

Vaughan Community Health Centre Community Profiles

Prepared by
Public Interest Strategy and Communications
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Vaughan Community Health Centre
Member of Vaughan Health Campus of Care

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Vaughan Stories to Tell

Introduction

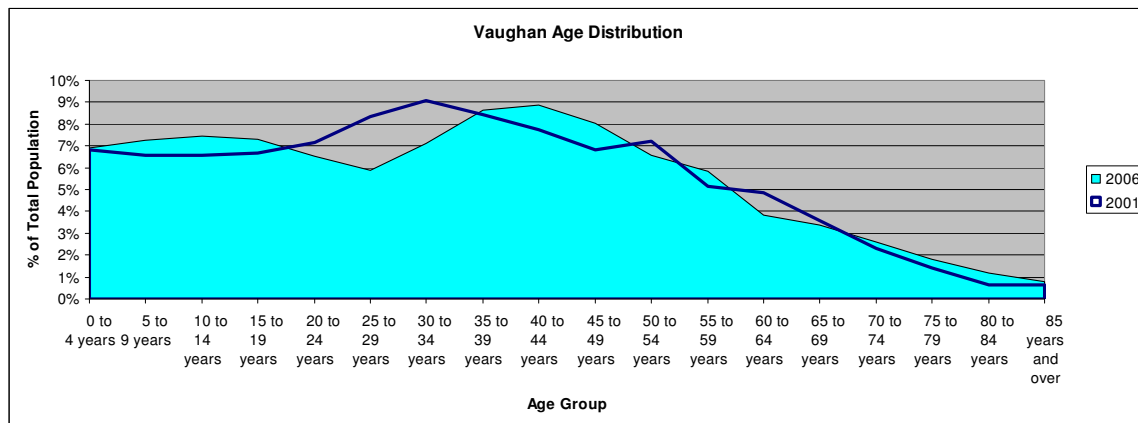
General Information and Background

The City of Vaughan is made up of a collection of historic towns and villages that came together as the same municipality in 1991. Vaughan is made up of 5 distinct neighbourhoods: the historic neighbourhoods of Woodbridge and Kleinburg West of Highway 400, and Maple and Thornhill East of Highway 400; and the emerging neighbourhood of Concord which currently occupies largely commercial land. Neighbourhood profiles for each of the 5 neighbourhoods are included in this document.

Vaughan is a relatively new city, with 90% of the population coming to Vaughan after 1971 when sewage and waterlines were extended further North out of Toronto. Since 1971, the population boomed to 238,000 according to the 2006 Census, and is projected to be at about 260,000 today. Despite this massive growth, much of the City of Vaughan North of Major McKenzie Road remains rural or agricultural lands. The City of Vaughan contains the Boyd Conservation Area and a sizeable portion of the Oak Ridges Moraine as some major green-field and natural park areas. Vaughan is also home to Canada's Wonderland, a variety of golf courses, and shopping centres. Vaughan is divided by Highway 400 that runs North-South through the middle of the City, and Highway 407 that divides the Southern portion from the more central areas.

Children and Families

Vaughan is an attractive place for young families to buy a home and settle down. This is evident with the high proportions of children and young adults in the City. Children under 14 years old make up 22% of the total population. The following graph demonstrates a disproportionately high population for children and young adults which further emphasizes the trend toward young families.



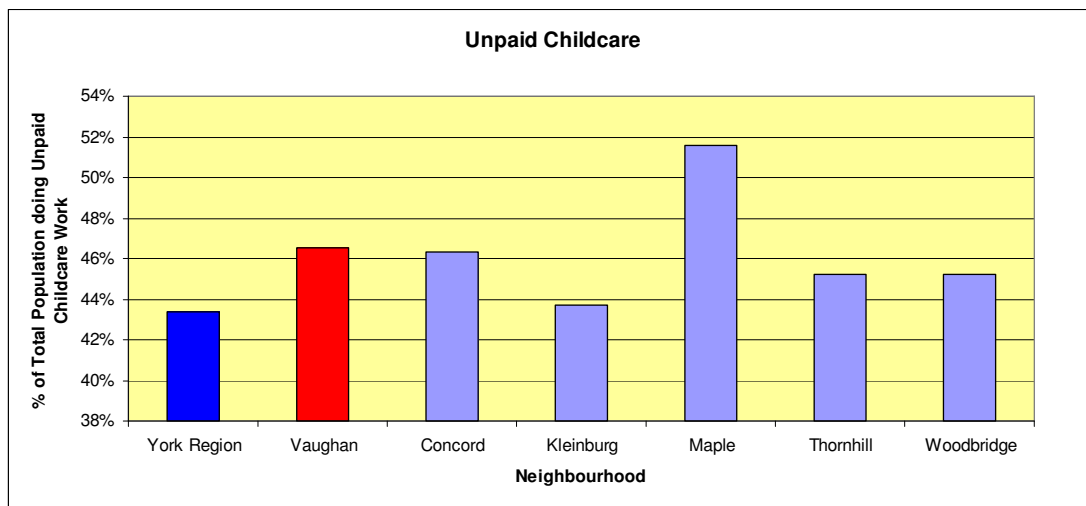
These young families are traditional with a high number of married parents and a generally low number of single parent families. These families are large with almost half (47%) having 4 or more people.

While there is a high proportion of young families, the population of Vaughan is ageing overall. Vaughan Tomorrow age projections show that the proportion of people over 60 years old will almost double, from 13% to 25% of the total population, by the year 2031.

Similarly there will be lower proportions of children, and about 17,000 more youth in the city as young families age.

This rise in these populations combined with a projected population growth to 400,000 people means that services will need to adapt and expand to meet the needs of an increased client-base. Vaughan Tomorrow’s examination of local recreational programs showed that they are running at 77% capacity across the city with a waiting list of 2,370 people. Population projections indicate that recreational programs will need expanding to meet the increasing population’s physical activity needs, especially for youth and seniors.

The high numbers of young families in Vaughan means that there are childcare demands. Nearly half (47%) of the people in Vaughan do unpaid childcare work – often family members and friends that look after the children of a family. The high levels of participation in the labour market, particularly by females with children at home (74%) suggests that some of that childcare demand is falling on multigenerational families where seniors are looking after children during the day time while the parents are working. This is further supported by the high rates of participation in the labour market (81%) by the parents of children. For care-giving seniors or parents there are risks of potential isolation barriers which can provide challenges to families accessing needed services. Those young families which also face linguistic barriers, or are newcomers to Canada, are struggling with the greatest risk of isolation and detachment from services and supports.



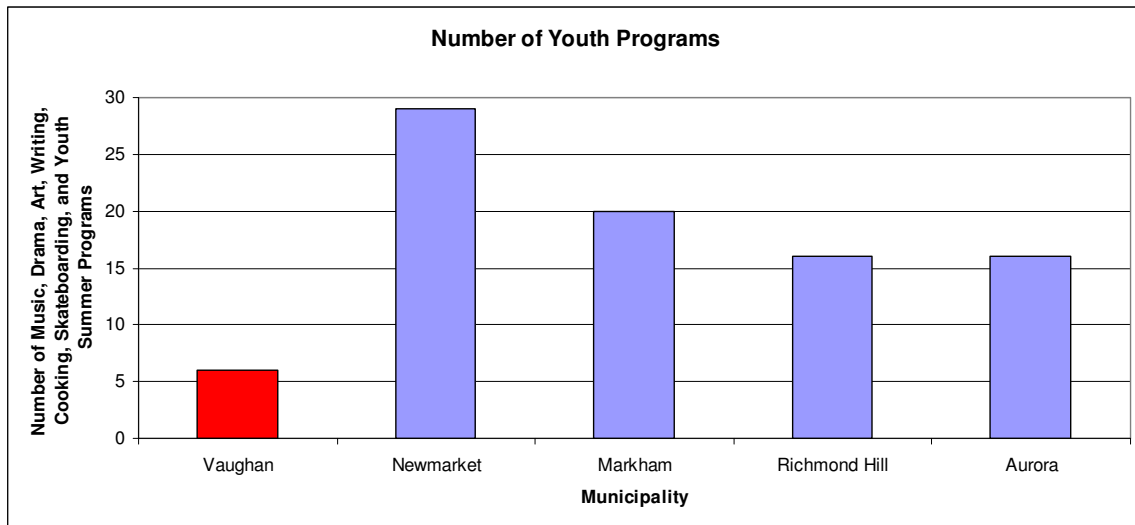
Domestic violence and abuse has risen in York Region according to the York Region Police Annual Report in 2008, and there has been an increase in the number of crisis calls made regarding children under the age of 18. In this context, isolation and significant burdens of domestic responsibilities are cause for even greater concern.

Service strategies for Vaughan should seek to address pressures on young families, growing needs for seniors and youth and the risk of isolation for caregivers, isolated seniors.

Youth

Vaughan youth are typically well educated and have good access to employment compared to the rest of York Region. As the youth population grows and new areas of Vaughan are developed and inhabited, this new development will need to include places for youth to hang out, and transportation infrastructure for youth to get there. According to the Youth in Action survey, youth are hanging out mostly in malls (62%), movie theatres (53%) and community centres (16%). However, youth are being pushed out of malls and movie theatres for loitering, and are not finding access to constructive alternative activities. Currently, youth spend their free time while staying in their community to. About 1 in 5 youth will travel to Toronto to spend free time, but most will not travel to other neighbourhoods within the city to hang out. Youth have cited public transit fares and frequency of service as the key barriers to travelling to activities in other

neighbourhoods in Vaughan, indicating that the transportation system is more effective at moving people in and out of Vaughan, and than it is at moving people within the city. Focus groups leading to creation of the Vaughan CHC indicated that recreation programs and services were needed for youth in the city. Youth in Action found that Vaughan currently has the lowest number of music, drama, art, writing, cooking, and youth summer programs of the surrounding municipalities including Markham, Richmond Hill, Newmarket, and Aurora. Youth in Vaughan are becoming more ethnically diverse and Youth in Action identified that some youth have experienced discrimination and cultural barriers that would contribute to a lack of participation in programs. Culturally appropriate programs are needed in Vaughan.

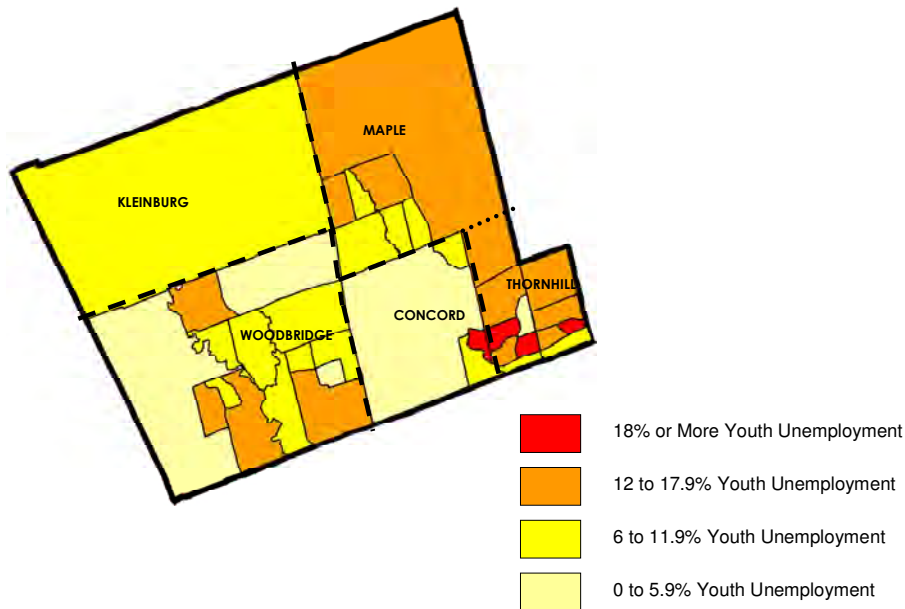


Transportation also affects youth unemployment, which is already high (as mentioned in the Education and Employment section). Youth are not able to easily travel outside of their community to work. Two of the largest youth employers in the city are the Vaughan Mills Mall and Canada’s Wonderland. Both are located near Rutherford Road and Highway 400. Youth living farther away from this region will have more challenges in getting transportation to and from work. Another issue for youth finding steady employment is that Canada’s Wonderland is almost exclusively a seasonal employer.

Education levels for youth are high (as mentioned in the Education and Employment section). The Youth in Action survey demonstrated that while most youth are doing homework in their spare time, far more females are doing homework than males (70% to 43%).

After high school, there is a growing issue around where youth can live when they move out of the family home. This is compounded by low rental rates in the city. Some youth are staying at home and trying to find employment close by, which is contributing to high unemployment. For those youth that are unwilling or unable to stay at home, there are fewer options. There is the perception in Vaughan that gang activity is on the rise. Almost half (46%) youth surveyed identified gangs as a concern for youth in Vaughan. While there is no specific data on gang activity from the York Regional Police Annual Report, weapons transportation in York Region doubled between 2007 and 2008, and violent crimes in Vaughan increased by 17%. Local service providers and community members at a Vaughan CHC focus group identified that youth couch surfing is on the rise showing there is an increase in youth homelessness. The pockets of street-involved youth are at greater risk of physical and mental health issues and raises questions around connecting homeless youth with health services.

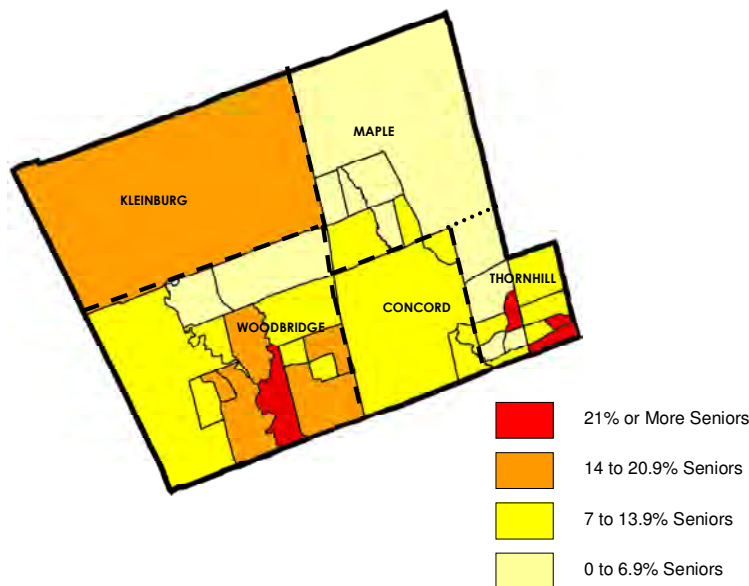
Youth (Ages 15 to 24) Unemployment Map



Seniors

While there is currently a relatively small number of seniors in Vaughan, and many of those seniors are well established in the community, there are pockets of seniors` that are facing barriers to accessing services, and projected senior`s numbers predict growing senior`s needs.

Vaughan Seniors Population Density

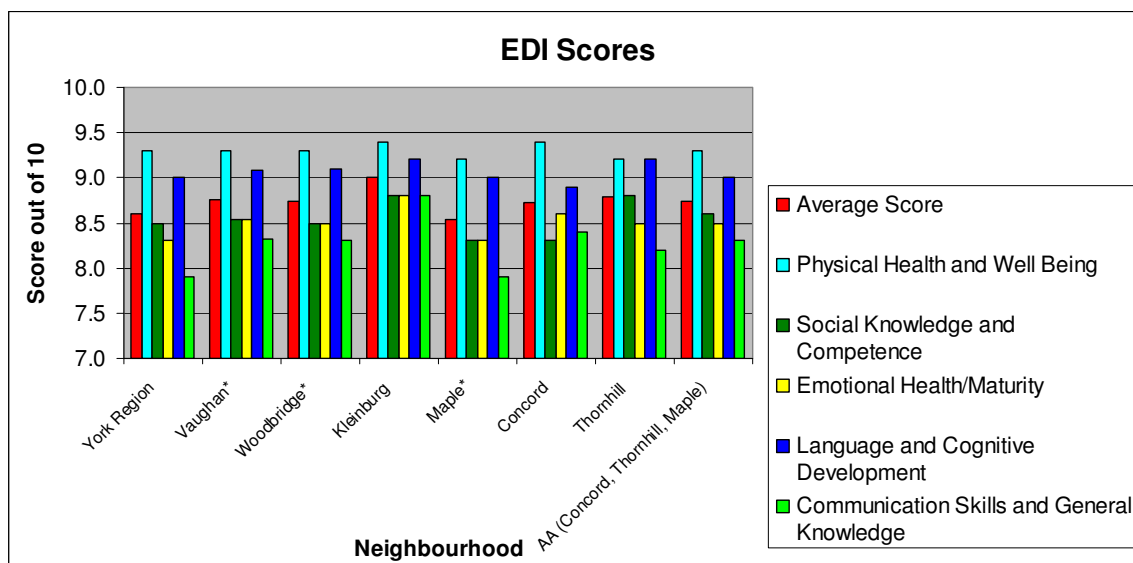


Many seniors in Vaughan have access to strong social networks through friends and family. However, almost 12% of seniors are living alone and 10% are living below the Low Income Cut-Off. There is also a high number of frail seniors. Vaughan has the highest number of seniors` medical home visits in the Central LHIN. The seniors living alone are most common in Thornhill and Woodbridge. These needs will likely grow with time as the seniors populations grow and as

seniors in robust social networks see supports erode through the aging of the network members. Service planning should anticipate growing needs in health and social supports for seniors.

The statistics on seniors living alone does not address the challenges of isolation that newcomer seniors are facing in Maple and Concord. These seniors tend to be South Asians living in multi-family households, and have been sponsored by their families and are often charged with childcare duties during the day. These seniors are unable to get out to services during the day because of childcare duties, and lack of financial independence and often linguistic capacity to access services and supports.

Since seniors that are taking care of grandchildren during the day may not speak English, their grandchildren may not getting exposed to English at home during the day, nor being exposed to any type of formalized educational opportunities like licensed childcare or preschool prior to elementary school. Local service providers in Vaughan have identified this pattern as being connected with slightly lower EDI scores in Maple, and in Concord. The low EDI scores can lead to lower education levels and challenges with employment as the population ages. Providing greater access to early years services for non-Anglophone caregivers could help to address some of the EDI challenges these children face and address some of the isolation the caregivers experience.



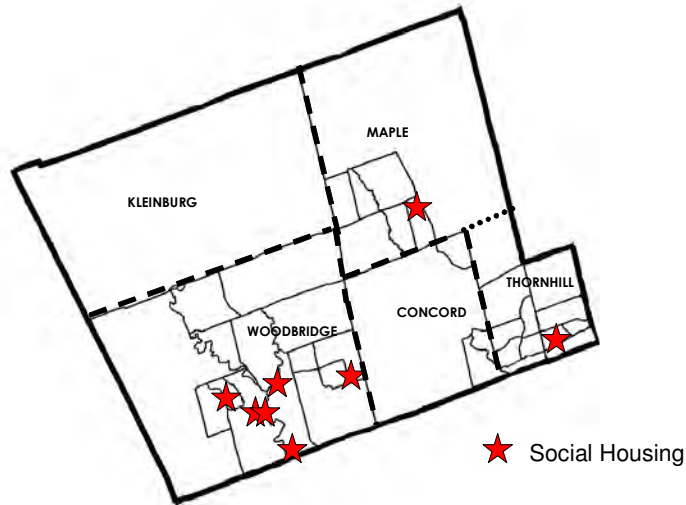
The distribution of needs and resources is uneven in Vaughan. Recent immigrant seniors tend to have lower incomes, and tend to face more isolation issues than higher income and older immigration (or born in Canada) seniors that are more populous in Woodbridge and Kleinburg.

Housing and Income

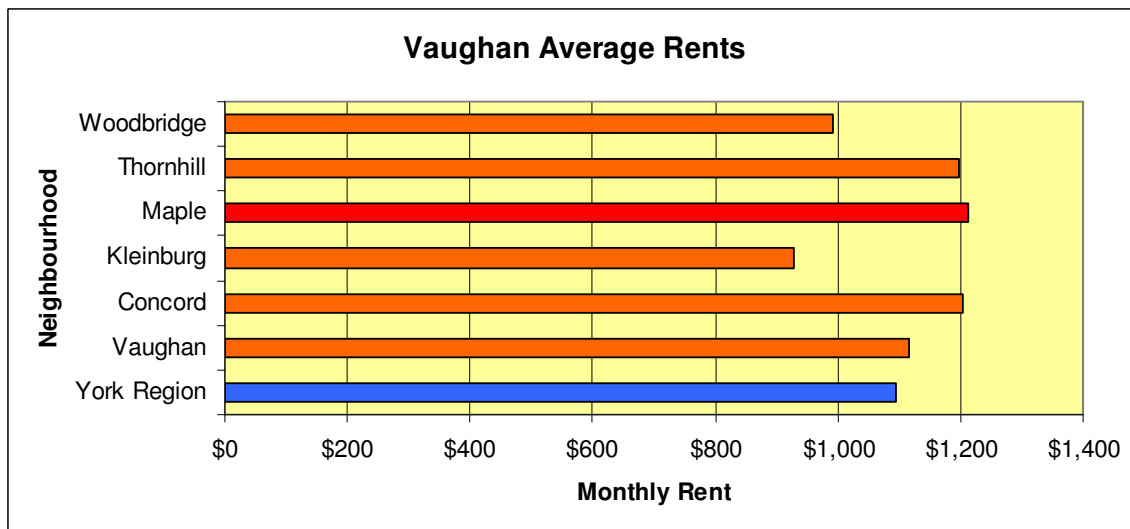
Vaughan has historically seen high incomes and has been a community of large family homes. The type of housing that will develop over the next 20 years will determine the future of housing affordability in the City of Vaughan.

