



## **SOCIO –ECONOMIC STATUS OF PEEL NEIGHBOURHOODS**

Peel is one of the fastest growing regions in Canada, with almost one million people. Within this rapidly growing region, a real-world social experiment is taking place. This experiment involves discovering how a tremendously diverse population, made up of people from all over the world, of different races and cultures, can live and prosper together in harmony. The newsletter provides a quantitative analysis of socio-economic status in 15 different neighbourhoods in Peel. The source of the data used for this newsletter is the 2001 Census of Canada (Statistics Canada).

### **Highlights**

- At the neighbourhood level, the three fastest growing neighbourhoods (population-wise) in Peel are: Caledon (Urban) (132.1%); Creditview (71.9%) and Bolton (44.8%).
- The three slowest growing neighbourhoods (population-wise) in Peel are all in Mississauga: Port Credit/Lakeview (2.1%); Erin Mills (1.2%), and Clarkson/Lorne Park (0.5%).
- Caledon (urban), Meadowvale, Gore, and Bolton have the highest levels of socio-economic status in Peel.
- Malton has the lowest level of socio-economic status (compared to other neighbourhoods in Peel). Close to Malton's situation are the neighbourhoods of Cooksville/Dixie, Central Brampton, Port Credit/Lakeview, and Hurontario.

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### Social Indicators Selected for Analysis

Seven indicators of socio-economic status were used in the analysis:

Education:	1. Less than Grade 9 (%), 2001 2. Bachelor's Degree+ (%), 2001
Employment:	3. Labour Force Participation Rate of Persons Aged 15+ (%), 2001 4. Unemployment Rate (%), 2001
Income:	5. Average Family Income (\$), 2000 6. Incidence of Low Income Families (%), 2000 7. Home Ownership [Owned Dwellings] (%), 2001

Out of the seven indicators, three indicators (1, 4 & 6) are assumed to be negative or deterrents for good socio-economic status, and four indicators (2, 3, 5 & 7) are assumed to be positive or promoters for socio-economic status. (Please see *Technical Notes* for more information.)

