Malton	480	185	38.5%	897	670	215	32.1%	1,157
531.02	Malton	320	100	31.3%	845	1,485	335	22.6%	1,123
532.01	Malton	270	130	48.1%	835	985	260	26.4%	1,073
532.02	Malton	360	125	34.7%	897	910	295	32.4%	1,137
540.01	Port Credit	1,885	705	37.4%	780	810	210	25.9%	1,097
540.02	Port Credit	1,450	560	38.6%	794	705	120	17.0%	1,043
550.01	Streetsville	170	55	32.4%	1,024	1,390	275	19.8%	1,087
550.02	Streetsville	850	275	32.4%	771	1,875	310	16.5%	1,101
City-wide average		478	182	38.1%	929	1,228	263	21.4%	1,232

¹ Tenant households include households in tenant-occupied that are non-farm, non-reserve dwellings with household incomes greater than \$0 in 2000.

² Owner households are households in owner-occupied, non-farm, non-reserve dwellings with incomes greater than \$0 in 2000.