According to the Just the Facts Report, there is a very low proportion of rent-geared-to-income housing in York Region, and a lack of rentals in Vaughan. The 5,800 people on the waiting list for subsidized housing in 2008 almost equals the number of currently occupied units in the City.

Map of Social Housing Buildings in Vaughan

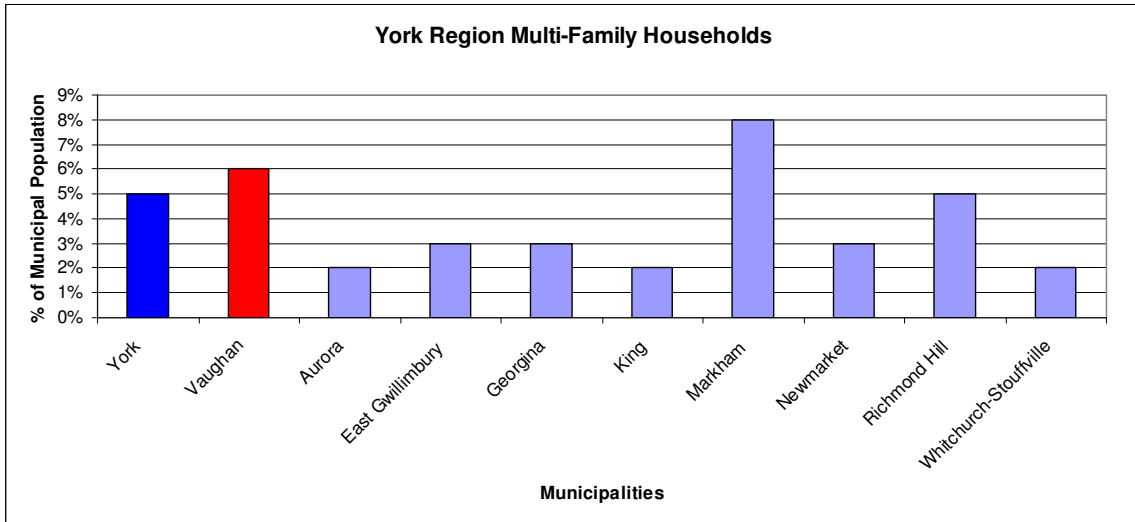


The graph below shows only 7% of homes in Vaughan are rentals. With 10% of families in Vaughan living with low incomes, this raises concerns about housing affordability as at least 3% of families own homes and live below the Low Income Cut-Off (LICO).



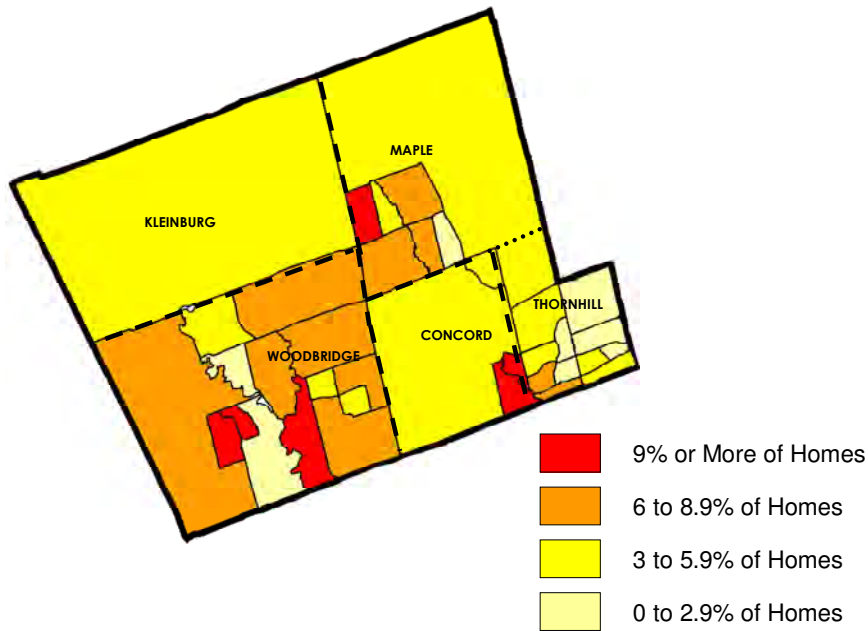
Housing costs can be lower for people living in the more rural areas of Vaughan (north of Teston Road) but less affluent households here are facing challenges in terms of isolation and barriers to employment due to a lack of public transportation and a need for a car to leave the home.

Issues of housing affordability have led to a 14% increase in the proportion of multi-family households across Vaughan between 2001 and 2006. Now 1 in every 17 homes are multi-family homes as families “double-up” to lower the cost of home ownership. This is higher than both the York Region average of 5% and the Census Metropolitan Area (including Toronto and Peel) average of 4%.



Multi-family households are a way for newcomers and young families to enter the housing market by renting out a portion of the home to other generations of the family, or other families entirely. Some of these rental units are illegal and can create unstable living situations. It was identified by Vaughan CHC Outreach staff that in spite of creating living situations where up to 16 people are living in the same home, some seniors, are facing isolation issues because they are often left alone in the house during the day.

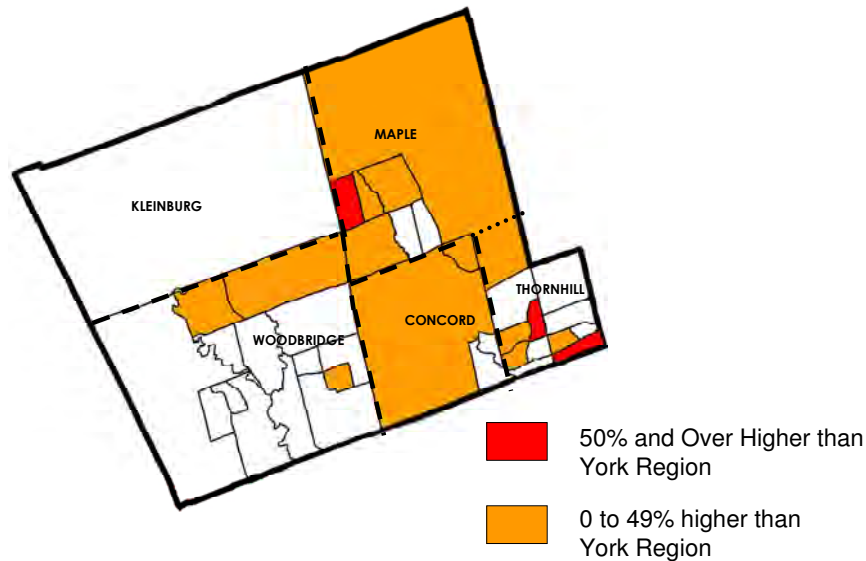
Vaughan Multi-Family Households



Multi-family households are one example of how poverty is hidden in Vaughan. At a glance, Vaughan has fairly high incomes. Vaughan has a median household income of \$88,317 compared to the CMA average of \$64,128. Household incomes in Vaughan rose by 10% from 2001 levels. Despite this, there are still pockets of households earning incomes below \$30,000

throughout the city (12% of households). These pockets are smaller than in 2001 when over 14% of households were in the same economic situation.

Home Owners Spending more than 30% of Income on Housing



Pockets of the lowest incomes are clustered in Thornhill and Woodbridge. Overall, incomes have increased slightly, but the cost of housing has increased disproportionately. The cost of homes increased by nearly 50% in the same time period – from an average cost per home of \$317,000 to \$473,000. The cost of rent has remained stable, but is the highest average rent in York Region. This means that a high number of tenants (46%) and owners (28%) are spending more than 30% of their incomes on housing. This is the 3rd highest number of tenants and 5th highest number of owners in York Region according to the Just the Facts Report.

People with lower incomes are buying homes beyond their means. This has led to reports of people owning large houses that have almost no furniture in them. The economic pressures brought on by the high cost of housing, coupled with the recession likely reducing employment and wages in Vaughan over the last 6 months creates stress on families. Reports of increased domestic violence, and significant demand for mental health services suggest this stress is having an impact on the well being of families. The economic risk affects newcomers disproportionately during a recession as they are often the first to lose their jobs due to lack of seniority. In many cases, it is the new immigrant families that are buying homes in the new development areas mentioned above (with the exception of central Thornhill) exposing themselves to high shelter costs just as the economy makes that most precarious.

As the recession deepens, service planners should anticipate increased evidence of economic challenges in households and increased family pressures and service strategies should target these areas of emerging need.

Growth

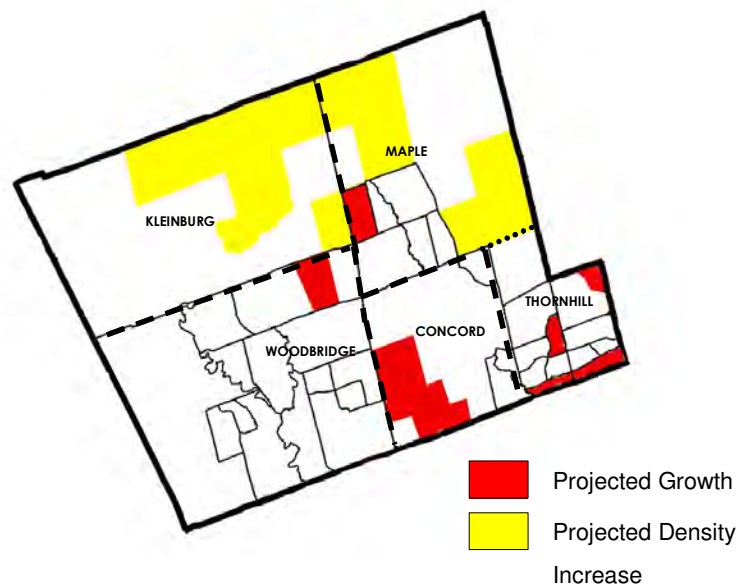
While the population of Vaughan is growing and changing, the city and its infrastructure is growing too. Between 2001 and 2006, there were large developments of new homes (mostly single-detached homes) in three major areas in the city. These include the Carville in Thornhill, Vellore Village in Woodbridge, and around Maple. Vaughan Tomorrow growth projections leading up to 2031 show that populations will double in Carville, North of Rutherford Road and Vellore Village, and around Kleinburg. Population growth in the Carville and Vellore Village areas will stabilize by 2016. The area north of Teston road is slated for major development starting in

2016 and climbing from a population of almost 4,000 to over 77,000. As developments continue to expand north of Rutherford Road, the City of Vaughan will risk losing natural and green field spaces. This could negatively impact the health of residents. Activity numbers show that 75% of people in Vaughan engaged in physical activities in green and natural places in 2008, and the gradual retreat of those spaces may create barriers to those physical activities. Creating accessible ways to use natural spaces will be a great benefit to Vaughan residents.

According to the Vaughan Tomorrow study, the city of Vaughan will also increase population density in a number of already built up areas. This means more high rises and town homes, and an overall shift away from single-detached homes. It is important that this type of housing is also designed to meet the changing needs of an ageing and large seniors' population. This means that smaller and more affordable homes are needed to accommodate lower incomes and more independent lifestyles. The greatest increase in density in built up areas will be in Thornhill, parts of Maple, and increasing the residential population in the Vaughan Corporate Centre to house over 16,000 people.

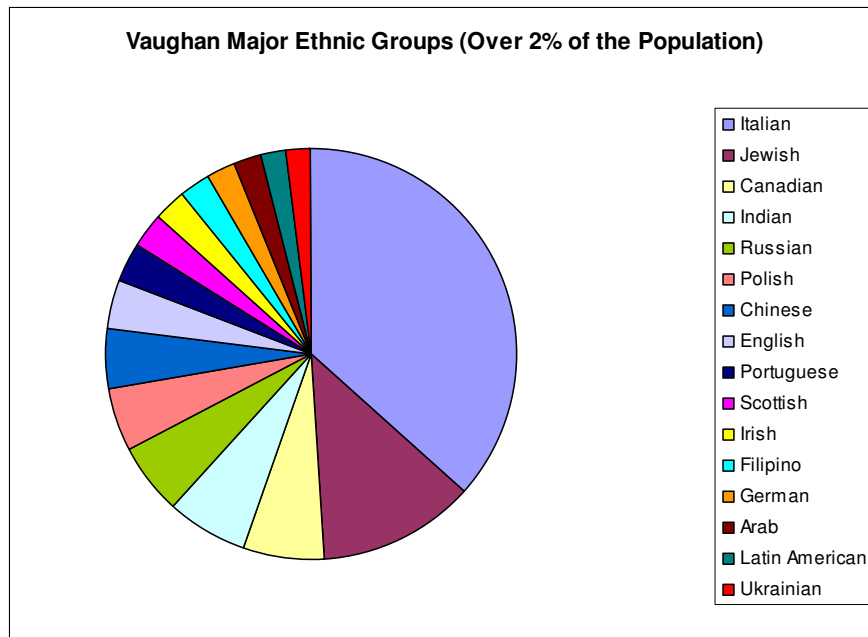
The changes in spreading and intensifying residential areas means that services get stretched in different directions based on changing needs. Knowing where this growth will happen will allow service providers to target certain areas for outreach and engagement with the emerging communities, especially as their service needs fluctuate during the early establishment of the community, and the local infrastructure slowly emerges to meet those needs.

Vaughan Growth and Increased Density

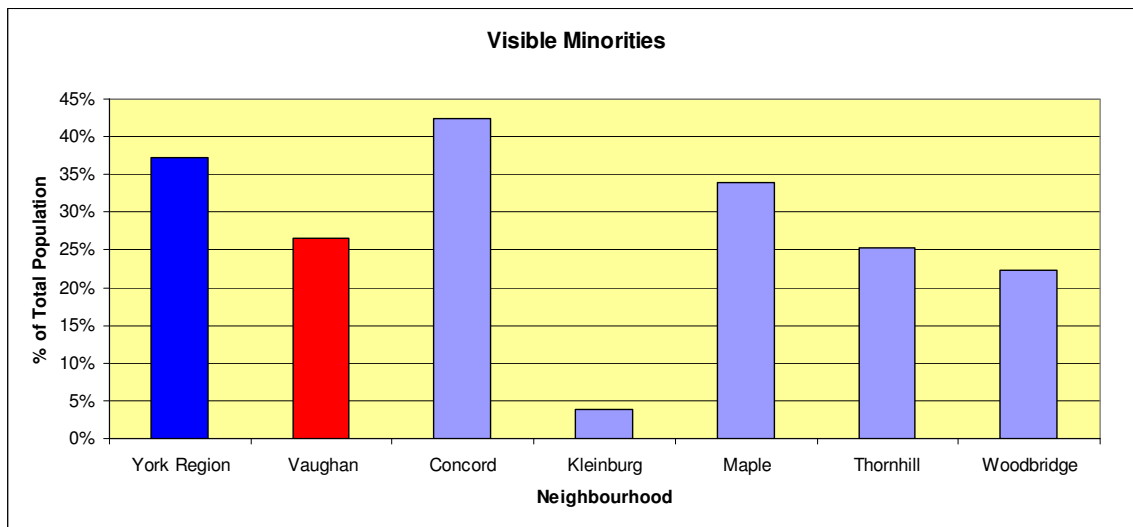


Language and Immigration

Vaughan is an increasingly diverse city in terms of ethnicity, immigration and the languages that people speak most often at home. This increasing diversity has begun to change the Vaughan landscape with more ethno-specific shops and markets around the city. Italians are still the largest ethnic group in the city at 39% of the population, but other ethnic groups such as Jewish (13%), Indian (7%), Russian (6%), and Chinese (5%) are growing.

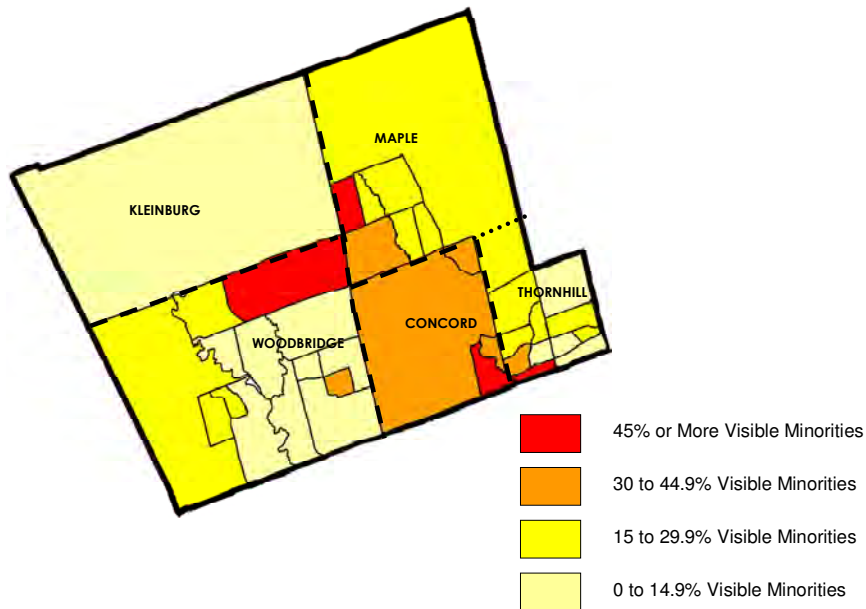


Vaughan is a community of immigrants that make up 45% of the population. Newcomer populations are significantly lower at 5% of the population. Overall immigration rates have remained stable at 2001 levels. Compared to the ethnic make up of the City, trends in recent immigration show a rise in Russian (11% of newcomers), Indian (10%) and Ukrainian (8%) populations. New immigration from Italy is very low, and is less and less a part of the changing face of Vaughan

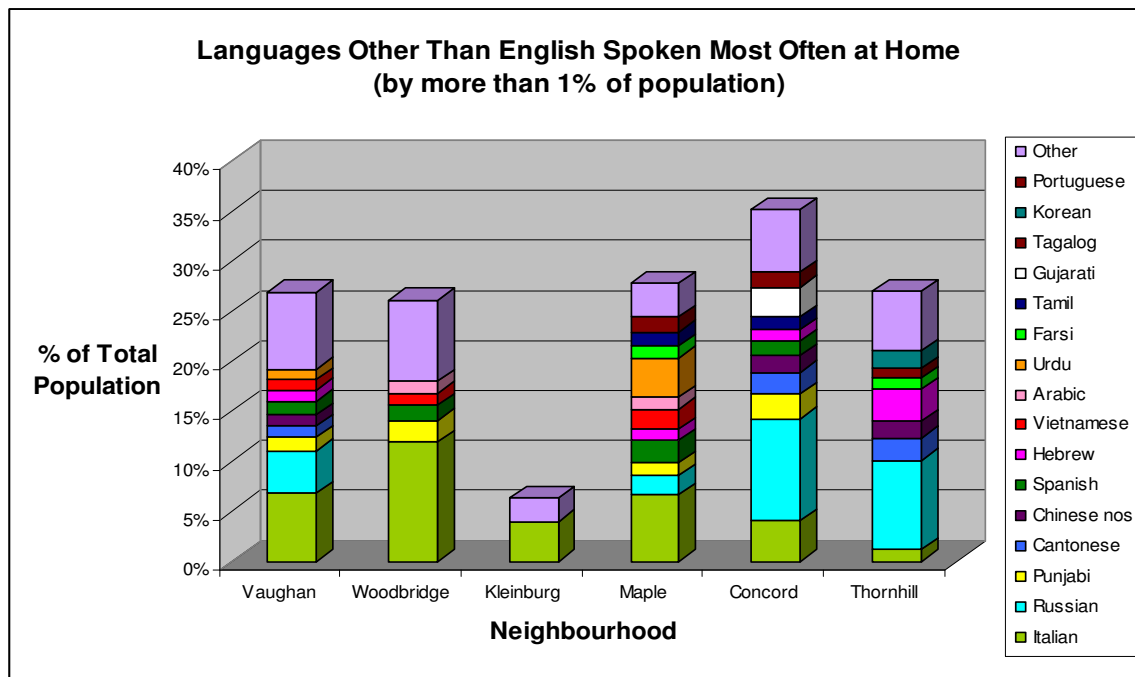


There has been a dramatic increase in visible minority populations from less than 1 in 5 (19%) to over 1 in 4 (27%) people. This is higher than recent immigration numbers and is an indication that many of the young families, or the children of young families, are second generation Canadians that have moved to the community or have started families since 2001.

Vaughan Visible Minorities



The number of people who speak a language other than English at home has doubled to 27% of the population between 2001 and 2006. This means that people in the community are less comfortable speaking English and is an indication of more people facing barriers to accessing services. There are 9 different languages in Vaughan that are spoken most often at home by at least 1% of the population. In 2001, there were only 2 languages that were spoken by that many people. The top three languages spoken at home are Italian (6.8%), Russian (4.2%), and Punjabi (1.4%). 1 in 25 people do not speak English at all, likely reflecting members of newer immigrant families whose responsibilities are entirely at home and who have little or no access to the broader community.



The diversity in terms of the number of languages also raises challenges for service providers in communicating with potential clients and providing culturally appropriate services in addition to current services. There is an identified lack of culturally oriented services in the city which could help alleviate some language barriers and stresses on existing services. According to the Vaughan CHC Community Engagement Report, most culturally oriented services in York Region are either North of Major McKenzie, or in North Toronto. Most of the South Asians and Chinese people in Vaughan live South of Major McKenzie. Many are currently traveling to Toronto for services. The Black population is scattered throughout Vaughan, but are seeking ethno-specific services in Markham.