**Table 1. - Population Size and Growth by Region and Neighbourhood. 2001**

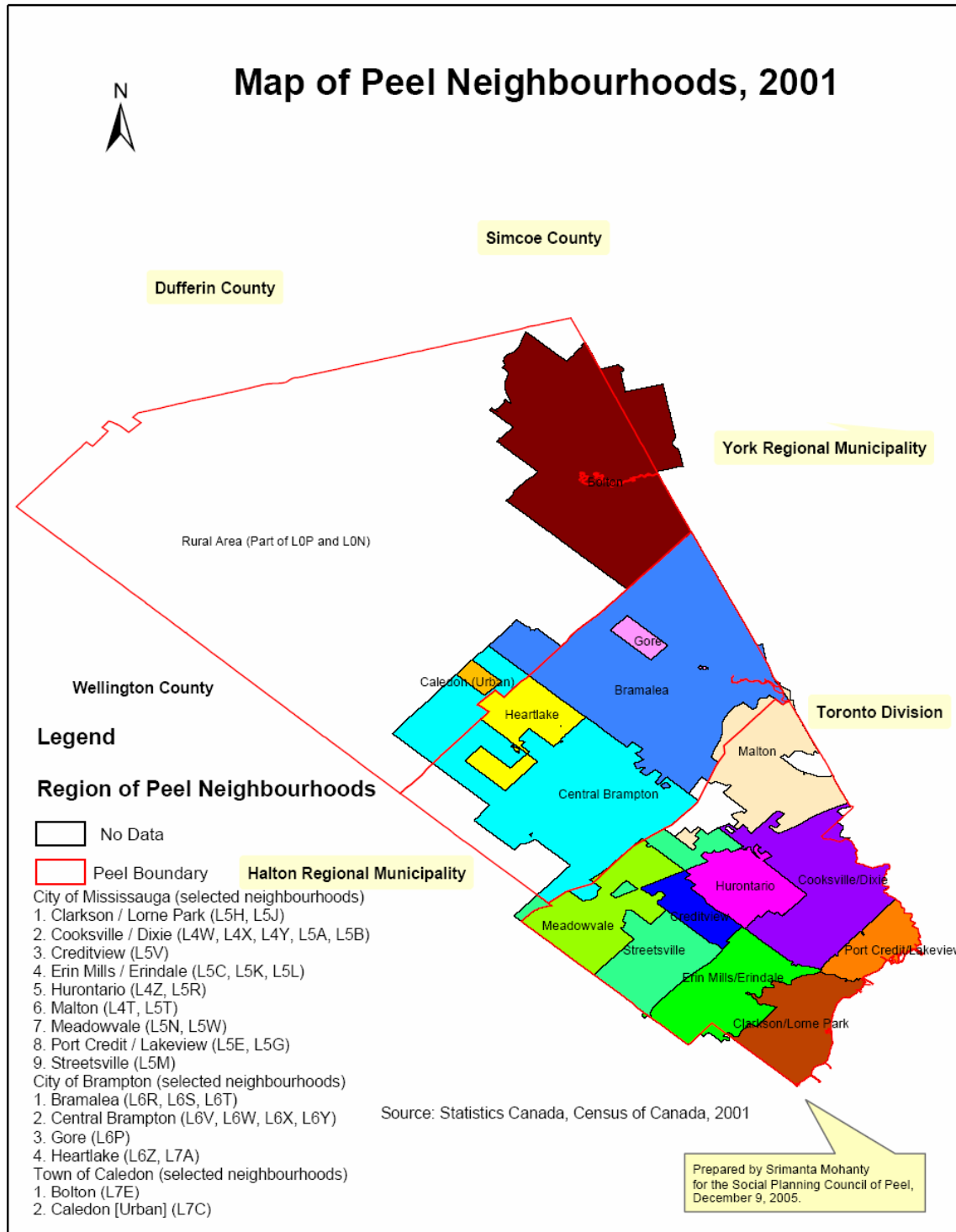
Geographical Area	TOTAL	Population Growth 1996-2001
	#	%
Canada	30,007,090	4.0
Ontario	11,410,030	6.1
Peel	988,950	16.0
<b>City of Mississauga</b>	<b>612,925</b>	<b>12.6</b>
Clarkson/ Lorne Park	46,375	0.5
Cooksville/Dixie	158,510	2.7
Creditview	37,135	71.9
Erin Mills/ Erindale	94,955	1.2
Hurontario	62,460	18.4
Malton	41,165	5.2
Meadowvale	84,225	34.2
Port Credit/ Lakeview	32,465	2.1
Streetsville	55,600	33.2
<b>City of Brampton</b>	<b>325,430</b>	<b>21.3</b>
Bramalea	129,020	23.0
Central Brampton	154,755	17.7
Gore	2,250	Not available
Heartlake	38,990	24.1
<b>Town of Caledon</b>	<b>50,595</b>	<b>26.8</b>
Bolton	25,800	44.8
Caledon (Urban)	2,715	132.1

Source: Statistics Canada, Census of Canada, 1996; 2001.

### Neighbourhoods Selected for Analysis

Fifteen neighbourhoods were identified based on postal code areas/Forward Sortation Areas (Figure 1). These neighbourhoods represent almost 98% of the total population of Peel.

Figure 1.



## FINDINGS AND DISCUSSION:

### Socio-Economic Status by Peel Neighbourhoods

*(Problems emerge when we try to compare two or more neighbourhoods on the basis of socio-economic status. It is possible that one neighbourhood is superior in one dimension and another neighbourhood is superior in another dimension. The primary emphasis should be to make intra and inter-neighbourhood comparisons to help plan for the reduction of imbalances in socio-economic status in Peel.)*

Wide variations among the indicators of socio-economic status in the neighbourhoods were observed (Table 2).