The many benefits of rising ethnic diversity are coupled with some transitional challenges. Within the school system, incidents of discrimination and the emergence of social enclaves along cultural lines are reported by youth surveyed as part of the Youth in Action strategic report. York Regional Police reported that racially motivated hate crimes increased from 35 to 46 incidents in York Region from 2007 to 2008; hate crimes directed at Black populations double from 11 to 23 incidents. These are signals that strategies to promote inclusiveness and cultural sensitivity would be of benefit to Vaughan and its residents. Not only are sensitive services needed, but supports are needed for victims of discrimination, and the broader community will have to become more inclusive of newer populations.

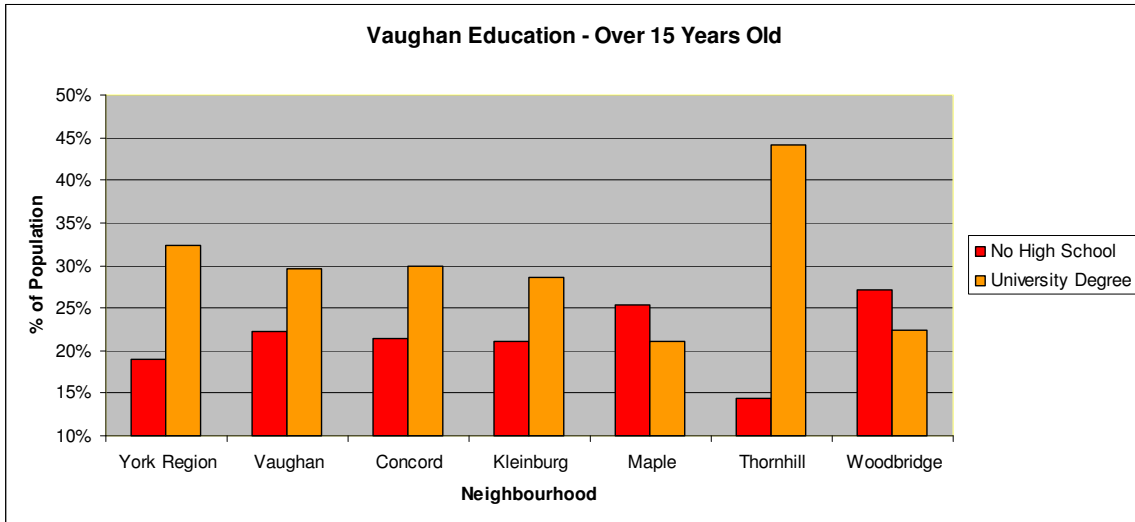
Newcomers' lack of familiarity with the health and education system was also identified as a barrier to service access in Vaughan. Within the South Asian and East Asian communities in Vaughan, there is a broad range of attitudes about Western medicine and some commitment to their own medical traditions. More inclusive approaches to medical and preventative treatments may be needed to promote the adoption of health regimens that address growing issues like health and diabetes in those communities.

All of the data on immigration, ethnicity, and language indicates that there are pockets of diverse need throughout the City that services planning should actively seek to address.

Education and Employment

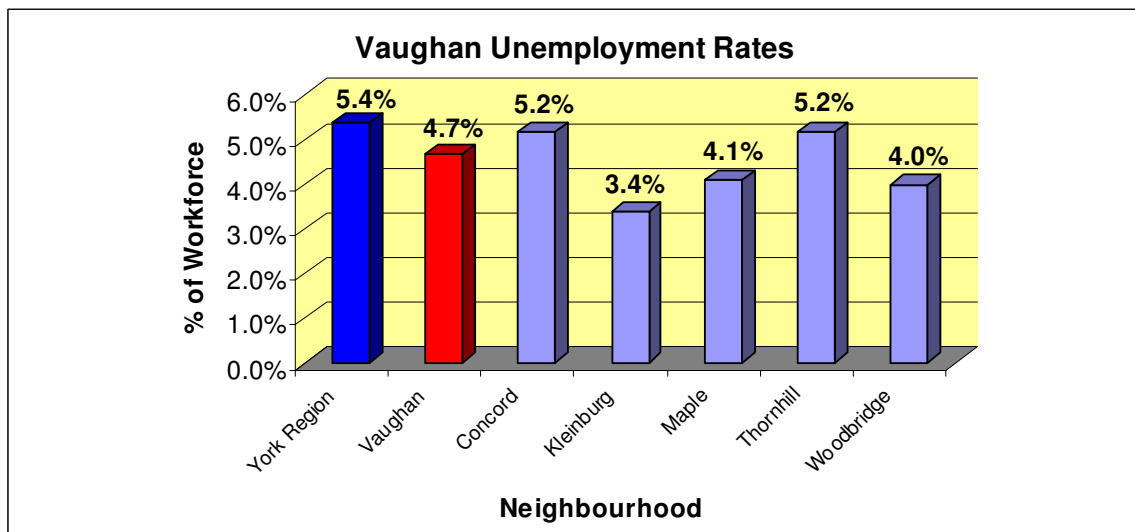
While unemployment rates are very low when compared to York Region, education levels in Vaughan are also generally low compared to the York Region average. More than 1 person in 5 have not completed a high school diploma, and less than 1 in 3 have a University Degree. While the 30% of Vaughan residents having a University degree is slightly lower than CMA average (32%), this number increased by 26% from 2001 levels showing a general upward trend in education.

Early Development Instrument scores are generally slightly higher than both York Region and Ontario averages. Youth education levels are currently higher than the Vaughan average, and are very similar to the CMA average with 13% having a university degree. This data indicates that education levels will continue to rise as the more educated young family population of Vaughan ages. Education levels are slightly lower than average for working-age adults ages 25 to 64. Immigrant seniors who are also long term residents are likely bringing the education numbers down significantly as education for seniors is lowest in Woodbridge and Maple where there are the highest established Italian immigrant populations. 70% of seniors in both of these neighbourhoods do not have a high school education.



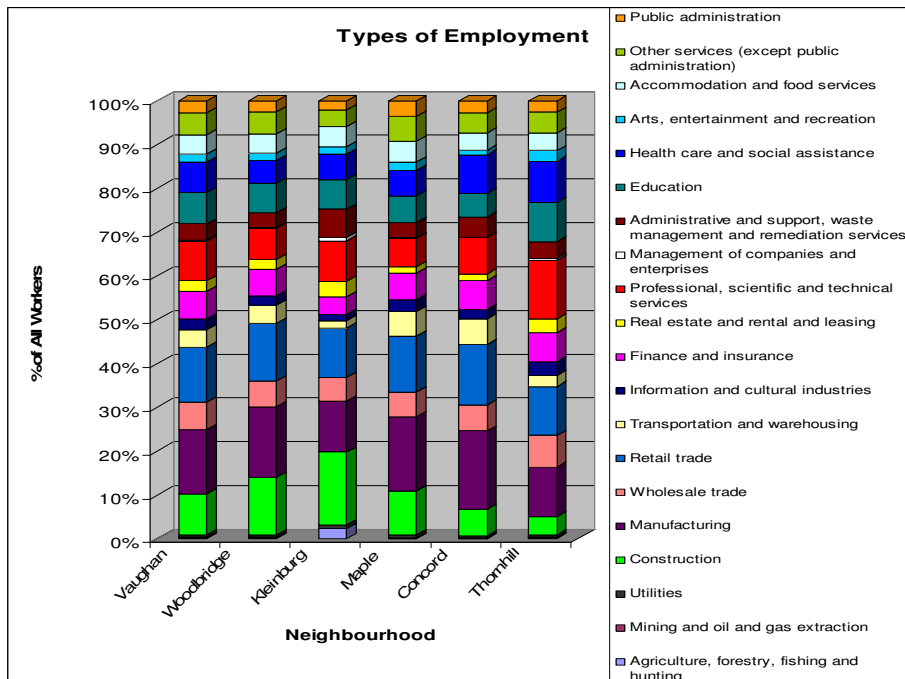
While low education can present challenges in terms of employment, incomes in these neighbourhoods are well above average and unemployment rates were low in 2006 at 4.7%. Unemployment is highest for youth where 1 in 8 youth are unemployed.

1 in 10 workers are self employed which is above the York Region average. These people are starting and owning their own businesses, often in the manufacturing and construction industries. There is some indication that youth, who have high unemployment rates, are able to live comfortably due to their parent's wealth, and are encouraged to take roles in the family business rather than pursuing a post secondary degree. This is creating pockets of affluent but less



educated youth. During economic downturns, manufacturing and construction industries can be heavily hit. This creates the potential risk self-employed individuals in these sectors, and for unemployed and dependent youth, especially those with less education and fewer transferable skills. This could make currently affluent, low-needs neighbourhoods show larger demands for services and supports in unexpected areas of the City.

Types of Employment



The recession in 2009 is likely producing increases in unemployment, and layoffs have been identified as affecting Vaughan residents who previously worked in the manufacturing industry. Layoffs in Vaughan have significant impacts due to the high number of homeowners whose shelter costs consume more than 30% of their income. These people are at risk of losing both their jobs and their homes. Compounded with the lack of rental units in the city, some of these people will be forced to move into multi-family dwellings, or move out of the city.

Currently, over half of the workers in Vaughan are working outside of the city. Most of these people (89%) are driving or getting a ride to work. This is an indication of a public transit system that is not meeting the needs of the community. In 2006, there were about 10% more people working in Vaughan than in 2001, which is an indication of a developing local economy that could assist in sustaining Vaughan through the recession.

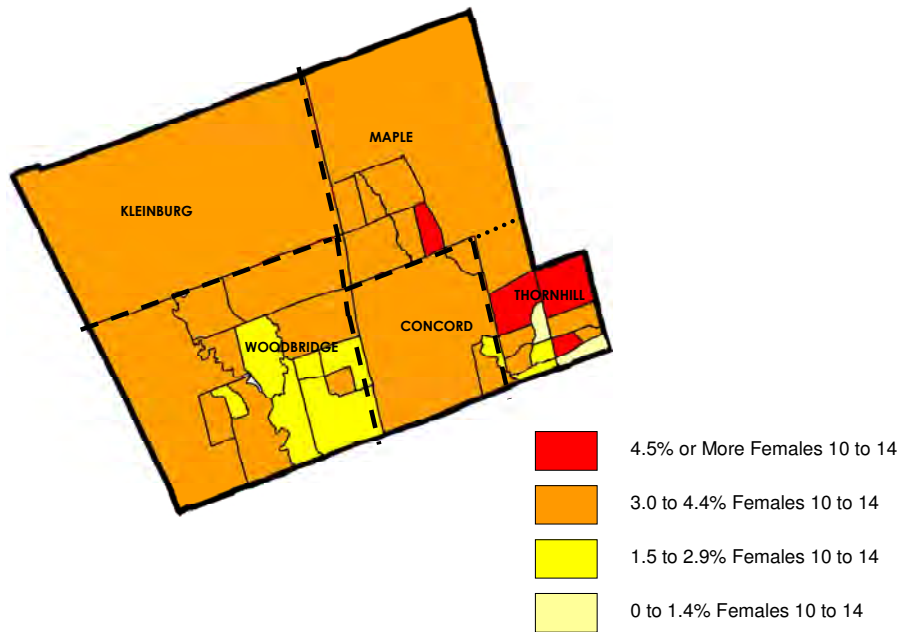
Activity, Physical and Mental Health

Vaughan offers a range of opportunities for residents to be active through community centres, natural and park areas. However, physical activity levels are low in Vaughan. According to the Vaughan Tomorrow study, almost 2 in 3 children do not get the recommended amount of physical activity necessary to stay healthy. This may contribute to the fact that 45% of York Region residents are considered overweight or obese. Many households in Vaughan (70%) are using community centres for aquatics (38%), weights (16%), and gym sports (13%), but the frequency of this usage is not clear. There is also a trend towards less structured physical activity as indicated in the youth survey; however, according to local service providers, South Asian families have identified a need for more structured family play.

The Vaughan Tomorrow Activity Public Opinion survey found that activity levels in females tends to drop between the 10 to 13 years old. Here a cycle of inactivity develops. The study also found that the mother's physical activity levels were a major determinate of the children's physical activity. For the future health of families, it is important to provide services for young women in this age group. Recreation staff at a Vaughan CHC focus group noted that this drop in physical activity leads young women to watch instead of participate, and new strategies to re-engage them

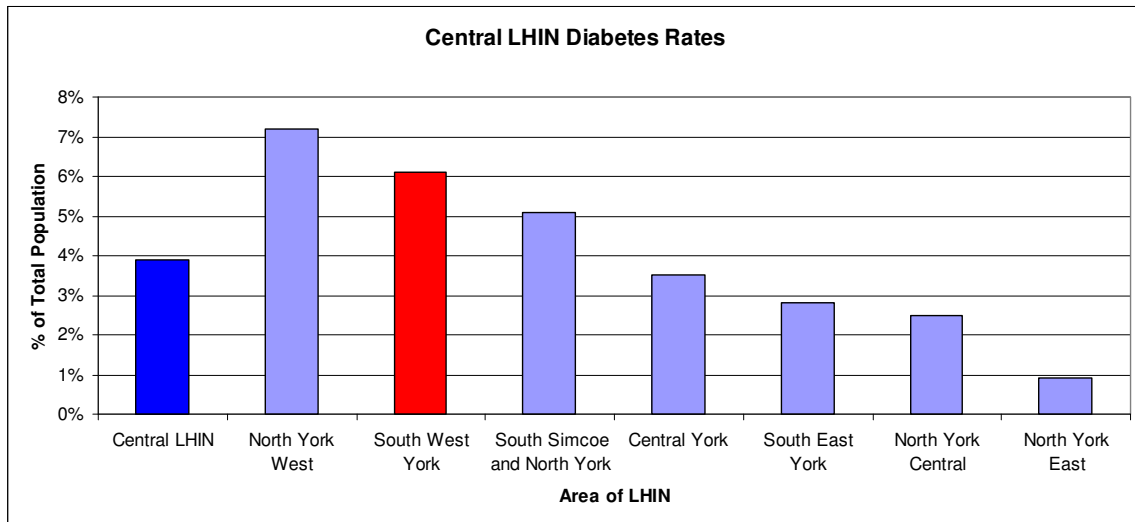
are needed. Others have noted that some drop in physical activity for pre-teen girls is a result of cultural issues, and that there is a need for culturally appropriate physical activities for females that may involve segregation from male physical activities. This diversity in service needs again can provide a stress of current recreation programs.

Vaughan Females Ages 10 to 14



As Vaughan continues to grow and expand, places to engage in physical activity will need to grow and expand as well to ensure that residents can remain active and improve their health.

Vaughan's ageing population, high rates of immigration, housing affordability issues and activity levels are all indications of a rising need for physical and mental health services. According to the Central LHIN, diabetes and cardiac disease are increasingly becoming issues in Vaughan. This is especially true of South Asian populations. In 2008, Vaughan had the second highest diabetes rate in the Central LHIN at 6.1% of the population. The number of cases of diabetes in Vaughan is expected to grow from 12,000 to 20,000 in the next 10 years. Cardiac disease affects 16% of the population which is the average for the Central LHIN. However, the number of cases of cardiac disease is supposed to nearly double over the next 10 years; the fastest increase in the Central LHIN. Over 1,900 seniors are affected by Alzheimer or dementia. According to the Central LHIN about 90% of Vaughan falls into the region of South West York. This data excludes about 20,000 people in South West Woodbridge and residents North of Kirby Rd.



Mental health can also be affected by stress resulting from a number of issues outlined earlier in this report. Based on an estimate by the Central LHIN (no data was available beyond Central LHIN-wide data), the number of people living with mental health issues is 42,880. 1 in 9 of these people have serious mental illnesses. Substance abuse is also estimated to be a serious issue with Vaughan with over 17,500 people affected.

Despite the need for services, there is a shortage of physical and mental health services in Vaughan according to the Central LHIN. There are no hospitals in Vaughan, and a lack of General Practitioners with only 59 GPs per 100,000 people compared the LHIN average of 72. There are a high number of walk-in clinics scattered throughout the city, but some people who are in need of continuous or frequent care are forced to leave the city for service. According to the community consultation done for the Vaughan CHC and the 2006 Community Engagement Report, Italian seniors are going South to Toronto for medical services, and others are going to Markham. There is also a shortage of mental health services in Vaughan with many people leaving the city in search of services. Vaughan has about half the proportion of psychiatrists as the Central LHIN at 4.5 per 100,000 people. Overall, health services are concentrated in Thornhill and South Woodbridge. According to the Central LHIN, physical and mental health services have not expanded to match the population growth Vaughan has experienced. While many commuters are accessing services near their place of work, as Vaughan population grows further North and as the local economy develops, the lack of local services will present further challenges.

Newcomers face additional boundaries in terms of access to health services. Beyond language barriers, the Central LHIN identified that newcomers are faced with challenges when trying to understand and navigate the system. Newcomer children are not receiving dental, vision, or hearing screenings prior to entering school. This is partly due to ministerial and boundary issues that prevent parents from getting access to screenings. Some newcomers will not access mental health services due to language barriers and the negative stigmas attached. This is an indication that mental health issues could be more common than estimated by the LHIN. This highlights a need for culturally appropriate mental health services in Vaughan. According to a focus group of service providers and community members, South Asian immigrants are also accessing homeopathic preventative treatments in Maple, or are traveling to Peel Region. A more culturally inclusive approach to medicine needs consideration. Since some people are being forced to leave the City for health services, transportation issues identified previously can exacerbate access to health services issues.

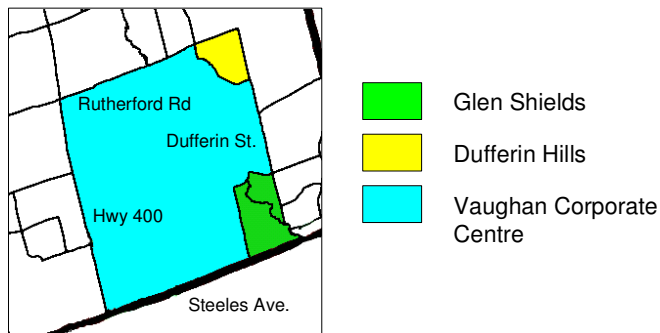
Concord Neighbourhood Profile

Introduction

Background

The neighbourhood of Concord is largely a commercial and industrial community with pockets of residential areas along the Northern and Eastern boundaries. These areas, while considered part of Concord, may feel a closer connection with other neighbourhoods.

Map of Concord



The North Eastern corner of Concord (Dufferin Hills) could easily be considered part of Maple or Carville, while the South Eastern corner (Glen Shields) is right on the border with Thornhill. The central area of Concord is often referred to as the Vaughan Corporate Centre. Concord is the newest neighbourhood in the City with no residential growth happening prior to 1971. Concord is physically divided in two by railyards that measure almost a kilometer in width that run

between Steeles and Rutherford. There are no through roads North of Highway 7 that connect the East and West portion of the neighbourhood. Vaughan Mills Malls is located near the North West corner of Concord. In 2006, Concord had a total population of 15,875 people and was the second smallest of Vaughan's neighbourhoods.

Growth

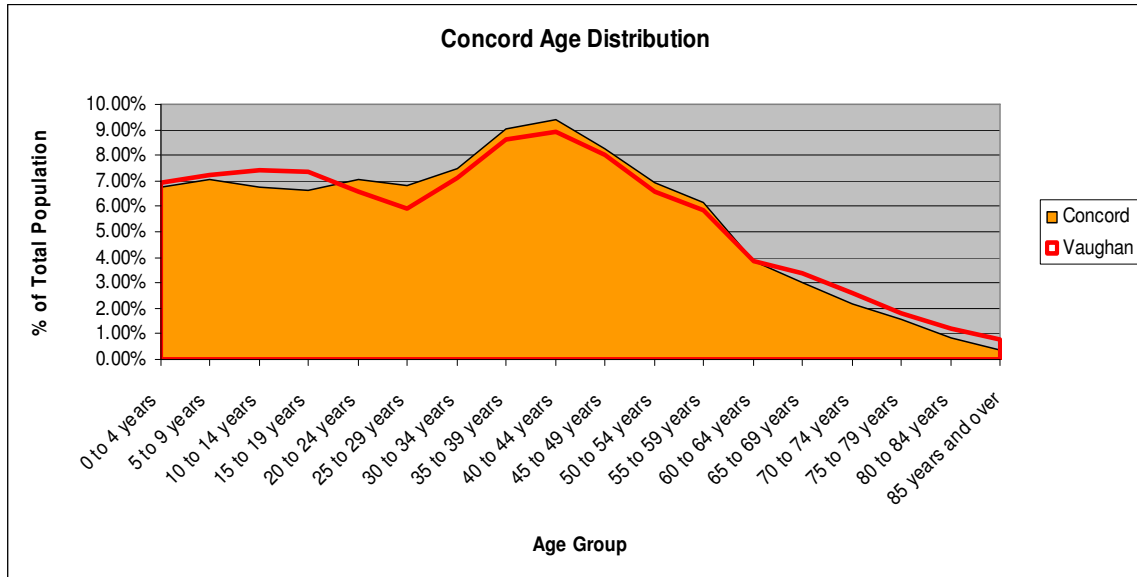
Concord has undergone extensive growth between 1996 and 2006. Over 70% of all homes in the area were constructed in that time. According to the Vaughan Tomorrow study, the Vaughan Corporate Centre area is slated for intensive residential growth as part of the Province's Places to Grow plan. This area will see a population of 200 to 400 people per hectare by 2031. This high density of residents will likely require high rise apartment buildings. Currently, there are no residential areas in the corporate centre, and it is expected to grow in population to over 16,000 over the next 25 years. The corridor along Steeles Ave. between Keele and Jane is also expected to grow to over 13,000 from a current population of zero. As Concord itself is almost completely built up already, this means that new development will be happening on currently commercial or brown-field lands.

These numbers indicate large amounts of growth in areas that do not have the current infrastructure for dense residential areas. The most recent area of growth in Dufferin Hills is made up of mostly single- and semi-detached homes. Since most of the projected growth will happen in the Corporate Centre, the number of apartment buildings and row houses will increase to meet density targets. The new growth areas in Concord are centred around the proposed subway extension that will connect Concord residents with the Toronto subway system.

Ages and Families

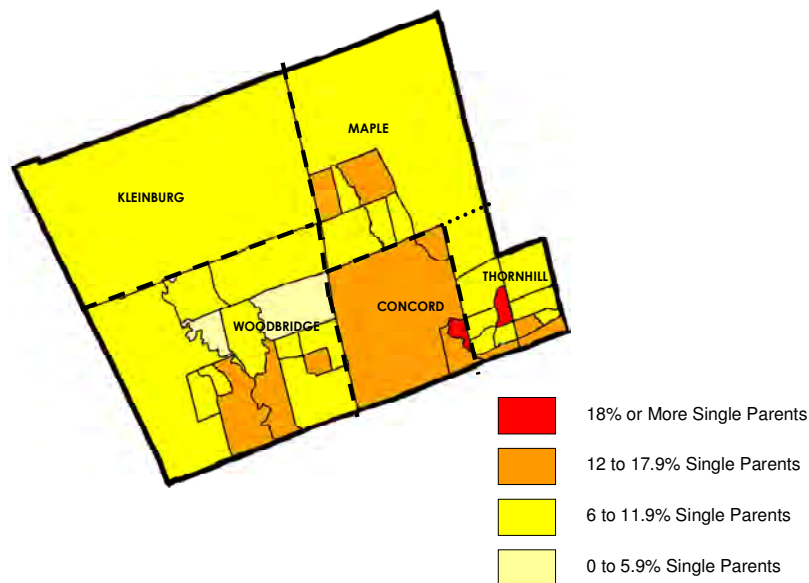
Concord is a community of young families with a slightly higher youth population as well. Between 2001 and 2006, Concord had a drop in the number of children in the neighbourhood and a rise in the number of seniors. Like the rest of the City of Vaughan, this is an indication of an

ageing population. However, even with an increase in seniors' populations, Concord has some of the lowest numbers of seniors.



There are a high number of single parent families in the neighbourhood at 15% of all families. This is the highest proportion of single parent families in the city. These families likely face economic and time barriers to accessing services. It is difficult for single parents to take time off work, or time away from their children to go to needed services. Almost 1 in 3 single parents are living below LICO. Interestingly, only 1 in 17 children under 6 years old are living below LICO. This indicates that the children of single parents are older than the young families that are residing throughout the neighbourhood. Single parent families are likely some of the lower income earners in the neighbourhood. The single parent families are concentrated around Glen Shields area at Dufferin and Clarke.

Vaughan Map of Single Parent Families

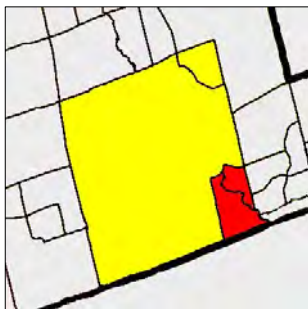


Concord is predominately made up of families with only 1 in 50 people living alone. Only 1 in 20 seniors live alone compared to the City average of 1 in 8. The high density growth planned for Concord will likely be facilitated by the construction of smaller households, and a move away from single-detached homes. This could provide more housing opportunities for those who choose to live alone.

Housing and Income

Despite being the neighbourhood facing the most income issues in Vaughan, overall incomes are high and an indication of an affluent population. Concord has the highest rental rates in the City at 1 in 9 homes. These rentals are mostly located around the Glen Shields area. In spite of the higher rental rates, Concord also has the highest number of multi-family households at 1 in 11 homes. This is an indication that people are not able to afford either housing or rent in the neighbourhood. Multi-family living can affect families in a number different ways by overcrowding and a loss of privacy.

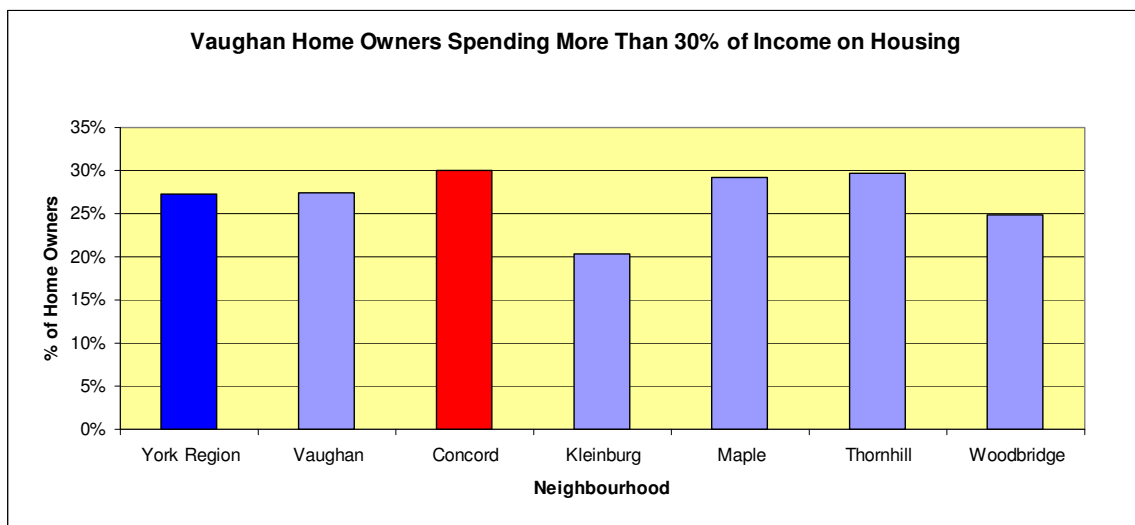
Concord Multi-Family Households



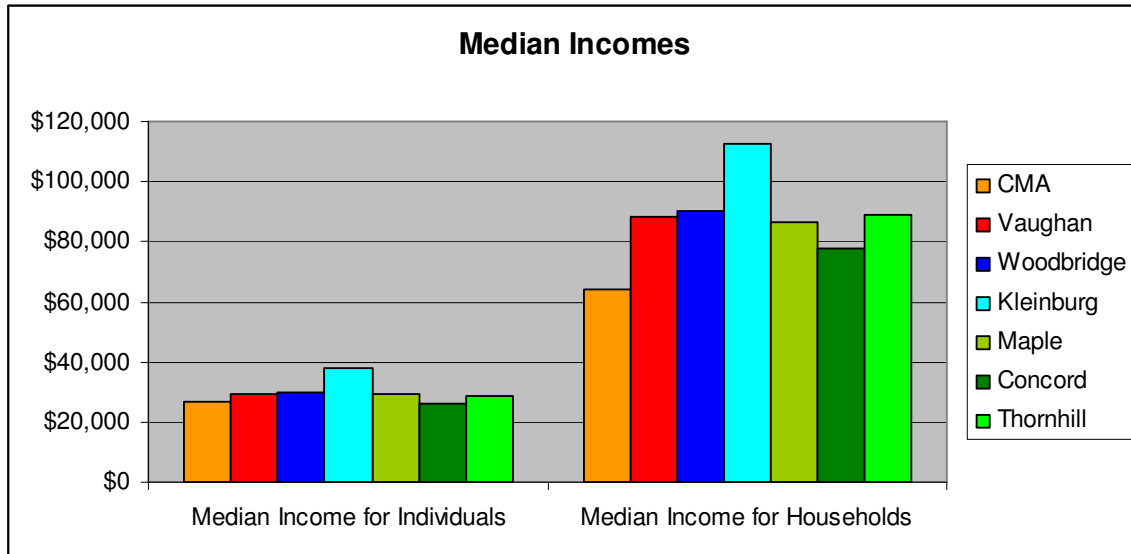
- 9% of Homes and Over
- 6 to 8.9% of Homes
- 3 to 5.9% of Homes
- 0 to 2.9% of Homes

Rent in the neighbourhood is expensive at \$1,204 per month. However, only 38% of renters are living in apartments that consume more than 30% of their income. This number is likely brought down by some more affordable rental properties around the Glen Shield area where average rents are \$995 to match lower incomes in this area. The people facing some of the biggest financial burdens in terms of

housing are the home owners in the Dufferin Hills area in the North East where the cost of living is generally higher. In this area, 38% of home owners are living beyond their means. This is higher than the Vaughan average of 28% of home owners.



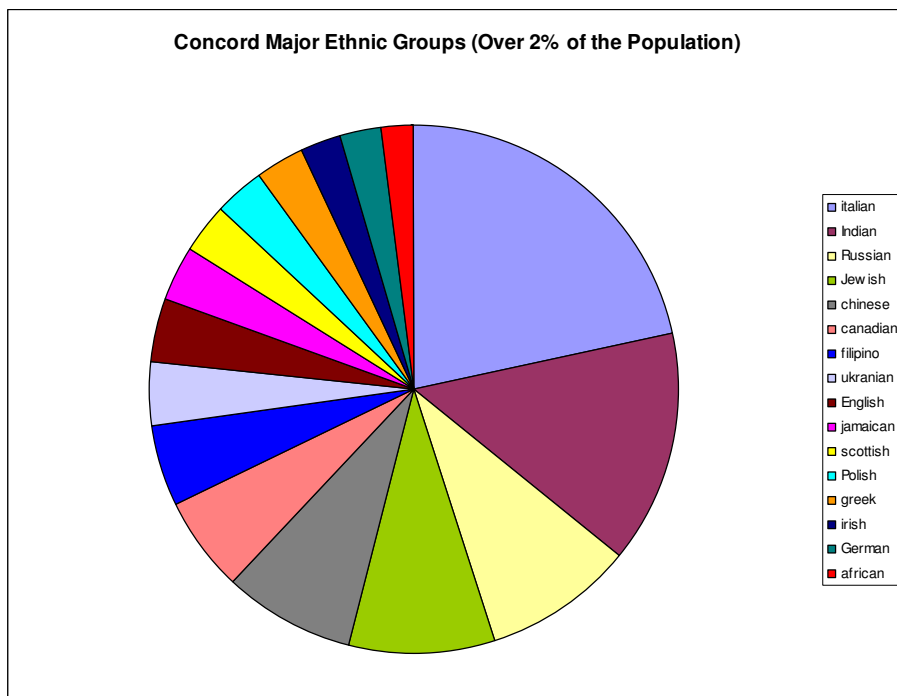
Median incomes, while still higher than the Census Metropolitan Area (which includes York Region, Peel, and Toronto) average, are the lowest in the city with an average median household income of \$77,604 and individual incomes of \$26,378. Incomes in Concord have remained virtually the same as in 2001 in spite of inflation and cost of living increases. Rents have increased by 36% and housing costs by 41% in comparison. This is an indication of many families that are now facing new economic challenges in the neighbourhood.



Language and Immigration

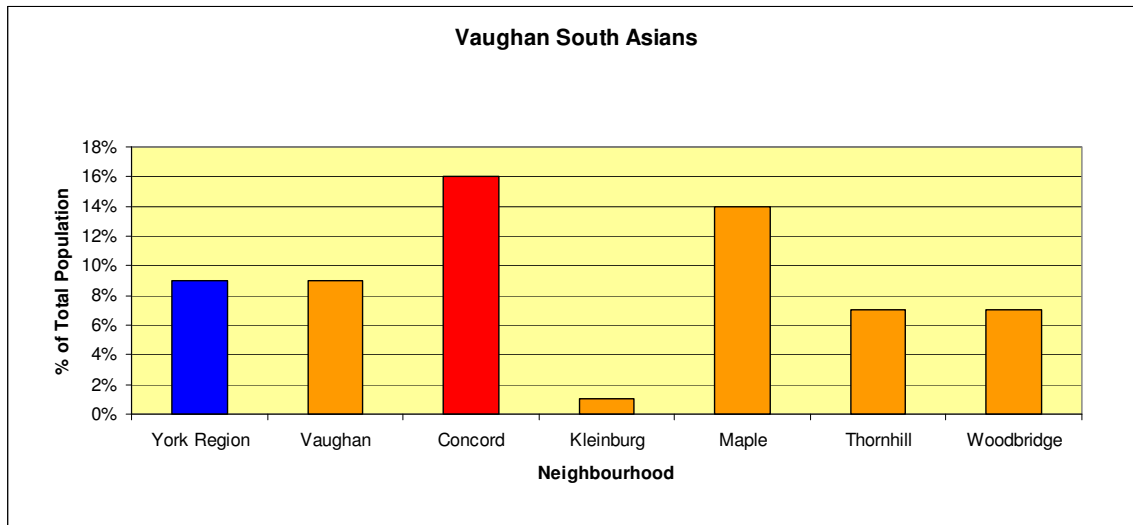
Concord is the most culturally diverse of the neighbourhoods. The neighbourhood has the highest proportions of visible minorities, immigrants, recent immigrants, number of languages spoken by at least 1% of the population, and the most people who speak a language other than English most often at home.

Ethnically, the neighbourhood is broken up into some major ethnic groups: Italian (21.2%), Indian (13.6%), Russian (9%), Jewish (8.6%), and Chinese (7.9%). Other ethnic groups are displayed on the graph below. The ethnic distribution shows not only a move away from Italian populations which tends to dominate Vaughan ethnic distributions, but towards ethnic groups that consist of more recent arrivals and are visible minorities.



Based on the ethnic distribution of Concord, it is not surprising that over 2 in 5 people are visible minorities.

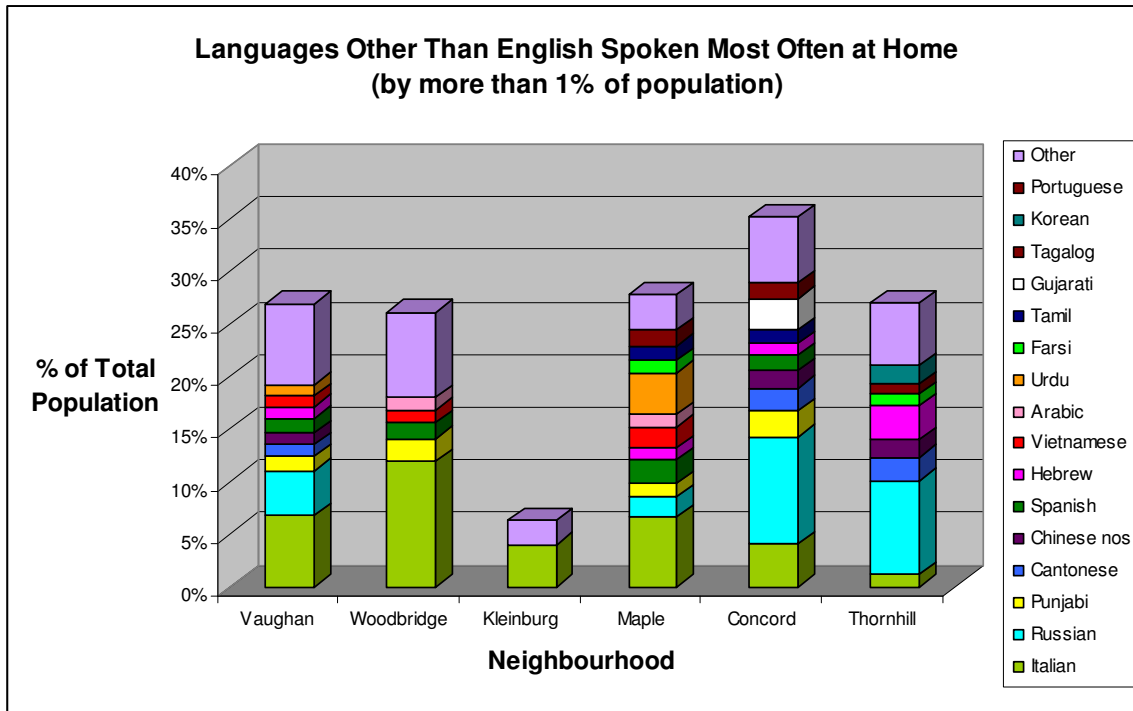
Concord is the only neighbourhood in the city where newcomers comprise over half of the population. Over 1 in 12 (8.4%) people in Concord are immigrants that came to Canada between 2001 and 2006. This is also the highest concentration of newcomers in the city. Recent immigrants in Concord are coming from Russia (17% of newcomers), India (13%), and Ukraine (13%). Indian newcomers are increasing the most dramatically as they were not a significant newcomer population in 2001, but Russian immigrants are coming into Concord in the highest concentrations anywhere in the city.



Recent immigrants are now more likely to come from Asia than from Europe which indicates a shift in the cultural make up of the neighbourhood.

In 2006, 10 different languages were spoken by at least 1% of the population and the number of people who speak a language other than English at home has more than doubled since 2001. Now more than one third of the population of Concord is more comfortable speaking other languages at home.

Local schools are translating materials for parents in Russian, Korean, and Chinese. However, the most prominent languages in the neighbourhood are Russian (10%), Italian (4%), Gujarati (3%) and Punjabi (3%). This is an indication that families that have school-aged children are speaking more East Asian languages than South Asian and Southern European. The diversity of the number and types of languages spoken at home highlights a significant challenge for people from Concord overcoming language barriers to access services.

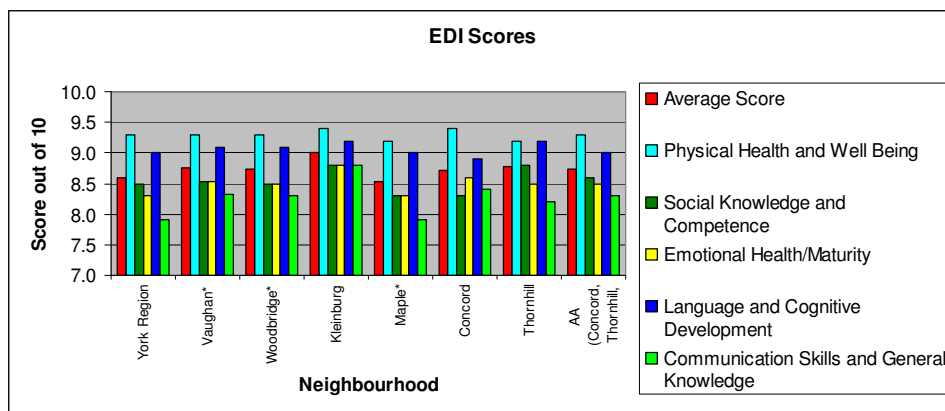


As concord continues to grow, these immigration trends will most likely continue. Early efforts to address service needs in these growing populations will be of value if the services are to keep pace with the growth in demand.

Education and Employment

People in Concord are generally well educated with increasing education levels. Only 1 in 5 people are without a high school education and almost 1 in 3 have a university degree. These numbers are both higher than the Vaughan average. Seniors in Concord are bringing the numbers down even further with 3 in 5 seniors not having a high school education.

Early Development Instrument scores are also generally high with the exception of scores in the Language and Cognitive Development category where Concord scores below average and the lowest in Vaughan. This is likely connected to the high numbers of people speaking languages other than English at home as students undertaking ESL are included in the data and would face lower scores on those tests during the early stages of their exposure to English.



In spite of generally high education levels, unemployment rates are slightly higher than the Vaughan average at 5.2%. By 2006, unemployment had increased by about 50% from 2001 levels. This can be linked to employment and possible accreditation issues of a large, highly educated immigrant population. Recent layoffs since 2006 have been affecting families in Concord. Families with demanding housing costs, including renters and Dufferin Hills homeowners who have may be facing serious challenges including losing their homes.

Over half of the working population (55%) commutes outside of Vaughan to work, but Concord has the highest number of people using sustainable forms of transportation (public transit, bicycle, walking) to get to work at 19% of the population. This comparatively good access to transit is an asset in seeking new employment during a time of economic volatility.

Youth, Seniors and Health

In spite of higher unemployment, youth unemployment is slightly lower than average for the city at 11%. Youth in Concord are nearby to Vaughan Mills which is both a major youth employer, and a local hang out for youth. However, youth populations are highest around the Glen Shields area which is 10 kilometers away.

While there are not many seniors living alone in Concord, they are likely facing isolation barriers to accessing services. Seniors were identified by local service providers at a Vaughan CHC focus group as living with their families and being given childcare duties while both parents are working. In Concord, 46% of people engage in unpaid childcare work. While the seniors are not living alone, they are left alone during the day and unable to leave the home. This can isolate seniors that are living with family.

Like the rest of Vaughan, Concord has a lack of medical and mental health services. There are a series of walk-in clinics along Dufferin along the boundary with Thornhill. While these services can offer temporary or immediate care, people seeking continuous care are forced to leave the neighbourhood. The Vaughan Corporate Centre has very few General Practitioners and walk-in clinics. Once Concord begins to grow in these areas, services will need to expand to serve these populations.