**Table 2. Socio-Economic Status Indicators: Peel Neighbourhoods, 2001**

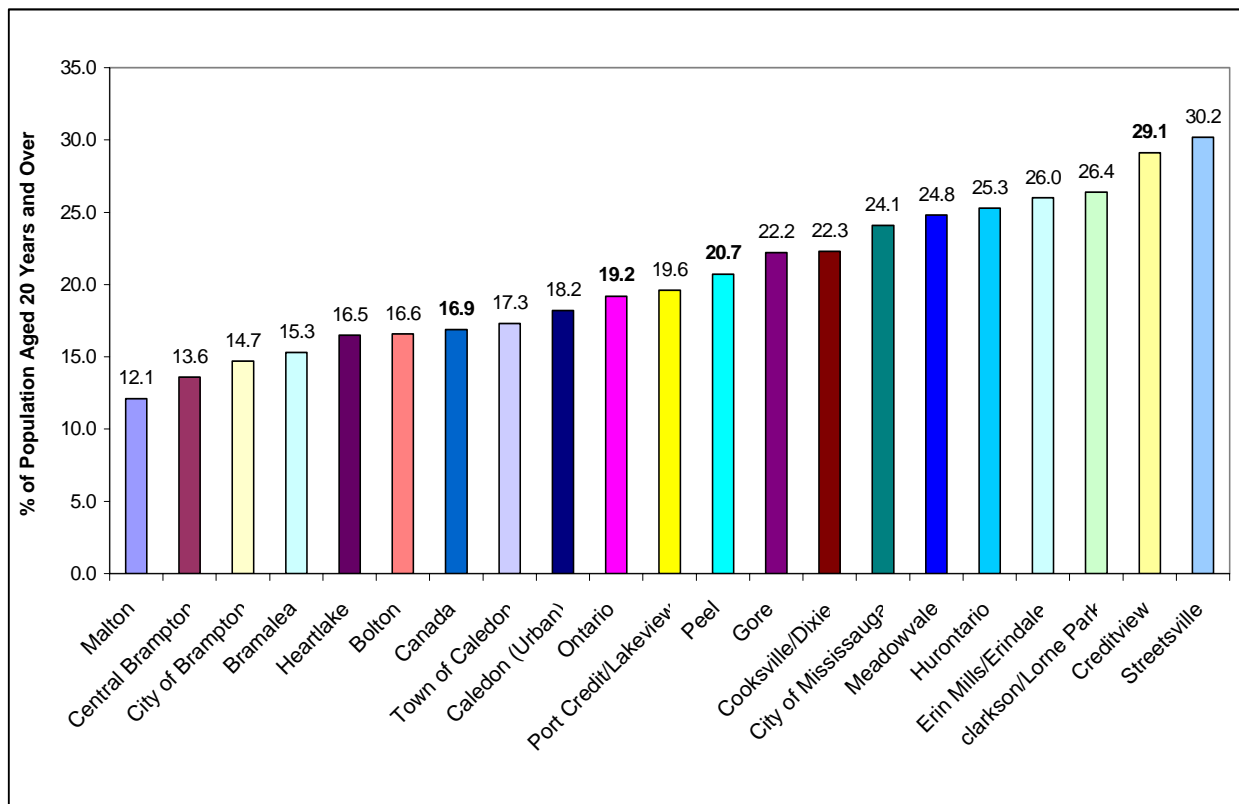
Neighbourhood	Less than Grade 9 (%)	Bachelor's Degree+ (%)	Labour Force Participation Rate Aged 15+ (%)	Unemployment Rate (%)	Average family Income (\$)	Incidence of Low Income (%)	Owned Dwellings (%)
Clarkson/Lorne Park	4.0	26.4	71.5	5.1	<b>117,550</b>	6.9	76.7
Cooksville/Dixie	9.3	22.3	69.4	5.8	69,267	14.5	57.7
Creditview	7.6	29.1	74.2	4.7	76,668	11.8	85.2
Erin Mills/Erindale	5.3	26.0	73.3	5.4	90,017	10.1	75.3
Hurontario	8.8	25.3	74.4	5.6	72,453	11.6	77.3
Malton	15.7	12.1	69.3	6.5	50,700	20.1	65.5
Meadowvale	3.4	24.8	79.0	4.4	88,842	7.0	83.0
Port Credit/Lakeview	8.3	19.6	70.1	4.5	83,527	10.4	63.5
Streetsville	5.7	<b>30.2</b>	73.2	5.0	94,792	8.5	86.3
Bramalea	7.7	15.3	75.2	5.0	74,511	9.5	79.5
Central Brampton	9.7	13.6	73.2	5.3	69,581	11.4	71.1
Gore	9.4	22.2	75.3	2.1	91,406	4.5	<b>98.3</b>
Heartlake	5.0	16.5	<b>80.1</b>	4.7	86,942	5.8	93.6
Bolton	6.7	16.6	78.4	3.1	93,419	<b>4.2</b>	91.2
Caledon (Urban)	<b>2.5</b>	18.2	76.9	<b>1.3</b>	97,871	5.9	98.1