Kleinburg Neighbourhood Profile

Introduction

Background

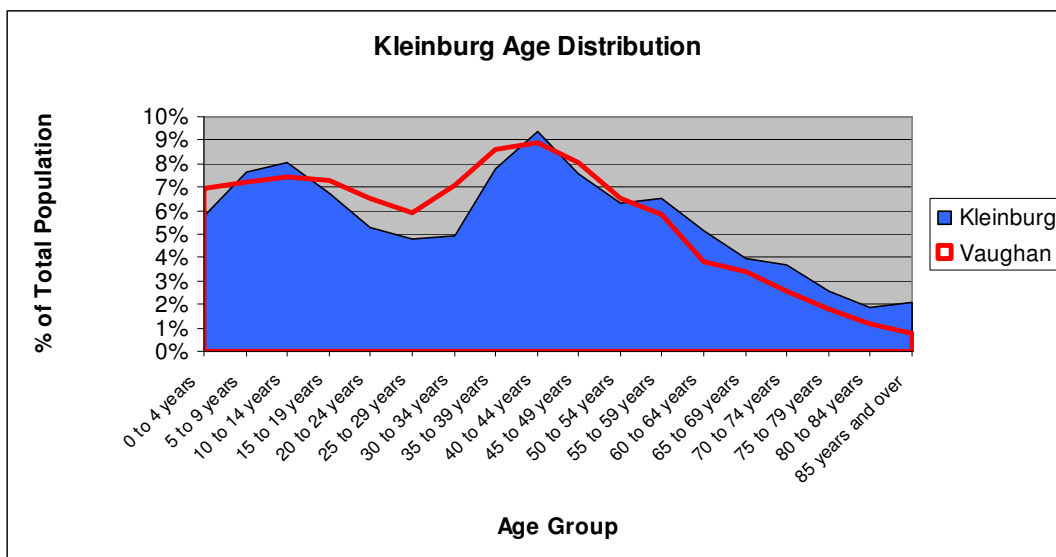
The town of Kleinburg has its origins in the 19th Century, and has not seen the same levels of growth as seen in the rest of Vaughan. The town itself, home to over 900 people in 2001, is nearly completely surrounded by rural and agricultural lands. All of the data combines the town with the more rural areas that neighbour on it. The Kleinburg neighbourhood therefore has the most green field and natural spaces in the city, including the Boyd Conservation Area. The current population of this combined area North of Major McKenzie and West of Highway 400 was 5,284 in 2006. Because it is a small, rural community located further North, services are further away for the people living in Kleinburg.

Growth

While the area around Kleinburg has been growing slowly, there is projected growth that will likely change the area. The two main areas of projected growth are the areas of Vellore Village North of Major McKenzie Rd., and the area North of Teston Rd. and West of Highway 400. The Vellore Village area, split between Woodbridge and Kleinburg, is expected to grow from 20,000 to 40,000, and the North of Teston Rd. area, split between Maple in Kleinburg, from under 4,000 to over 77,000. The number of single- and semi-detached homes is expected to level-off by 2016, and much of the growth beyond this point – in the North of Teston Road area – will be row houses and apartment buildings. The population of Kleinburg will increase significantly with these growth projections.

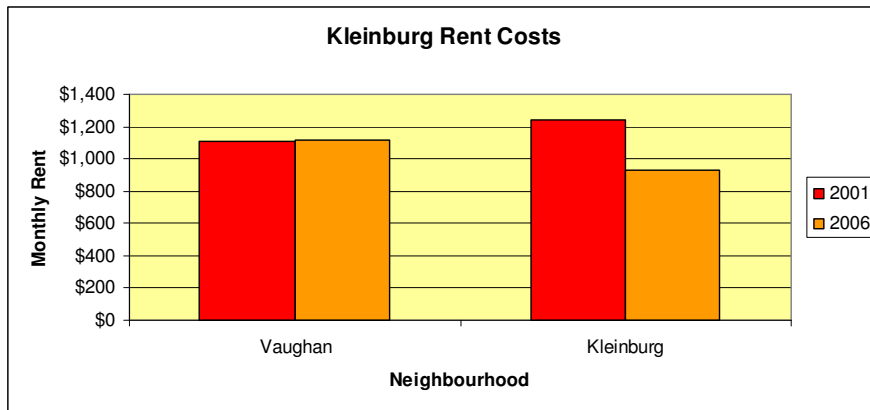
Ages and Families

The area of Kleinburg is generally made up of baby boomers, young families with children, and well settled seniors. Kleinburg has an average number of children for the city at 22%, a low number of youth at 12%, and the highest proportion of seniors in the city at 15% of the population. 1 in 11 families in Kleinburg are single parent families.

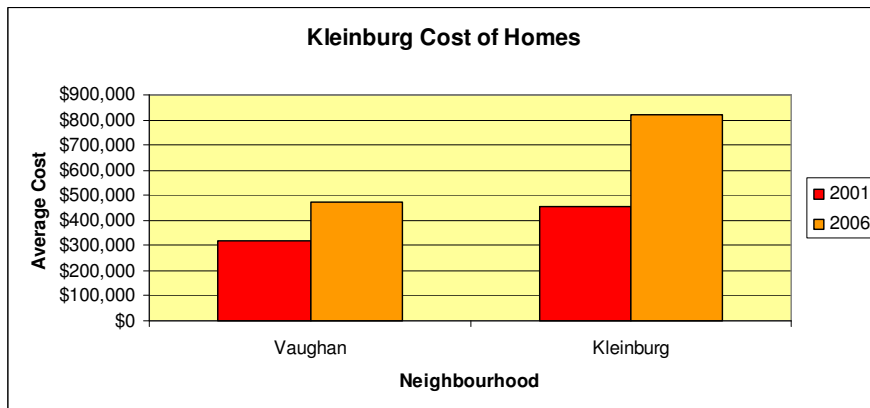


Housing and Income

Kleinburg is a generally affluent community with a lot of single-detached homes. Almost all of the homes (94%) in Kleinburg are single-detached homes. The number of rental units in the area is above average for Vaughan, indicating that some residents are renting single-detached homes. The areas North of Kirby Rd. have been identified as including rural homes that are often rented to families with low incomes.



Average rent in Kleinburg is the cheapest in the city at \$929 a month. Average rent dropped by over \$300 a month between 2001 and 2006. The low rent is an indication of small pockets of lower income earners. Only 4% of families are living with low incomes, these are almost exclusively single parent families with older children. No children below the age of 6 in Kleinburg are living with low incomes.

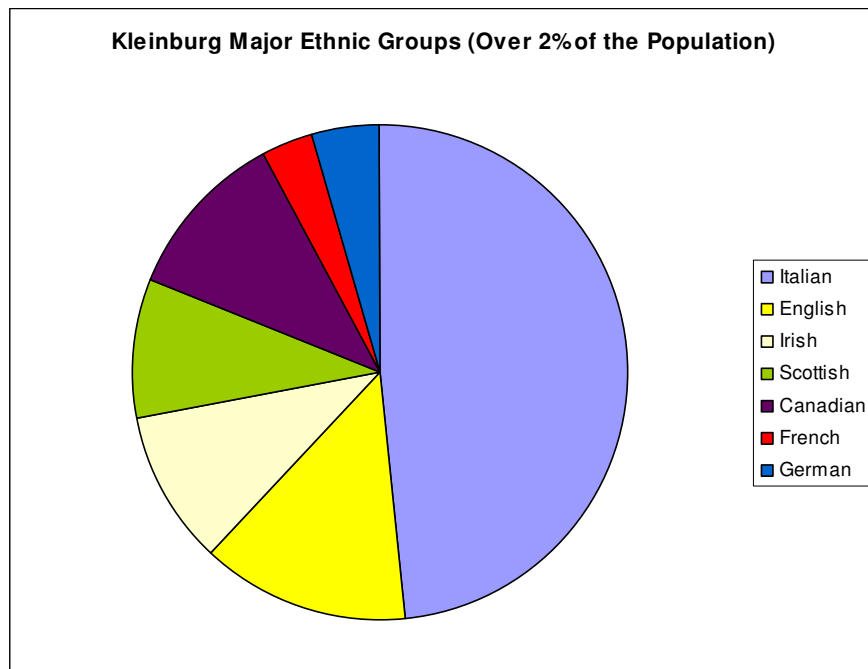


The price of homes is nearly double the city average with an average costs of \$818,000. Incomes in Kleinburg are also significantly higher than the city with a median household income of \$112,000. Together, this data suggests a very polarized population with some residents living in great affluence while other, often in isolated rural homes, living on much lower incomes. Because of the affordable rentals and high incomes there are not as many people devoting a disproportionate share of their incomes to shelter costs in Kleinburg.

With the high costs of homes, it is not surprising that Kleinburg has a similar proportion of multi-family homes that is typical for Vaughan.

Language and Immigration

Kleinburg is generally a non-immigrant white community that is predominantly of Italian and British Isles origin. The most common ethnic backgrounds of residents are Italian (58%), English (16%), Canadian (13%), and Irish (12%). Visible minorities in Kleinburg make up only 4% of the population, and they are mostly South Asian and Filipino.



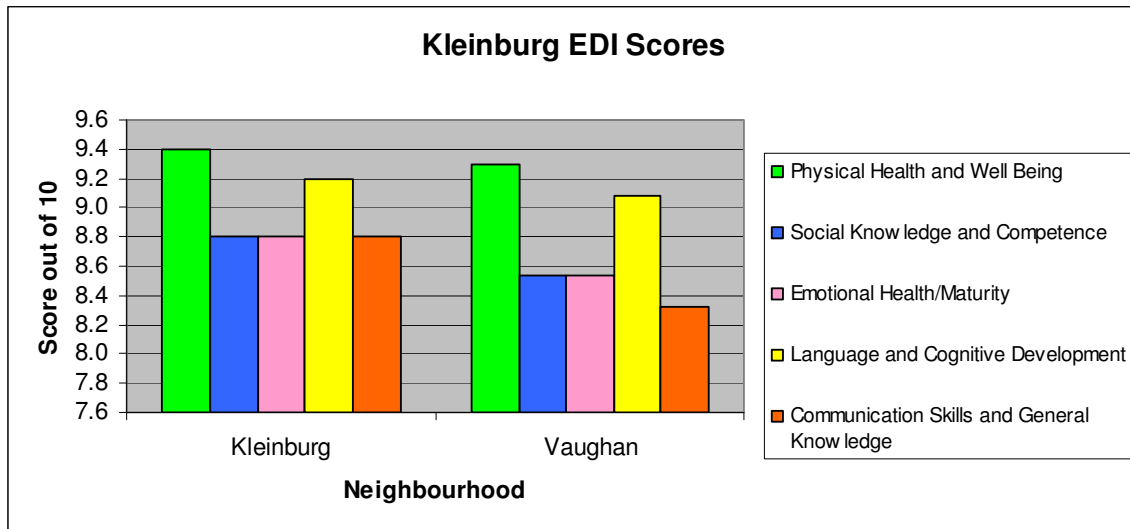
Immigration is low at less than 1 in 4 people, and recent immigration is almost non-existent in Kleinburg. There are only 20 people in Kleinburg that immigrated between 2001 and 2006. This is an indication of a population that is well established, and that is remaining relatively stable.

Residents of Kleinburg are facing the fewest language barriers of all the neighbourhoods. Italian is the only language other than English that is spoken at home most often by at least 1% of the population. 4% of the population speak Italian at home. There are only about 20 people in Kleinburg that do not speak English.

Projected growth is expected to change Kleinburg considerably. With Vellore Village making up a significant proportion of Kleinburg's growth, the recent trend to newer immigrant, South Asian families in that area will likely result in a more diverse cultural mix.

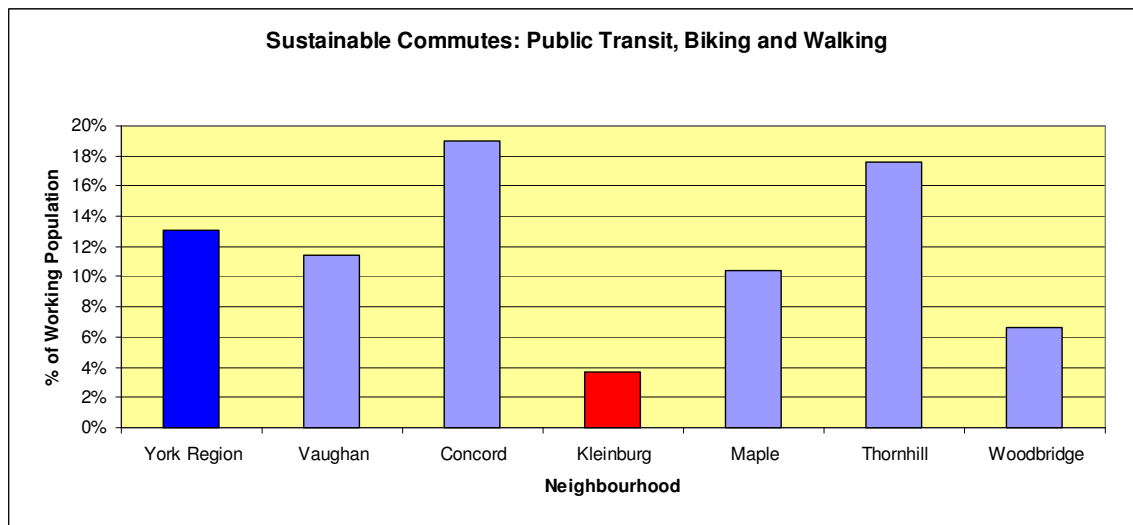
Education and Employment

Education levels in Kleinburg are typical of Vaughan as a whole. However, education levels for seniors are the highest in the city with 37% of seniors not having a high school education. Early Development Instrument scores are highest in the area, indicating that children in the area are the most well prepared for school. Kleinburg has higher EDI scores than the city and York Region averages in all five categories.



Unemployment rates in Kleinburg are lower than average at 3.4%, but youth unemployment is average for the city at 12%.

While a lower than average number of people (40%) are commuting outside of Vaughan to go to work, those people are almost entirely commuting by car. Limited public transportation and the proximity to Highway 400 make car travel more likely.



Youth, Seniors and Health

While youth are facing high unemployment rates, they are also likely facing social isolation and limited access to services issues because of the location of the area.

There is a high number of seniors in the community and many of those seniors (14%) are living alone. These seniors tend to be more affluent and are generally well connected to social networks and well resourced for supports in Kleinburg. Those seniors that are less affluent may not be getting the services that they need. Access to transportation is another barrier for seniors in Kleinburg accessing services outside of the community.

The location of the community suggests that people in the area are likely facing barriers accessing medical and mental health services because of a lack of services in the area due to a smaller population, the long distances to services, and a limited public transit system.

Maple Neighbourhood Profile

Introduction

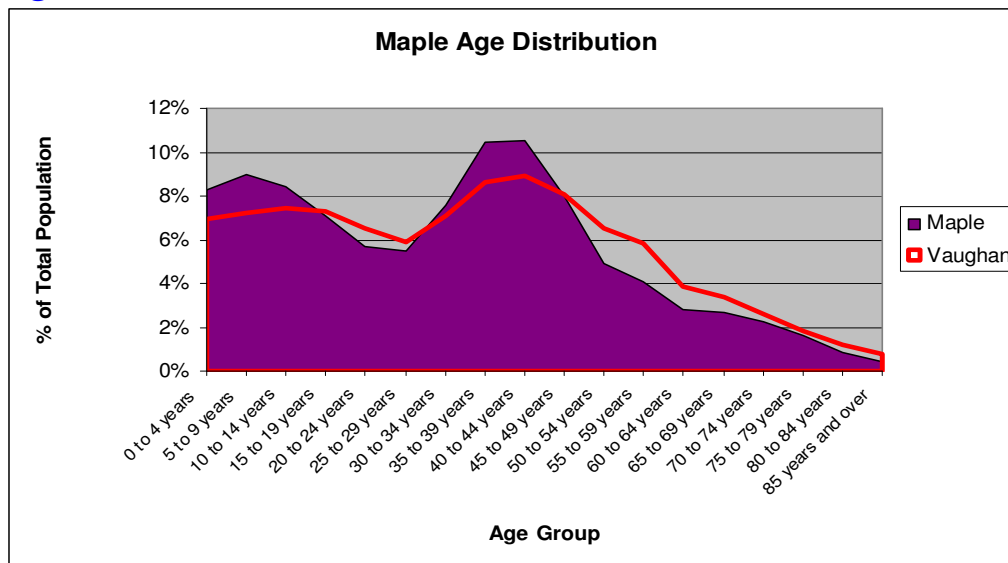
Background

Maple was an old farming village that dates back to the 19th Century and was centred around the intersection of what is now Major McKenzie Rd. and Keele St. The neighbourhood of Maple generally consists of the area East of Highway 400, and North of Rutherford Road. Census data divisions limit the data to Teston Road in the North and the Go Train rail line in the East. Maple is an almost entirely residential neighbourhood with a few commercial areas along Rutherford Road and Canada's Wonderland near the intersection of Rutherford Road and Highway 400.

Growth

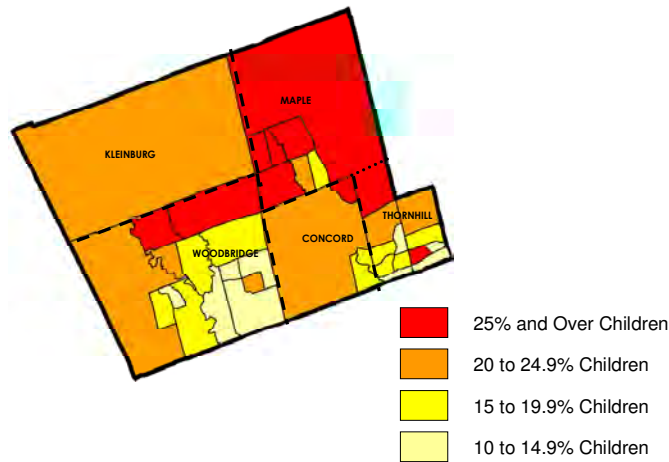
The population of Maple in 2006 was 49,388 people. This makes it the third largest population in the city. Maple is also among the fastest growing communities in Vaughan. Almost all of Maple's homes (85%) were built between 1996 and 2006. The City of Vaughan's homes as a whole grew by 57% during the same time. This rapid increase in population may not have allowed time to develop well established social networks or informal supports in an area that is low on local services. There are two major growth areas identified in Vaughan Tomorrow study around Maple that will continue to see great increases in population and therefore place stress on local service infrastructure. These areas of growth are Carville, North of Rutherford Rd., and the North of Teston Rd. area. While both Carville and the North of Teston areas are spread out between different neighbourhoods (Carville in Thornhill and Maple; and North of Teston in Kleinburg and Maple), they both indicate significant growth for Maple. The Carville area will nearly triple in population from over 20,000 to over 61,000, and the North of Teston Road area will grow from almost 4,000 to over 77,000 people.

Ages and Families



Maple has the highest concentrations of young families in the City of Vaughan. 1 in 4 (26%) people in the neighbourhood are children under the age of 14. There are comparatively low numbers of youth (13%) and seniors (8%).

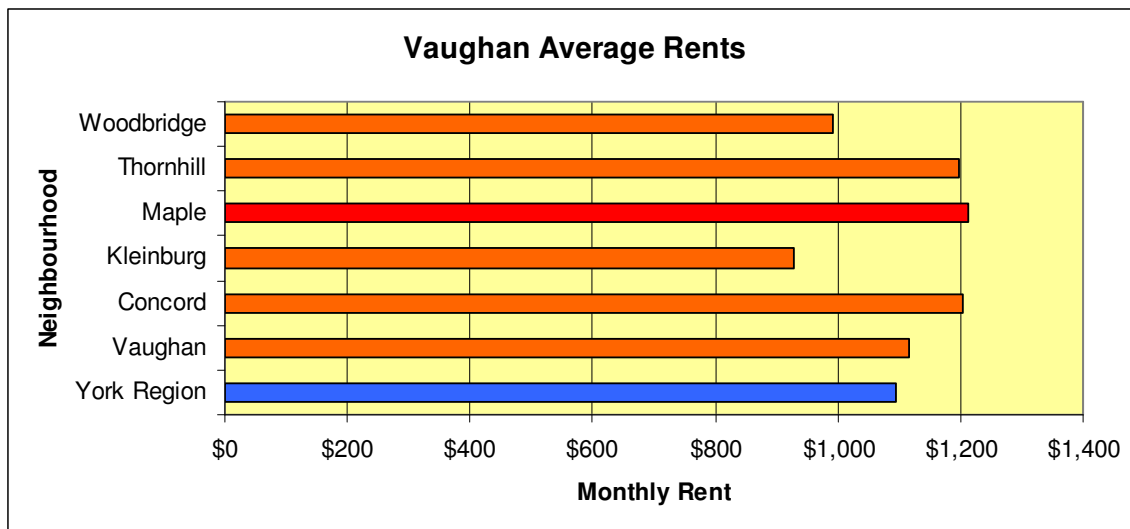
Vaughan Map of Children Ages 0 to 14



Maple has the largest families in the City with an average of 1.6 children at home. For this reason, Maple has the highest number of people doing unpaid childcare work at 52%. While 1 in 9 families are single parents, these families tend to be much smaller than married couple families with over half (54%) with only 1 child at home. 28% of married couple families have 1 child at home.

Housing and Income

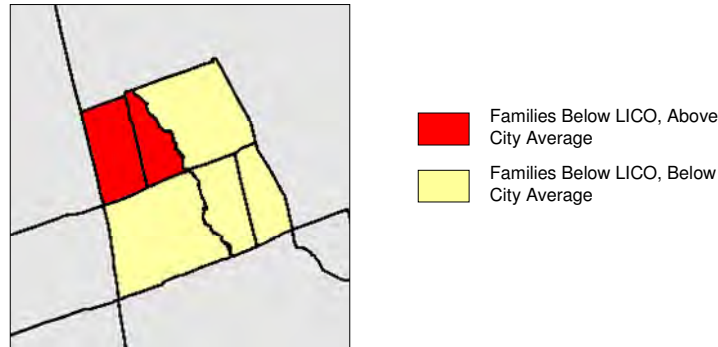
Two thirds (66%) of homes in Maple are single-detached, while another 25% are semi-detached and row houses. While this type of housing is conducive to young families, the lack of rentals (5% of homes) is exacerbating housing affordability issues in the neighbourhood. With the small supply of rental units, the costs of rentals are the highest in the city with people spending an average of \$1,214 a month – an average increase of \$80 from 2001.



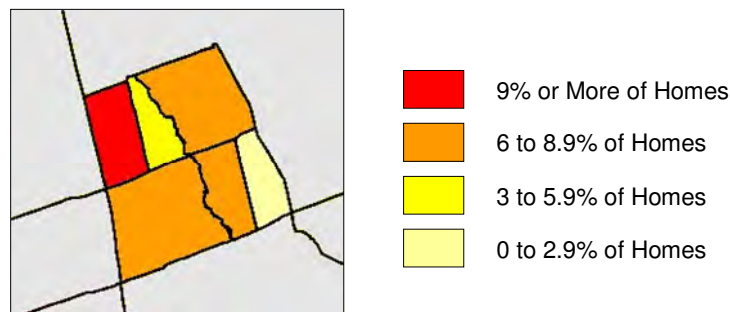
While incomes in Maple are higher than the York Region average, income levels are slightly below the city average with a median household income of over \$86,000. There are some pockets of poverty in the neighbourhood with 10% of families and 1 in 9 children under the age of 6 living below LICO. This is an indication that young families are more likely to be living with low

incomes. Over half (52%) of all tenants in the neighbourhood are spending more than 30% of their incomes on housing. There is only one social housing building in Maple with 30 units. Since only 5% of households are rental units and 10% of families are living below LICO, at least half of the families living with low income own their homes. Homes in Maple are generally less expensive than homes across Vaughan at \$413,000. Despite this, the costs of homes mixed with a low rental rate is likely contributing to housing affordability issues for home owners. 29% of home owners are spending more than 30% of their incomes on housing in Maple.

Maple Proportion of Families Living Below LICO



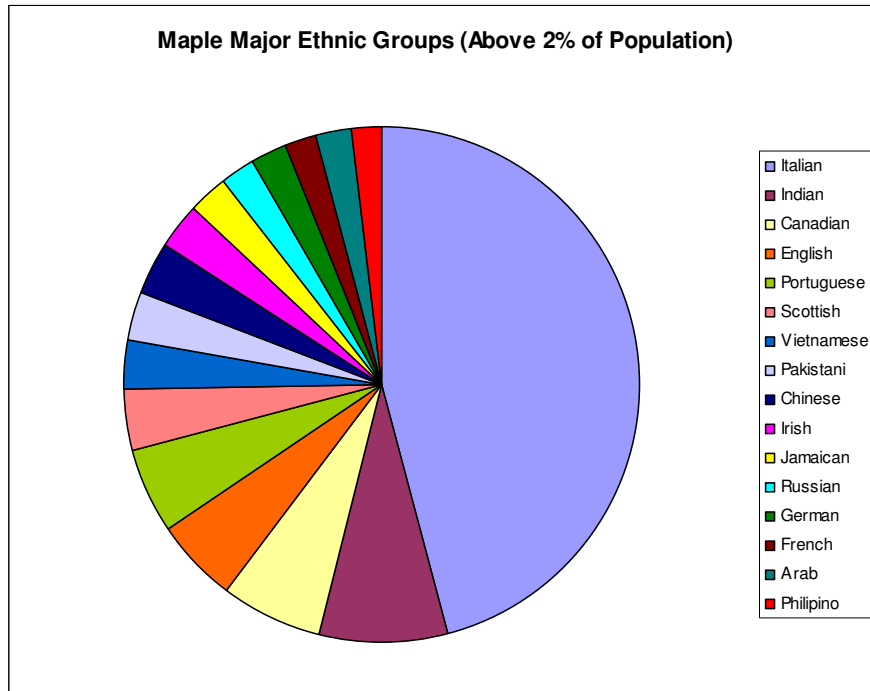
These housing affordability issues have increased the number of multi-family homes in Maple to 6% of all homes. This is an increase of 23% from 2001 levels. Anecdotally, some multi-family homes in Maple have been identified as housing up to 16 people. Some homes contain illegal rental units. This can create an unstable living environment for many families renting those units.



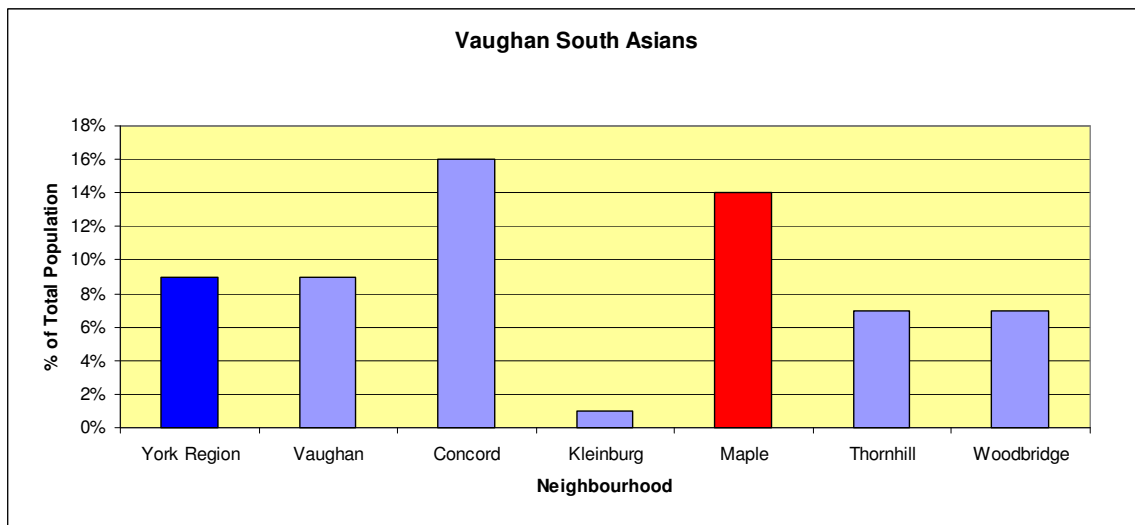
Services for people with low incomes are scarce in Maple and the need for a food bank in the neighbourhood has been identified.

Language and Immigration

Maple is traditionally an old Italian community. While there is still a core group of people with Italian ethnicity that make up about half (44%) of the neighbourhood, young families and newcomers are changing the ethnic landscape of the neighbourhood towards South and South East Asian communities. Other major ethnic groups are Indian (8%), Canadian (6%), English (5%), Scottish (4%), and Vietnamese (3.1%).

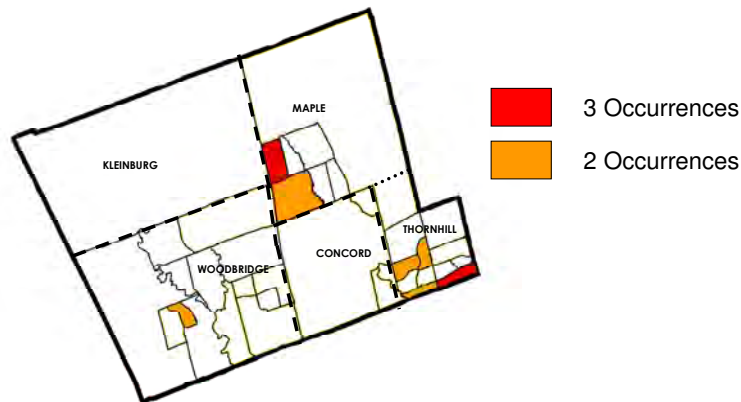


Along with an increased diversity in the neighbourhood, there has been a 65% increase in the proportion of visible minorities in the neighbourhood to 1 in 3 (34%) people. Maple has the highest proportion of Black people in Vaughan at 4% of the population. South Asian populations have doubled from 2001 to make up 1 in 7 people in Maple. This is the second highest concentration of South Asians outside of Concord and the highest total number of South Asian individuals in any Vaughan neighbourhood.



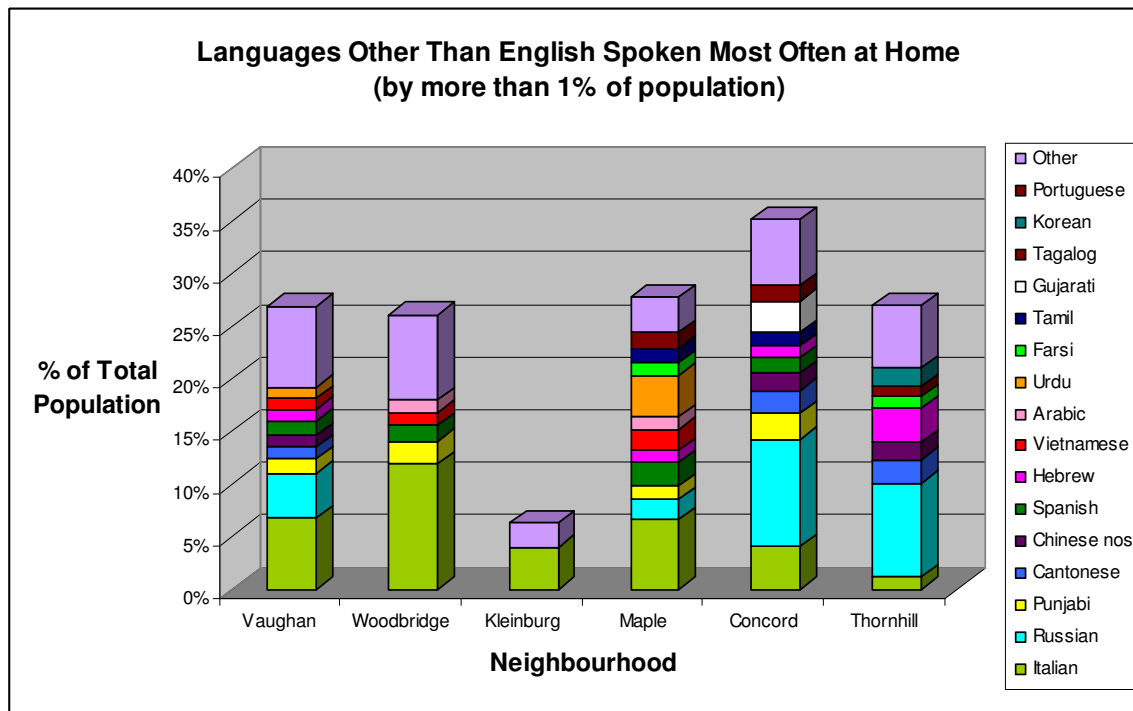
Immigration rates are slightly lower than the city average at 44%. Recent immigration is also lower at 4% of the population. Recent immigration, while limited, shows definite trends towards an increased South Asian population. 1 in 5 recent immigrants come from Pakistan. Indian and Russian newcomers to Maple also make up significant portions of the newcomer population at 12% and 7% respectively.

Language and Immigration Issues



Clusters were determined by looking at the top quartile (25%) of tracts in 3 categories around housing: proportion of recent immigrants, people who do not speak English, and people who speak a language other than English most often at home

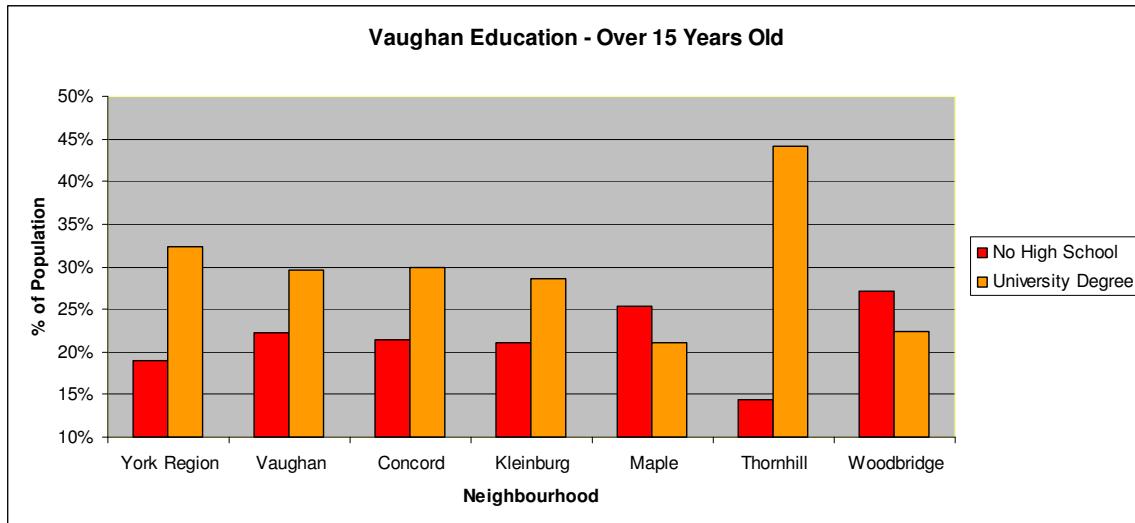
The increase in diversity in Maple is most evident in the numbers and types of languages spoken most often at home. Between 2001 and 2006, the number of languages spoken at home by at least 1% of the population increased from 2 to 10. As of 2006, 28% of people speak a language other than English at home. The top three of those languages are Italian (7%), Urdu (4%), and Spanish (2%). Interestingly, while Indians are the larger ethnic group, Pakistanis appear to be more inclined to carry out their daily lives in Urdu which may indicate a slower transition to English and exposure to greater language barriers.



As Maple becomes more diverse services will need to accommodate this divergent needs of the increasingly heterogeneous population.

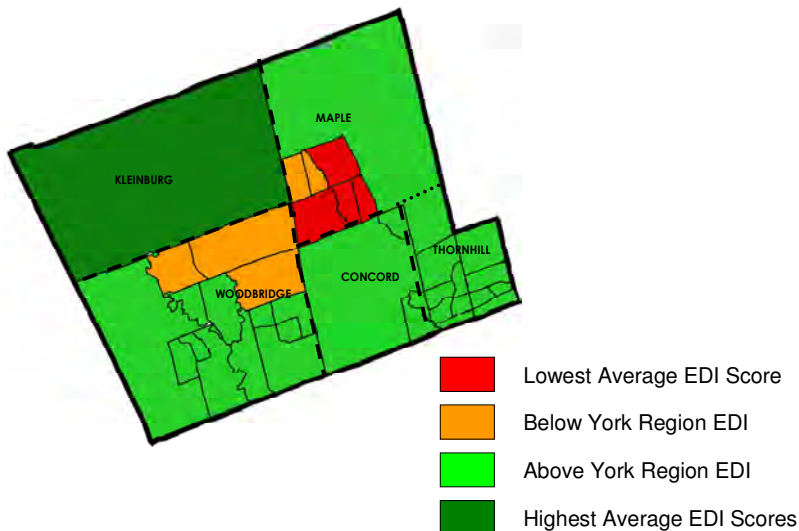
Education and Employment

Maple faces some of the biggest education challenges in the City of Vaughan. Maple has the lowest number of people with a University degree in the city at 21%. Also, 1 in 4 people do not have a high school education; this is the second highest number of people in Vaughan. The Italian seniors in the neighbourhood affect the total education statistics, as 70% of them do not have a high school education. However, youth and working age adults also have significantly lower education levels than the city average.



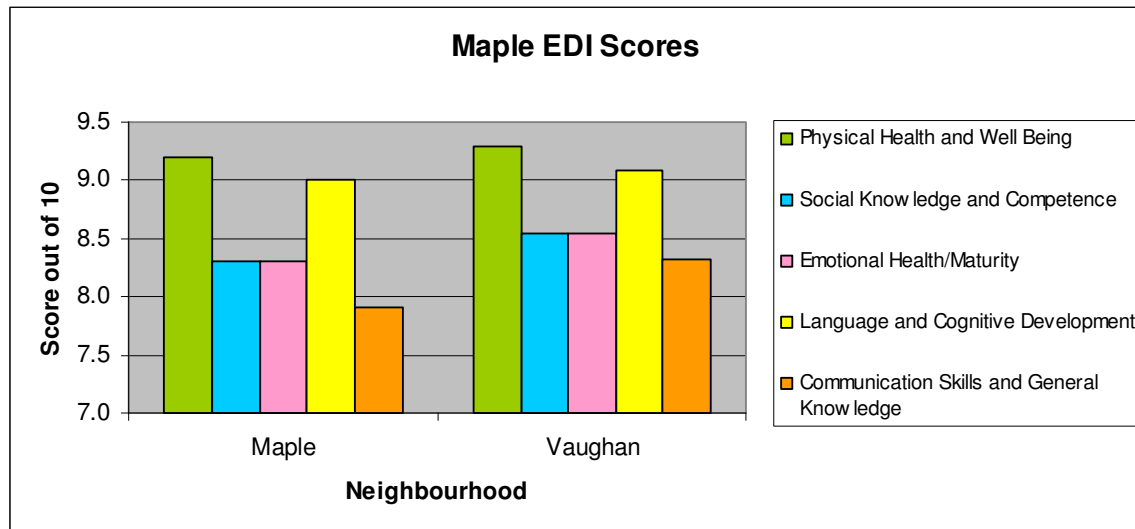
Early Development Indicator scores for Maple are not only consistently the lowest in the city, they are also dropping the fastest. While EDI scores are low compared to Vaughan, they are only slightly lower than the York Region average. Scores for Social Knowledge and Competence are lower than the York Region at 8.3 compared to 8.5 out of 10. The map below shows that EDI scores averaged out across the 5 categories are lower than the York Region Average across Vaughan.

Vaughan EDI Scores Compared to York Region



This can be as a result of children not socializing prior to school. This could be the result of children getting fewer socializing opportunities outside the home due to the provision of childcare at home by linguistically isolated relatives, in many cases seniors. The children are often

speaking a language other than English at home and are not given opportunities to formally socialize with other children. Services that address the isolation of pre-schoolers and their caregivers should be given consideration in service planning in Maple.



Unemployment rates are some of the lowest in the city at 4.1%, despite comparatively low levels of education. Youth unemployment is the lowest in the city at 7.2%. Because of the rapid growth in Maple, and housing affordability issues, people are likely moving to Maple after they already have a job. This situation may be changing in the context of the current recession and further analysis may be needed to ensure that the employment and income that sustain this community despite such significant housing affordability issues are sustained in 2009.

Just over half (51%) of the people in Maple are working outside of the city. This number has dropped from 59% in 2001 which indicates a growing local economy in Maple. Maple also has the lowest sustainable commute (public transit, biking, and walking) numbers East of Highway 400 with 90% traveling by car. This is likely due to a limited public transit system and Maple's distance from Toronto.

Youth, Seniors and Health

Youth unemployment is low and this is likely because two of the major youth employers in the city are in close proximity to Maple. Canada's Wonderland is located in the South West portion of Maple, and Vaughan Mills is located near Maple, just South of Rutherford Rd.

While an average number of seniors are living alone (12%), there are likely more isolated seniors living with their families and caring for their grandchildren. These seniors face barriers in accessing services during the daytime as they are charged with looking after the grandchildren. Not only does this isolate seniors, but it can have adverse effects on the readiness of the grandchildren to succeed in school.

Service providers at a Vaughan CHC focus group identified that there are some services working with children and families in Maple. "Together for Maple" in the neighbourhood is a team working to address some of the changing needs of the people of Maple (especially children, youth and families), by creating a network of supports and services. Children's mental health programs have also been implemented in the schools which are providing some mental health support. In terms of physical health, the high number of South Asians in the area suggests that Maple may be facing greater challenges associated with diabetes and cardiac disease. As these populations

continue to age, there will be greater demands on health services. Many people in the South Asian community of Maple are seeking homeopathic treatments and preventions. Some of these services are in Maple, but some people are traveling to Peel to get better access. Health services will need to consider broadening ideas of health services to meet the changing needs of these populations.

Thornhill Neighbourhood Profile

Introduction

Background

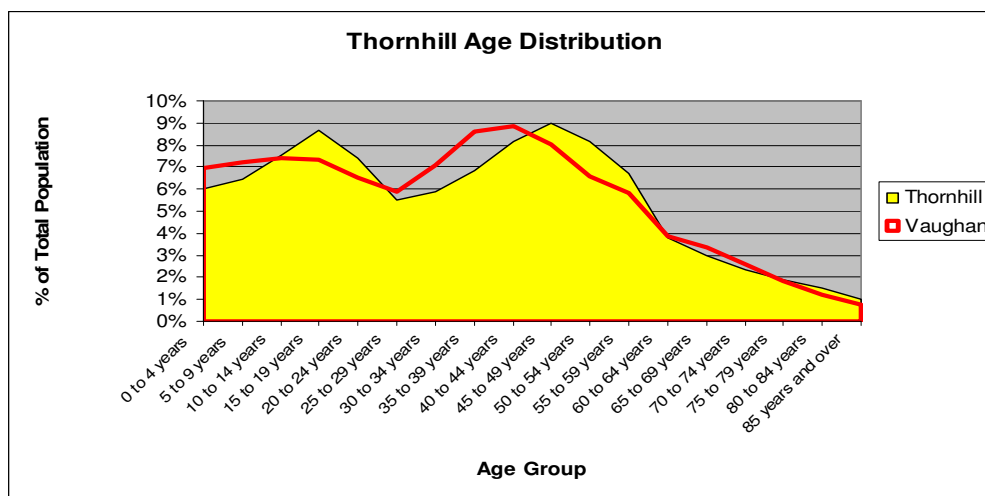
Thornhill is one of the older communities in Vaughan founded at the end of the 18th Century. The community of Thornhill is split by more recent municipal boundaries. Yonge St. divides Thornhill into East Thornhill (East of Yonge) in Markham, and West Thornhill in Vaughan. Because of the age of the neighbourhood, the area is the most built-up neighbourhood residentially in the city. The neighbourhood in Vaughan consists of the area East of Dufferin St. and South of Rutherford Road, North of Steeles Avenue. There is a lack of major green spaces in the neighbourhood.