Source: Statistics Canada, Census of Canada, 2001.

**Education**

- At the neighbourhood level, Malton has the highest proportion of people with less than a Grade 9 education (15.7%) followed by Central Brampton with 9.7% and Gore with 9.4%.
- The neighbourhoods with the lowest percentage of people with a Grade 9 education are Caledon (Urban) with only 2.5%, Meadowvale, 3.4%, and Clarkson/Lorne Park, 4.0%.
- Streetsville has the highest proportion of university graduates within its population (30.2%), followed closely by Creditview with 29.1%, and Clarkson/Lorne Park with 26.4%.
- Malton has the lowest proportion of university graduates within its population (12.1%), preceded only by Central Brampton with 13.6%, and Central Brampton with 15.3%.

**Figure 2.**  
**Population Aged 20 Years and Over with Bachelor's Degree or Higher Level of Education:**  
**Peel and Neighbourhoods, 2001**

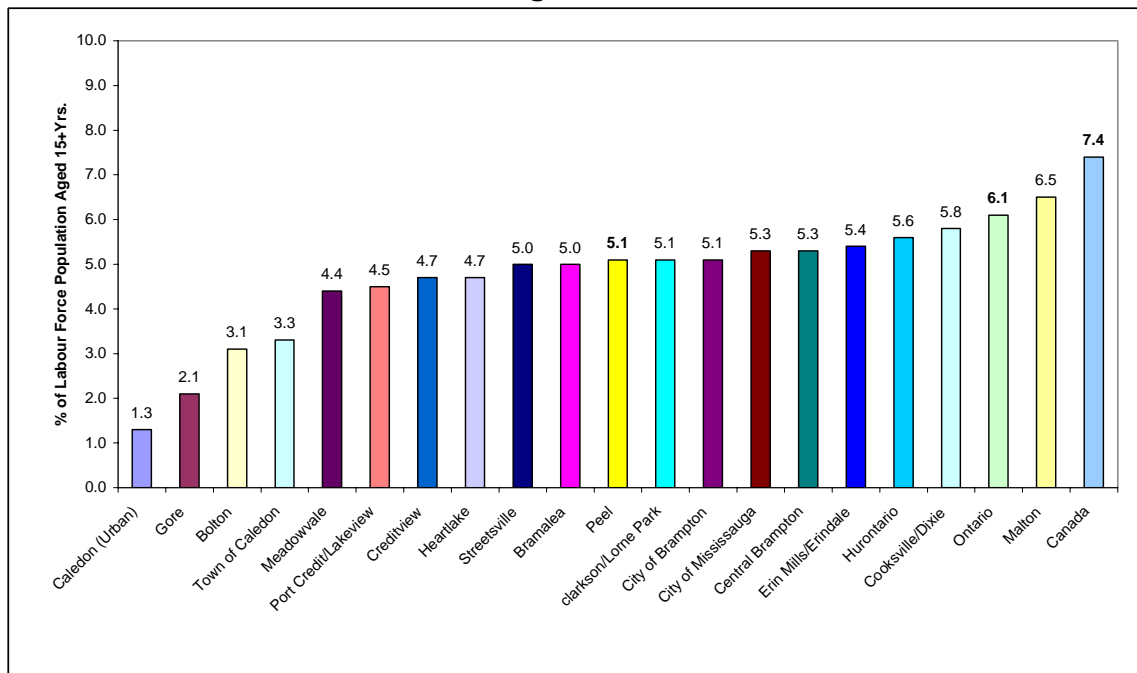


Source: Statistics Canada, Census of Canada, 2001.

### Employment

- The highest unemployment rate was in Malton (6.5%), while the lowest was in Caledon (Urban: 1.3%).
- The neighbourhoods with the three lowest labour force participation rates were: Malton: 69.3%; Cooksville/Dixie: 69.4%, and Port Credit/Lakeview: 70.1%.

**Figure 3.**  
**Population Aged 15 Years and Over by Unemployment Rate (%):**  
**Peel and Neighbourhoods, 2001**

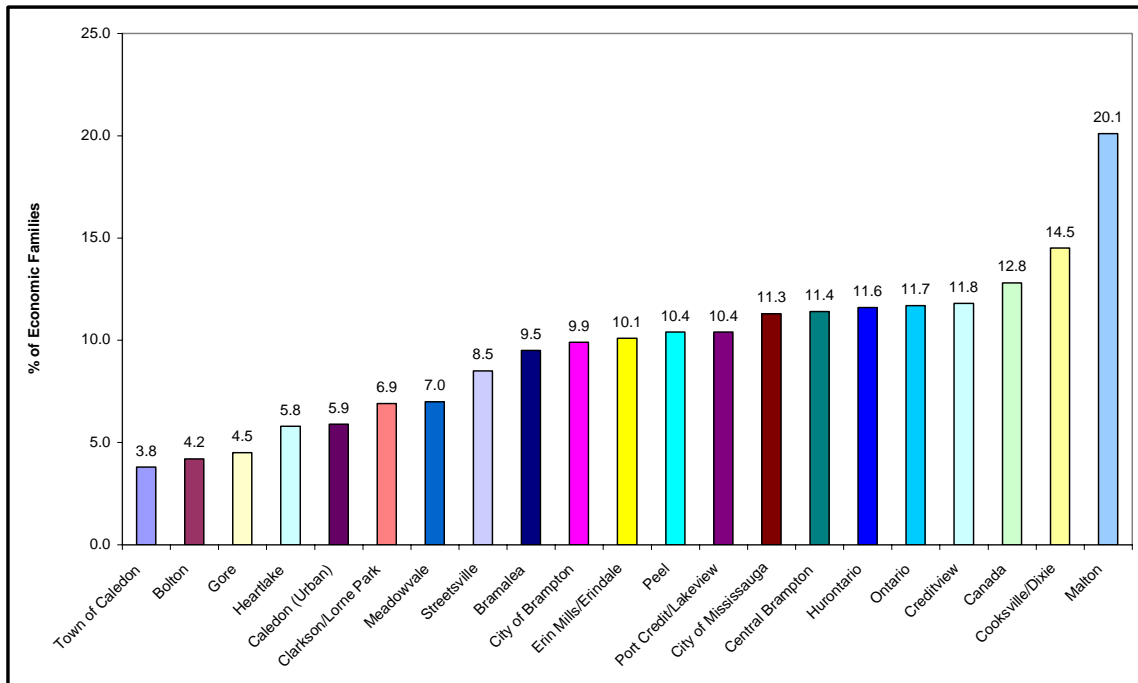


Source: Statistics Canada, Census of Canada, 2001.

**Income:**

- The neighbourhoods with the three lowest average family incomes were: Malton, \$50,700; Cooksville/Dixie, \$69,267, and Hurontario, \$72,453.
- The neighbourhoods with the three highest average family incomes were: Clarkson/Lorne Park with \$117,550, Caledon (Urban) with \$ 97,871, and Streetsville with \$94,792.
- The neighbourhoods with the three highest percentages of families living on low incomes were: Malton (20.1%), Cooksville/Dixie (14.5%) and Creditview (11.8%).