In 2006, the population of Thornhill grew to 73,210, from 52,252 in 2001. Growth in Thornhill has been concentrated in the Carville area south of Rutherford Road where over 20% of homes were built between 2001 and 2006. While the population of the Carville is projected to grow from approximately 20,000 to 60,000 by 2016 according to Vaughan Tomorrow, much of this growth is slated to happen North of Rutherford Road and would fall into the neighbourhood of Maple. Thornhill's growth will come from an increase in population density in pockets throughout the neighbourhood. The increase in density may lead to more people who are seeking services in a concentrated area and can stress the existing services in the area.

Streets make a difference

The street that a resident lives on can be an indication of some of the broader issues within a neighbourhood. Census data and information gathered through focus groups indicates that generally, people living along Yonge St. are the most affluent in the community. Seniors and people living with low incomes tend to live along Bathurst. Unemployment for adults and youth is concentrated along Dufferin, and Thornhill's recent immigrants are settling along Steeles Ave. The area around Promenade Mall (West of Clark Ave. and Bathurst St.) is a concentrated area of high need with the highest proportions of seniors, people living alone, high rise apartments, 1-year mobility, recent immigrants, children living with low income, and the lowest median household incomes in the City of Vaughan.

Age and Families



Thornhill is a community of slightly older families when compared to the rest of the city. There is a high proportion of children in Thornhill at 20% of the population, but slightly lower than the City average of 22%. Thornhill has the highest concentration of youth in the city. 1 in 6 people are between the ages of 15 and 24 years old. The families of Thornhill are ageing as the proportion

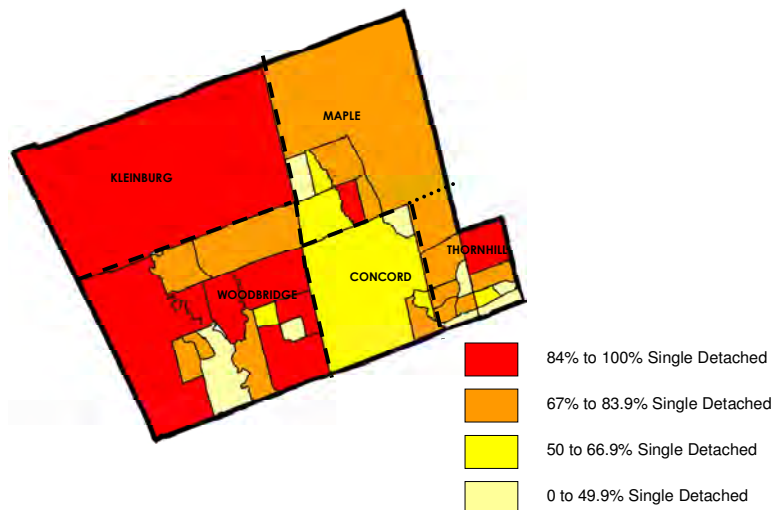
of children decreased, and the proportion of youth increased between 2001 and 2006. Thornhill has the lowest number of married couples, and the second highest number of single parent families in the city. While seniors' populations are generally low in the neighbourhood, Thornhill has pockets of concentration that house the highest proportion of seniors living in the city in clusters of homes around Bathurst St.

Families are not living together as much as in other neighbourhoods in Vaughan, with the highest number of people living alone. This is also likely due to the broad range of housing types in the neighbourhood.

Housing and Income

Thornhill has a broader mix of housing types than most neighbourhoods in Vaughan. Unlike the overwhelmingly single-detached dwelling housing mix that dominates most Vaughan neighbourhoods, 1 in 6 homes in Thornhill are high rise dwellings. This is five times more high rises than any other neighbourhood in Vaughan. Not only do high rises lead to higher population densities that can create stress on existing services, but they can isolate people in their units. Thornhill also has fairly high rental numbers for the city at 10% of homes. Rental rates are likely to create space for people to live alone in the community, and can help to explain some of the data in the previous section. Thornhill also has the lowest proportion of multi-family dwellings which is an indication of high rentals and better housing affordability.

Vaughan Single-Detached Homes



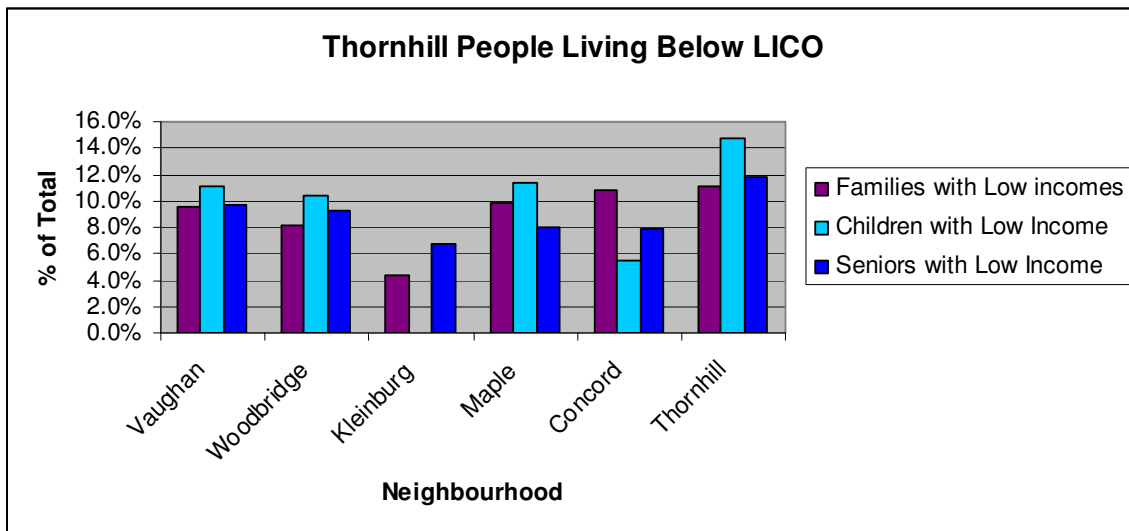
Incomes in Thornhill are generally higher than the city average with a median household income of over \$88,000, and individual incomes of over \$28,000. However, Thornhill has some of Vaughan's most concentrated pockets of low income. The only two areas of the City with median household incomes below \$50,000 are in Thornhill. One area is around the promenade mall, as identified previously, and the other is near Bathurst and Steeles.

Vaughan Cluster Map of Income Issues

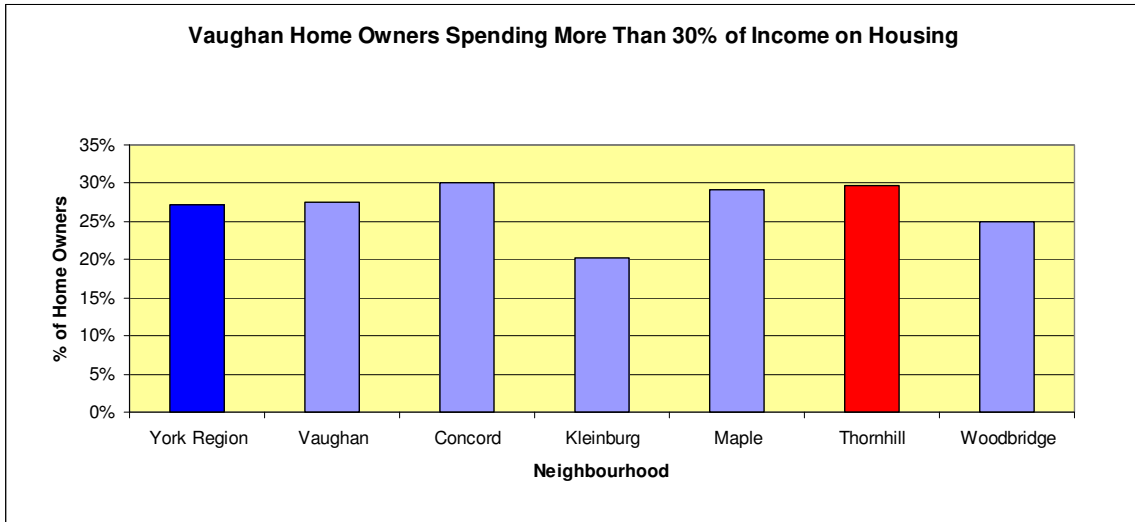


Clusters were determined by looking at the top quartile (25%) of tracts in 5 categories around income: proportion of people unemployed, low median individual and household incomes, and proportions of families earning income through Government Transfer Payments and living below LICO

These concentrations of low incomes led service providers to identify the need for a food bank in Thornhill in 2006. Pockets of poverty have resulted in Thornhill having the highest proportions of families, children under 6 years old, and seniors living below LICO. People living with low incomes are surrounded by people living with affluence. These people face different challenges to accessing services due to low incomes.

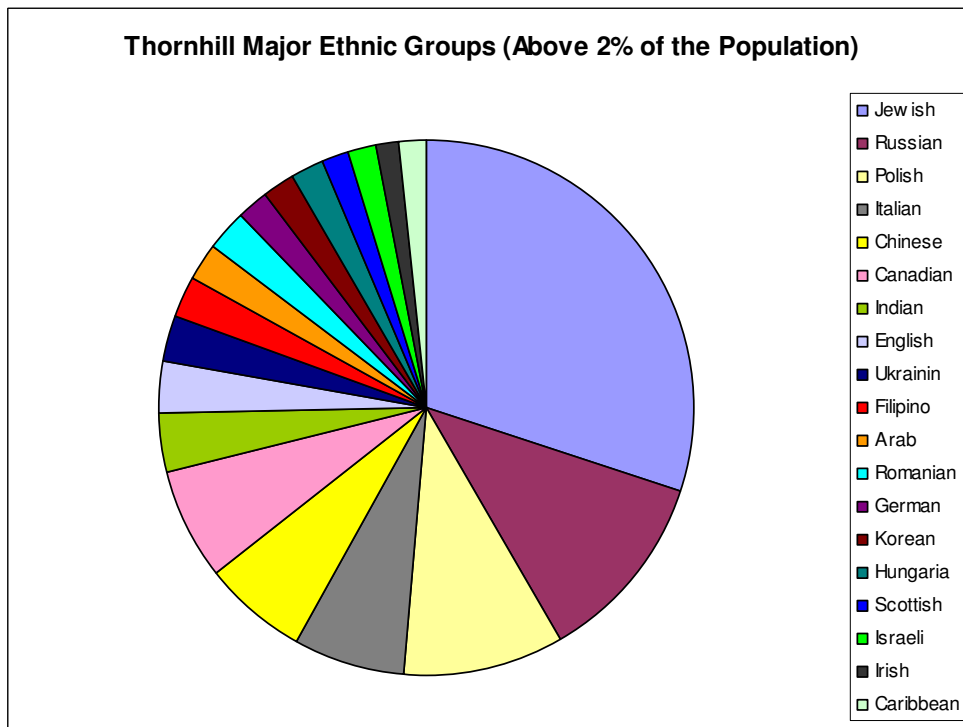


The average cost of homes in Thornhill is higher than average at \$480,000. The high number of rental homes can alleviate some housing stresses, but the average rent is also fairly high at nearly \$1,200; although, rents have dropped by over \$100 since 2001. The fairly high costs of living coupled with concentrations of poverty means that there are a high number of homeowners (48%) and tenants (30%) that are spending more than 30% of their income on housing. This is an indication of people living in unstable living situations and who are likely in need of housing and financial supports. The recent recession is likely to deepen the challenges faced by people spending a disproportionate amount of their income on shelter.



Language and Immigration

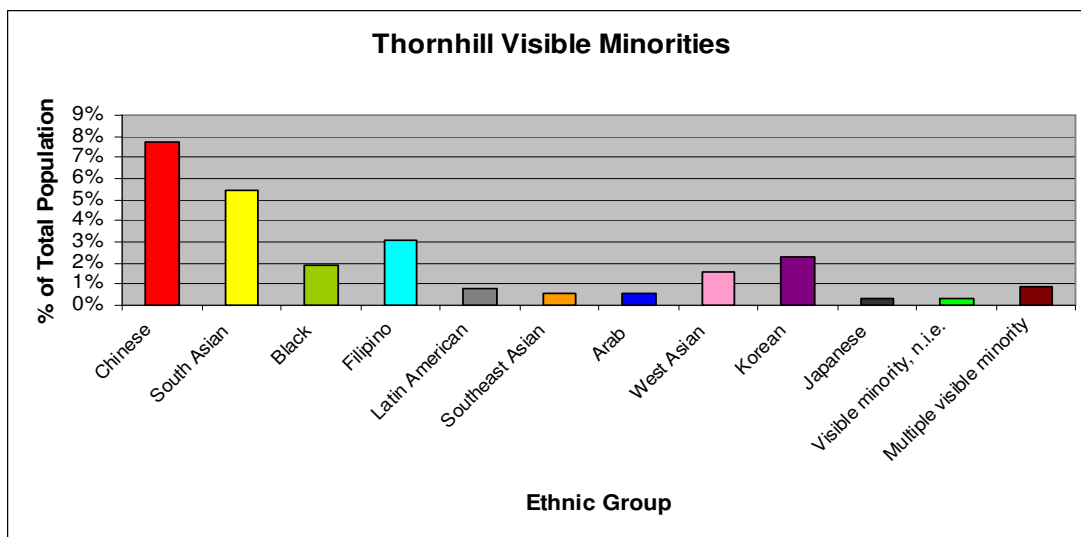
In recent years, Thornhill has received a large number of immigrants of Jewish and Russian backgrounds. In 2006, 39% of the population identified their background as Jewish. Other major ethnic identities in the neighbourhood are Russian (15%), Polish (12%), and Italian (8.9%).



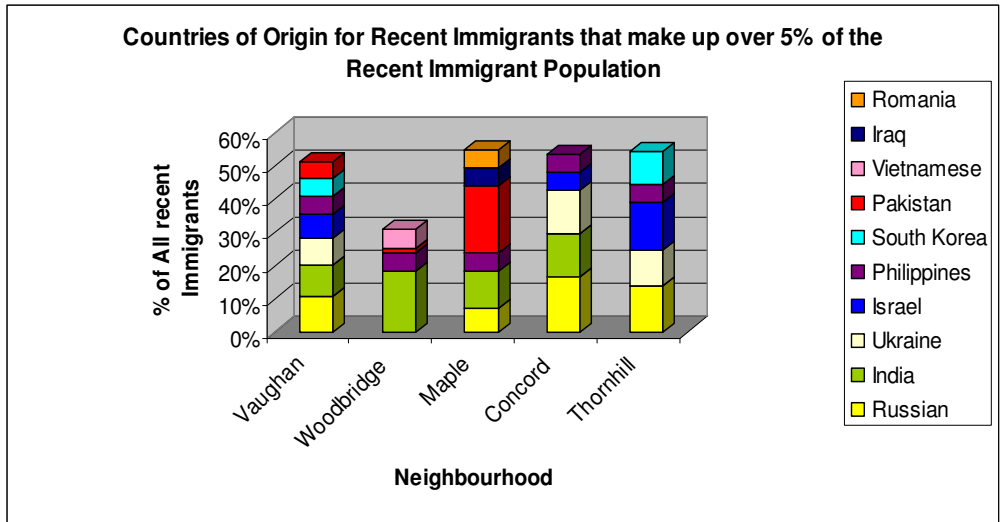
According to local service providers, the Jewish community in Thornhill is well established and in spite of some pockets of low income, they often have the financial supports needed. The Jewish community is contributing to the high children and youth populations. In 2001, 29% of Jewish people were children, and 18% were youth. There are many services for Jewish people in the area with over 65 Jewish schools, synagogues, ethno-specific stores and restaurants. With services in the area, many Jewish people can choose to remain in the area to meet virtually all of

their service needs. The Jewish community is currently developing a Jewish campus of services in the Carville area in North Thornhill.

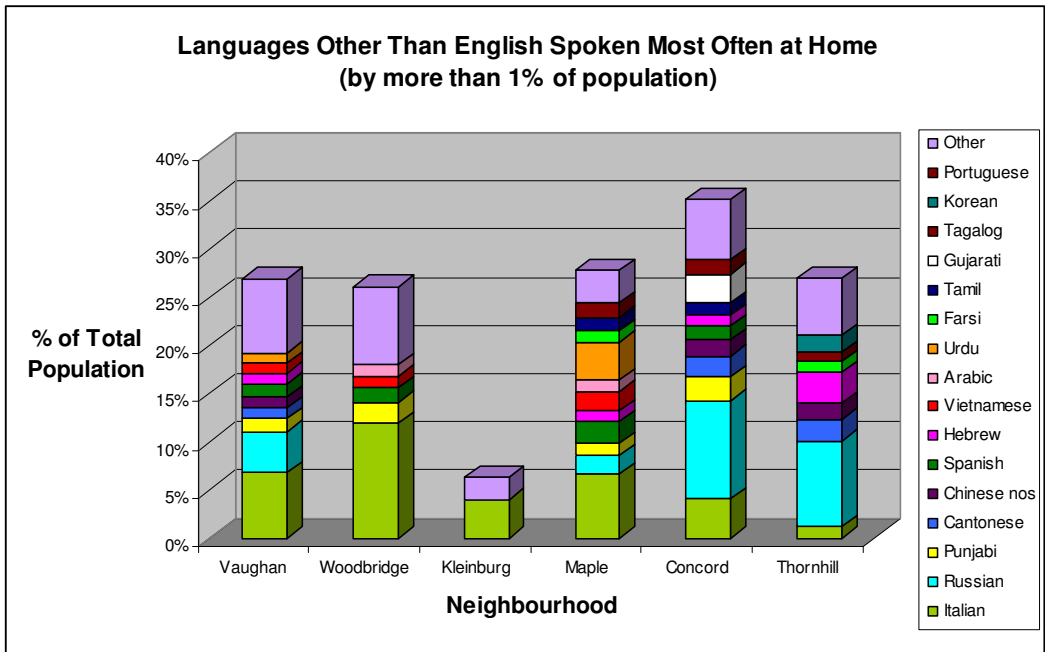
The population of Thornhill is becoming more diverse with an increase in visible minorities from 21% to 25% of the population. As the diversity in Thornhill increases, the non-Jewish, non-Eastern European populations are at risk of becoming underserved because many services in the area are ethno-specific and focused on the more established population. 8% of the population is now Chinese, and 7% is Indian. These growing populations are not connected with the Jewish community and are unlikely to benefit from the existing service infrastructure. According to community members at a Vaughan CHC focus group, the Chinese community is connected more strongly with the existing Chinese community in Markham, and appears to be an extension of that growing community, and therefore is likely to access services in Markham targeted at that population. There remains little in the local service infrastructure to address the needs of the growing Indian population and these needs should be considered carefully in future service planning.



Immigration in the neighbourhood is high at 48%, and recent immigration is higher than the Vaughan average at 7%. Thornhill is the only neighbourhood where recent immigration rates have dropped; although very slightly. The major recent immigrant groups are Russian (13% of newcomers), Ukrainian (11%), and Korean (10%). Many of the recent immigrants in the neighbourhood are in the recent developments in Carville where recent immigrants make up 9% of the population. These recent immigrants are more likely to be Israeli and Russian than the rest of the neighbourhood.



Thornhill is also becoming increasingly diverse in terms of languages spoken most often at home. The number of languages spoken by at least 1% of the population at home increased from 3 languages in 2001 to 8 languages in 2006. Now, 27% of the population speaks English most often at home. The three most prominent languages in the neighbourhood are Russian (9%), Hebrew (3%), and Cantonese (2%). While there may be isolated individuals within these languages groups, members of these largest language groups are well connected with ethno-specific services. However, recent immigrants who are members of the smaller language groups, especially the South Asian language groups, are less likely to be well served.



Education and Employment

Thornhill has the highest average educational attainment in the city. Only 14% of people in the neighbourhood are without a high school education, and almost half (44%) the neighbourhood has a university degree. Seniors populations, which typically have less education, tend to have more education in Thornhill. Only 1 in 3 Thornhill seniors is without a high school diploma. Early Development Instrument scores are also some of the highest in Vaughan, and are higher than

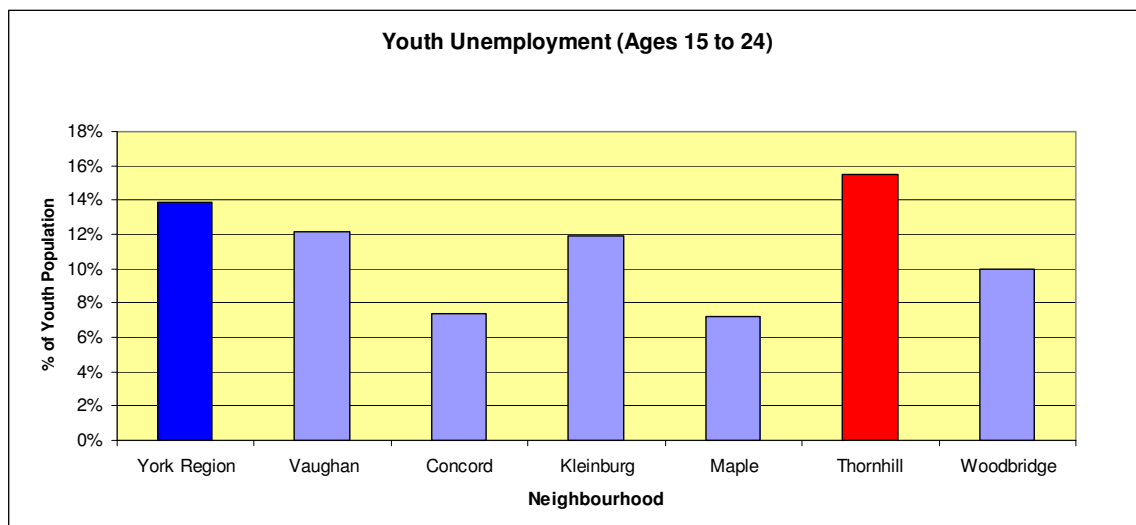
York Region scores in all categories except for Physical Health and Well Being where Thornhill scores a 9.2 to York Region's 9.3.