**Figure 4.  
Incidence of Low Income (%): Peel and Neighbourhoods, 2000  
(Economic Families)**



Source: Statistics Canada, Census of Canada, 2001.

### Home Ownership

- Gore reported the highest rate of home ownership (98.3%) followed closely by Caledon (Urban), Heartlake and Bolton.
- The neighbourhoods with the highest rates of rental housing are: Cooksville/Dixie (42.3%) Port Credit/Lakeview (36.5%), and Malton (34.5%).

**Table 3**  
**Home Ownership of Occupied Private Dwellings in Peel, 2001**

REGION & NEIGHBOURHOODS	Owned Dwellings		Rented Dwellings		Band Housing		Total # of Occupied Dwellings
	#	%	#	%	#	%	
Canada	7,610,385	65.8	3,907,170	33.8	45,420	0.4	11,562,975
Ontario	2,862,296	67.8	1,351,365	32.0	5,750	0.1	4,219,411
Peel	229,730	74.4	79,115	25.6	n/a	n/a	308,845
<b>City of Mississauga</b>	<b>140,125</b>	<b>71.8</b>	<b>55,055</b>	<b>28.2</b>	<b>n/a</b>	<b>n/a</b>	<b>195,180</b>
Clarkson/Lorne Park	12,305	76.7	3,740	23.3	n/a	n/a	16,045
Cooksville/Dixie	31,685	57.7	23,215	42.3	n/a	n/a	54,900
Creditview	8,455	85.2	1,470	14.8	n/a	n/a	9,925
Erin Mills/Erindale	21,895	75.3	7,200	24.7	n/a	n/a	29,095
Hurontario	14,565	77.3	4,280	22.7	n/a	n/a	18,845
Malton	7,220	65.5	3,800	34.5	n/a	n/a	11,020
Meadowvale	21,695	83.0	4,450	17.0	n/a	n/a	26,145
Port Credit/Lakeview	8,200	63.5	4,715	36.5	n/a	n/a	12,915
Streetsville	14,100	86.3	2,235	13.7	n/a	n/a	16,335
<b>City of Brampton</b>	<b>75,120</b>	<b>77.0</b>	<b>22,435</b>	<b>23.0</b>	<b>n/a</b>	<b>n/a</b>	<b>97,555</b>
Bramalea	30,280	79.5	7,800	20.5	n/a	n/a	38,080
Central Brampton	34,030	71.1	13,865	28.9	n/a	n/a	47,895
Gore	565	98.3	10	1.7	n/a	n/a	575
Heartlake	10,160	93.6	700	6.4	n/a	n/a	10,860
<b>Town of Caledon</b>	<b>14,490</b>	<b>89.9</b>	<b>1,625</b>	<b>10.1</b>	<b>n/a</b>	<b>n/a</b>	<b>16,115</b>
Bolton	7,385	91.2	710	8.8	n/a	n/a	8,095
Caledon (Urban)	770	98.1	15	1.9	n/a	n/a	785

Source: Statistics Canada, Census of Canada, 2001.



## A Comparative Perspective of Socio-Economic Status in Peel Neighbourhoods

Table 4 shows the socio-economic index for each of the 15 Peel neighbourhoods. (See also Figure 5.) The higher the value of the socio-economic index (SEI), the lower the level of socio-economic status. Using the SEI, it is possible to understand the socio-economic status of Peel neighbourhoods in the following way:

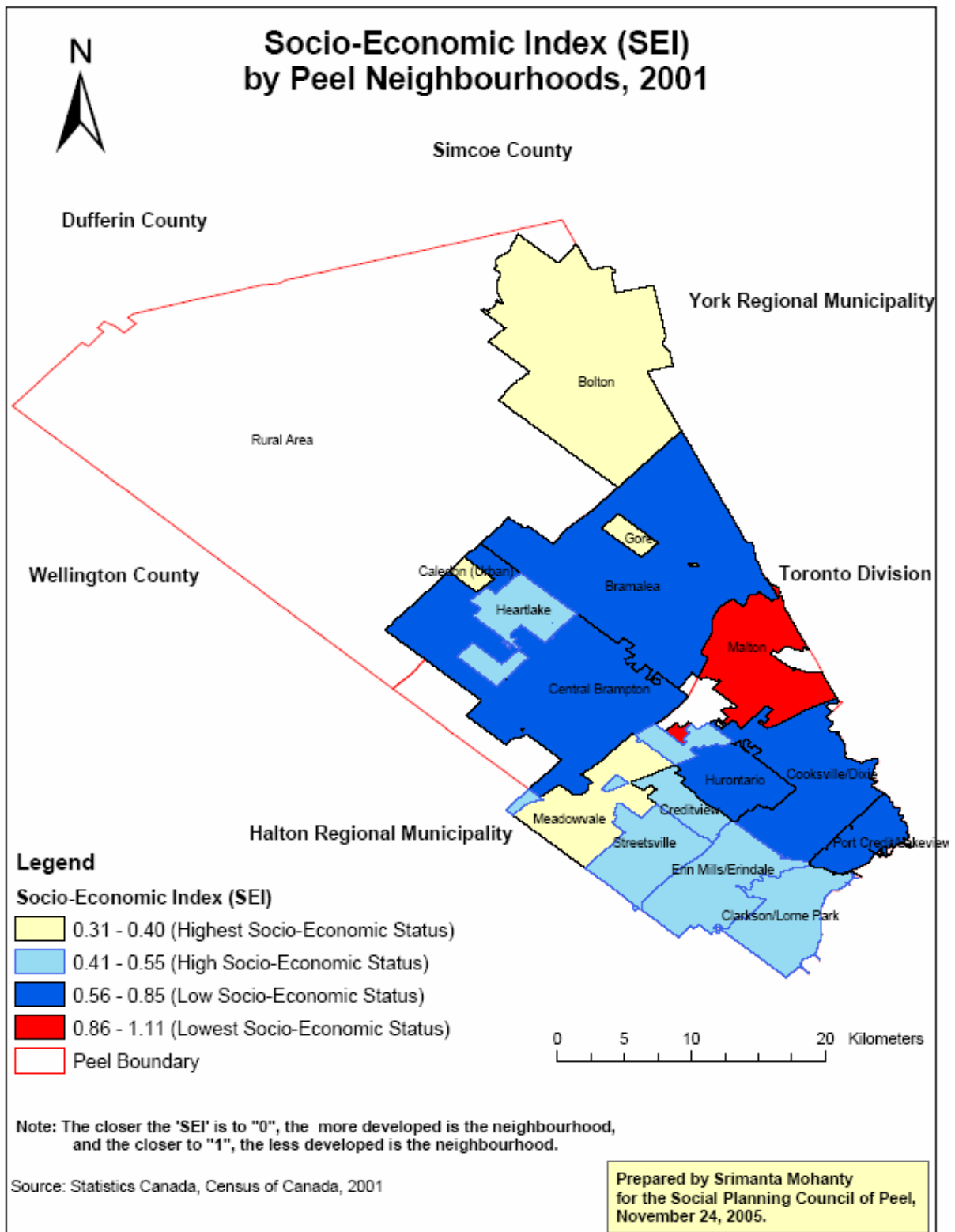
- Highest Socio-Economic Status: Caledon (Urban), Meadowvale, Gore, and Bolton
- High Socio-Economic Status: Heartlake, Streetsville, Clarkson/Lorne Park, Creditview, and ErinMills/Erindale
- Low Socio-Economic Status: Bramalea, Hurontario, Port Credit/Lakeview, Central Brampton, and Cooksville/Dixie
- Lowest Socio-Economic Status: Malton

**Table 4. Socio-Economic Index (SEI): Peel Neighbourhoods, 2001**

Neighbourhood	Socio-Economic Index (SEI)	Rank
Caledon Urban	0.30961	1
Meadowvale	0.39234	2
Gore	0.39610	3
Bolton	0.40271	4
Heartlake	0.47031	5
Streetsville	0.47172	6
Clarkson/Lorne Park	0.49519	7
Creditview	0.55280	8
Erin Mills/Erindale	0.55481	9
Bramalea	0.63742	10
Hurontario	0.64949	11
Port Credit/Lakeview	0.69384	12
Central Brampton	0.76275	13
Cooksville/Dixie	0.84824	14
Malton	1.10604	15

Note: The closer the “SEI” to “0”, the more developed is the neighbourhood, and the closer to “1”, the less developed is the neighbourhood.

Figure 5



## CONCLUSION

This analysis of the socio-economic status of different neighbourhoods in Peel provides policymakers and community service workers with a picture of the strengths and challenges that characterize those neighbourhoods. The main value of this analysis is that it can be used to inform decision-making about priorities for social services and community development in Peel Region. It is hoped that this study will provide new insights and directions for improving the quality of life in Peel.

Use of the Taxonomic Method of analysis shows that Caledon (urban) has the highest socio-economic status, followed by Meadowvale, Gore, Bolton and Heartlake, respectively. What kinds of social problems are likely to emerge in these relatively affluent neighbourhoods? What kinds of social policies and programs are most appropriate for residents in these neighbourhoods? What are the opportunities for civic engagement, volunteering and charitable giving in these neighbourhoods?

Malton has the lowest socio-economic status of all the Peel neighbourhoods. Close to Malton's situation are the neighbourhoods of Cooksville/Dixie, Central Brampton, Port Credit/Lakeview and Hurontario. What kinds of social problems are likely to emerge in these neighbourhoods? What kinds of social policies and services are best suited for these neighbourhoods? What are the opportunities for engaging the residents in these neighbourhoods along with businesses, churches, schools, etc. in efforts to improve the quality of life for the residents in these neighbourhoods.

## Bibliography

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## Technical Notes

A. **Source of Data:** 2001 Census of Canada (Statistics Canada)

B. **Data Analysis Method:** The Taxonomic Method

The Taxonomic Method was used to determine the level of socioeconomic status of each neighbourhood of Peel. The Taxonomic Method, which was designed by a group of Polish mathematicians in 1952, enables the determination of homogeneous units in an 'n'-dimensional space without having to employ statistical tools such as regression and variance. It was recommended in 1968 to the United Nation's Educational Scientific Cultural Organization (U.N.E.S.C.O) as a tool for ranking, classifying and comparing countries by levels of development. The "measure (SEI)" of development is a function of the "pattern" and "critical distance" from the ideal neighbourhood. It is non-negative and lies between 0 and 1 (in the majority cases). It may exceed 1 (some cases) but always non-negative. The closer the "measure" to "0", the more developed is the neighbourhood, and the closer to "1", the less developed is the neighbourhood.

C. **Definitions:**

- Economic Family refers to 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.
- Labour force participation rate refers to the total labour force, expressed as a percentage of the population 15 years of age and over.
- Unemployment rate refers to the unemployed labour force expressed as a percentage of the total labour force.
- Low Income Cut-offs (LICOs): Income levels at which families or unattached individuals spend 20% more than average on food, shelter and clothing. The following is Statistics Canada's 2000 matrix of low income cut-offs:

Size of Population in Area of Residence					
Family Size	500,000 or more	100,000 to 499,999	30,000 to 99,999	Small urban regions	Rural (farm and non-farm)
1	\$18,371	\$15,757	\$15,648	\$14,561	\$12,696
2	22,964	19,697	19,561	18,201	15,870
3	28,560	24,497	24,326	22,635	19,738
4	34,572	29,653	29,448	27,414	23,892
5	38,646	33,148	32,917	30,629	26,708
6	42,719	36,642	36,387	33,857	29,524
7+	46,793	40,137	39,857	37,085	32,340

- Incidence of low income is the proportion or percentage of economic families or unattached individuals in a given classification below the low income cut-off.

*For more detailed definitions, please visit the 2001 Census Dictionary (Statistics Canada):*

*<http://www12.statcan.ca/english/census01/Products/Reference/dict/index.htm>*