For such a well educated community, unemployment rates are high for Vaughan at 5.2%, but still slightly lower than the York Region average of 5.4%. Youth unemployment rates are most significant. 15.5% of youth in Thornhill are unemployed. These statistics are not uncommon in areas where immigration is increasing, as newcomers tend to arrive with more education but their success in the labour market can be limited by other factors. Those circumstances are likely being exacerbated by the current recession, making newcomer employment efforts an important part of the current service needs in Thornhill.

Thornhill has some of the most sustainable commutes to work in Vaughan with 18% of people taking public transit, bicycling or walking to work. The higher sustainability in transportation is likely due to Thornhill's proximity to Markham, Richmond Hill, Toronto and to Yonge St. which connects easily to the subway system at Finch Ave. Comparatively good access to transit will be an asset in supporting employment as well as ensuring access to services.

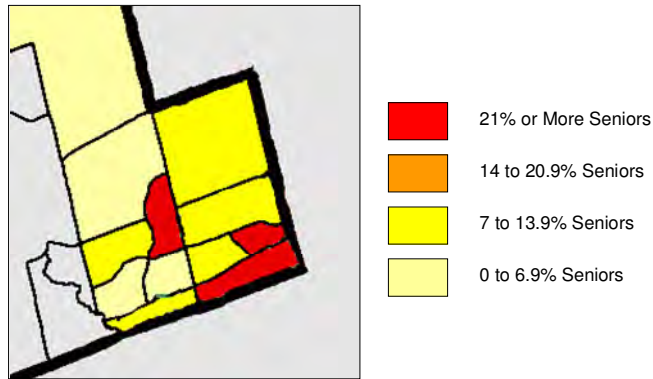
Youth, Seniors, and Health

In 2008, youth identified Promenade mall as a popular location to “hang out” in the City of Vaughan. Promenade Mall is located in the centre of Thornhill and is a significant local employer of youth in the area. Despite this well situated employment opportunity, youth unemployment remains high. Youth may be overly concentrated on local employment opportunities instead of taking advantage of comparatively good transit to seek employment outside Thornhill.



There are many seniors living alone with low income at 12% of the seniors population. This population is mostly concentrated along Bathurst Street and around the Promenade Mall area. Some of these seniors in high rise buildings are likely facing isolation issues and are not getting access to the services that they need.

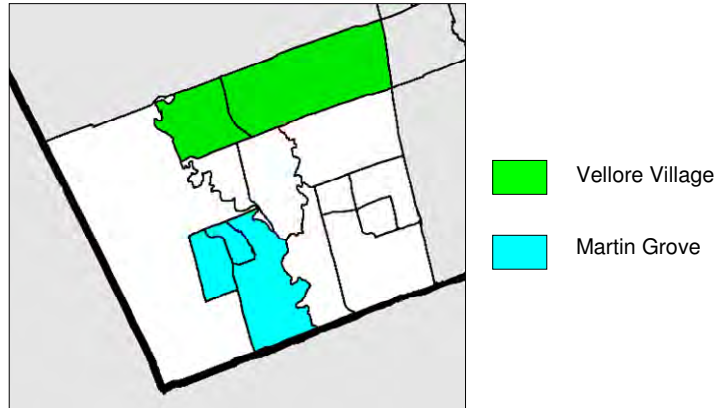
Thornhill Seniors Population



Thornhill faces similar challenges as the rest of Vaughan around access to physical and mental health services, although, there is a large number of walk-in clinics along Dufferin and along the border with Concord. While this increases access to primary health care it does so in a fragmented way that makes ongoing case management difficult. Attracting walk-in clinic users to consistent health care providers such as a CHC would likely produce health care benefits to the clients. People with mental health issues are going to Markham or Toronto for services.

Woodbridge Neighbourhood Profile

Introduction



Background

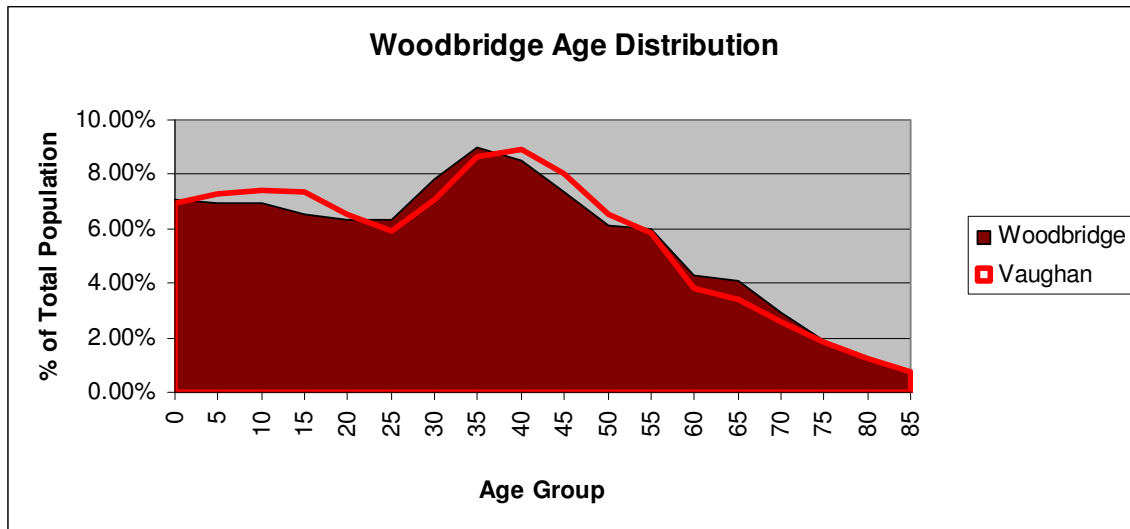
The village of Woodbridge began in 1837 and is one of Vaughan's oldest communities. It is both the largest and most heavily populated neighbourhood in the City. Woodbridge covers the entire area West of Highway 400 and South of Major McKenzie Road. Woodbridge had a population of 95,109 in 2006 and was one of the fastest growing neighbourhoods with a rise in population of 36% from 2001. Woodbridge is a built-up, heavy residential neighbourhood with some green field land remaining West of Highway 27.

Growth

Almost all of the new growth in Woodbridge has occurred in Vellore Village, West of the intersection of Highway 400 and Major McKenzie. 1 in 4 of all homes in Woodbridge were built between 2001 and 2006. According to Vaughan Tomorrow, Vellore Village has been identified as another major area for growth. The population of Vellore Village is expected to double from 20,000 in 2006 to 40,000 in 2016. Beyond 2016, the population of Woodbridge is expected to stabilize. Major commercial developments are slated for the area West of Highway 27. A portion of the Vaughan Corporate Centre (a high growth area) extends into the South Eastern portion of Woodbridge, but is mostly located in Concord.

Ages and Families

Woodbridge is a community of children and seniors. This is an indication of young families moving into the neighbourhood where the established community is ageing. The families moving into new areas of the neighbourhood are larger families than other Woodbridge families. Young families have been identified in the new developments around Vellore Village. Woodbridge is a slightly older neighbourhood than the Vaughan average, with an average age of approximately 37 compared to 35. Woodbridge has seen an increase of 26% in the senior's population between 2001 and 2006 to 10.8% of the total neighbourhood population. This is indicative of an ageing population in keeping with the trend across the city.

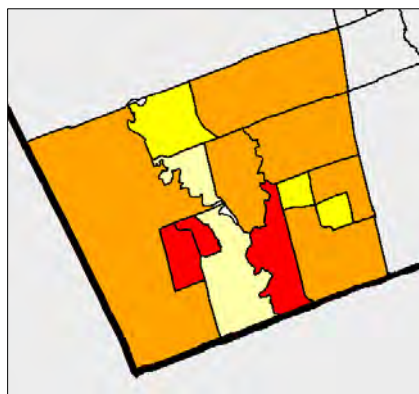


Vellore Village also has an average of 1.5 children at home. This is an indication of larger families in the newly developed areas. Families in Woodbridge tend to stay together which is why only 2% of people live alone. Housing affordability issues may be part of the reason why people are not living alone.

Housing and Income

There are a high number of single-detached homes in Woodbridge compared to the city average. These homes are large and costly with an average home cost of \$505,000. This is the highest average home cost in the city, with the exception of Kleinburg. There are very few rental homes in the neighbourhood at 6% of homes, which presents challenges for lower income families.

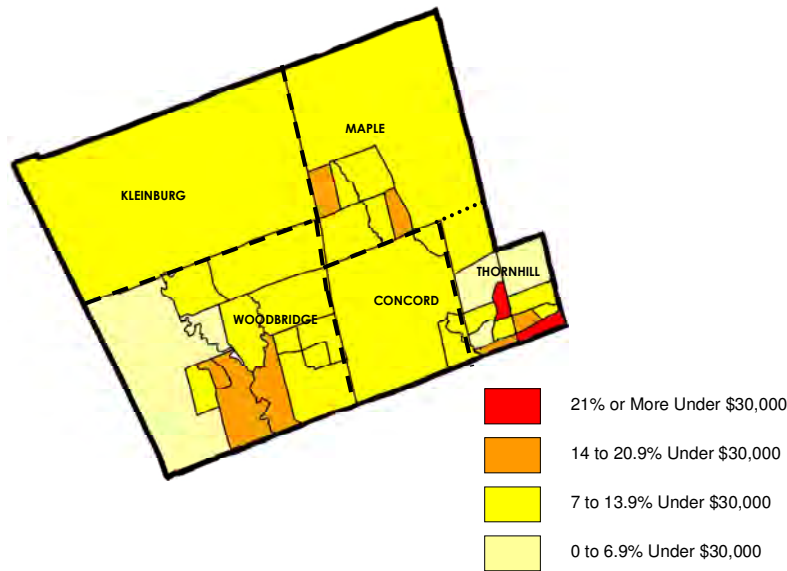
Woodbridge Multi-Family Households



Affordable housing issues are driving up the number of multi-family households, which increased by 16% between 2001 and 2006. Multi-family households make up 1 in 16 homes in the neighbourhood.

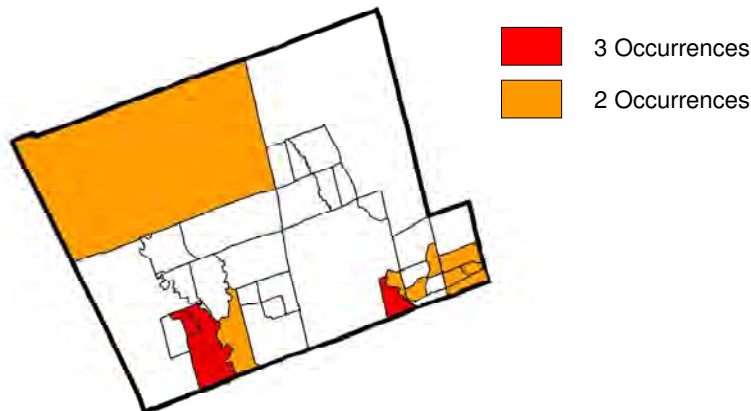
Average household incomes in Woodbridge are high, at over \$90,000 per year. This gives the appearance that Woodbridge is an area of affluence. However, there are pockets of low incomes spread throughout the neighbourhood. 19% of single parents in Woodbridge are living below LICO, and single parents make up 1 in 10 families. Government Transfer Payments (Employment Insurance, Ontario Works benefits, pensions and other government support payments) are very high in the neighbourhood, accounting for between 9% and 22% of people's incomes for those living with family and living alone. Some of these payments reflect the established seniors' population, but the population is not large enough to justify this level of transfers, suggesting that there are pockets of low income households that are dependent on Ontario Works payment or Employment Insurance within this community.

Households Earning Less than \$30,000 a Year



1 in 9 households are living with an income less than \$30,000. These households are spread throughout the neighbourhood but show concentrations in a few areas, most notably the area around Martin Grove, North of Highway 7.

Housing Issues



Clusters were determined by looking at the top quartile (25%) of tracts in 4 categories around housing: Proportion of Rental Units, homes in need of major repair, proportion of high rises, and multiple family households

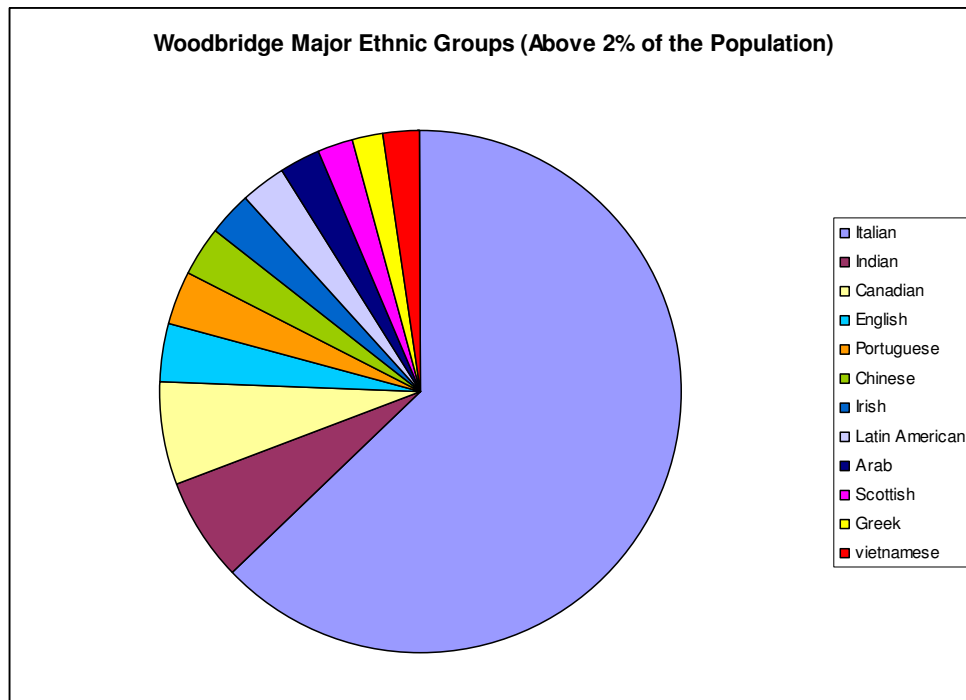
Martin Grove

The area along Martin Grove has the lowest incomes in the neighbourhood. The three census tracts that cover this area are the only tracts that have median household incomes less than \$78,000 in Woodbridge. The area just west of Martin Grove has the third lowest median incomes in Vaughan at \$69,000. Multi-family households are prevalent in the area, suggesting challenges with the high cost of housing. The Martin Grove area also has a high proportion of people and seniors living alone. About 1 in 12 people and 1 in 5 seniors East of Martin Grove are living alone. These people are potentially more isolated and less likely to be accessing services.

People in the Martin Grove area are mostly Italian immigrants with some more recent Indian immigrants. The more recent immigrant populations in Martin Grove are less well connected socially in the neighbourhood than the Italian immigrants in the area.

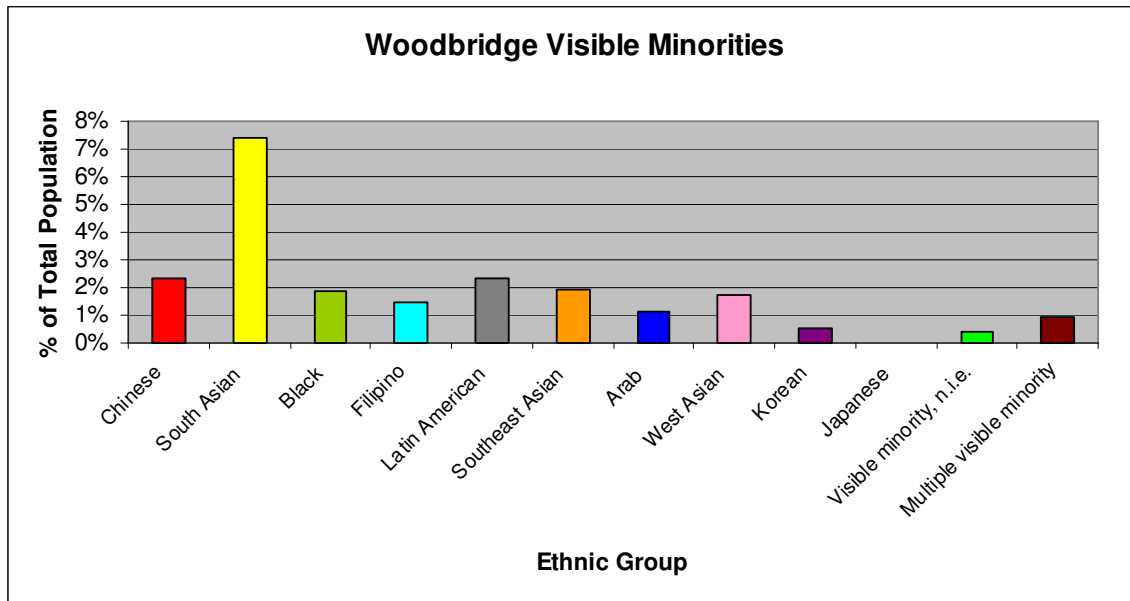
Languages and Immigration

Woodbridge is largely an old Italian community, but there are pockets of diversity throughout, and especially in newly developed areas around Vellore Village. Almost two thirds (60%) of the population is of Italian ancestry, while Indian (6.2%), Canadian (5.9%), and English (3.6%) make up some of the other large ethnic groups. The Italian community is well established in Woodbridge, and appears to have strong social networks and good access to services. The newer South Asian Community is concentrated in Vellore Village and has fewer supports.

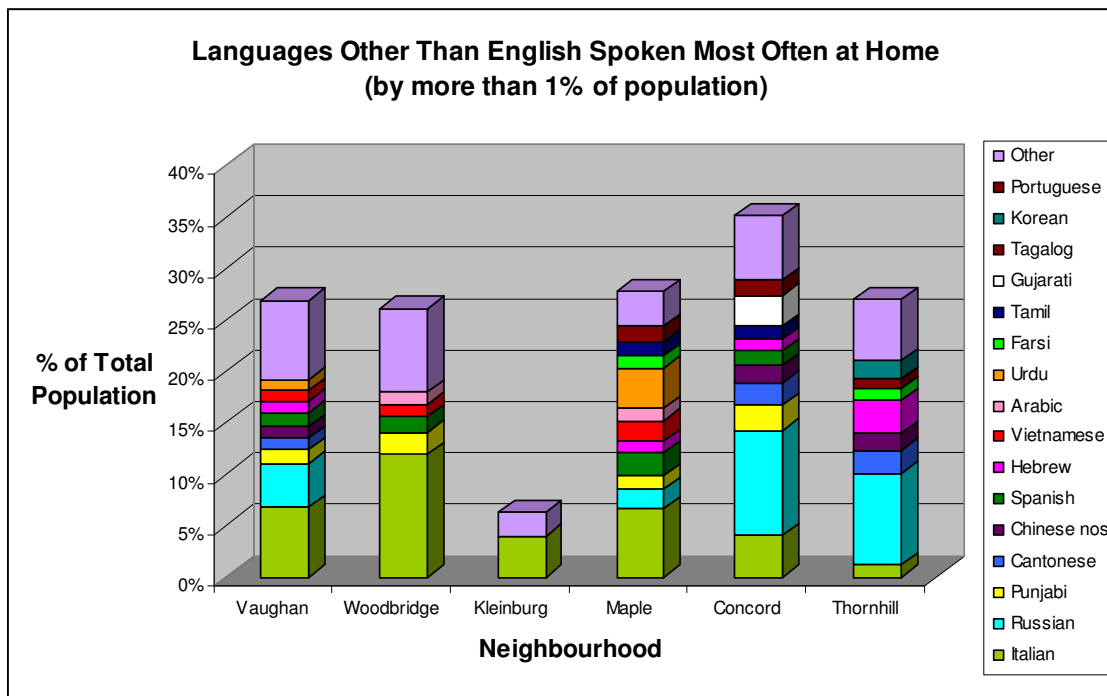


Woodbridge is predominantly a white community with visible minorities making up just over 1 in 5 (22%) people.

Immigration is fairly high in the neighbourhood, but many of these immigrants are Italians, and nearly 1 in 5 (19%) immigrants came to Canada before 1961. Recent immigration is low in Woodbridge, but grew from 2.1% to 2.9% of the population between 2001 and 2006. The largest recent immigrant populations are Indian (18% of newcomers), Vietnamese (6%), and Filipino (6%). Indian newcomers are concentrated in both the Vellore Village and Martin Grove areas, while the Vietnamese newcomer community is almost exclusively in Vellore Village. The Filipino populations are dispersed throughout the neighbourhood.



Although, Woodbridge is predominantly Italian, there is some emerging diversity in the numbers and types of languages spoken most often at home. In 2006, there were 5 languages that are spoken by at least 1% of the population at home, compared to 2 languages in 2001. Over 1 in 4 (27%) people now speak a language other than English at home. The top three languages are Italian (11.9%), Punjabi (2.2%), and Spanish (1.5%). Woodbridge has the highest proportion of people who do not speak English at 4.3%. Many of these people are well established seniors. The emerging diversity in languages however creates challenges for service provision in a previously homogenous community. There are pockets of non-Italian, and isolated Italian people that are facing language barriers throughout Woodbridge.

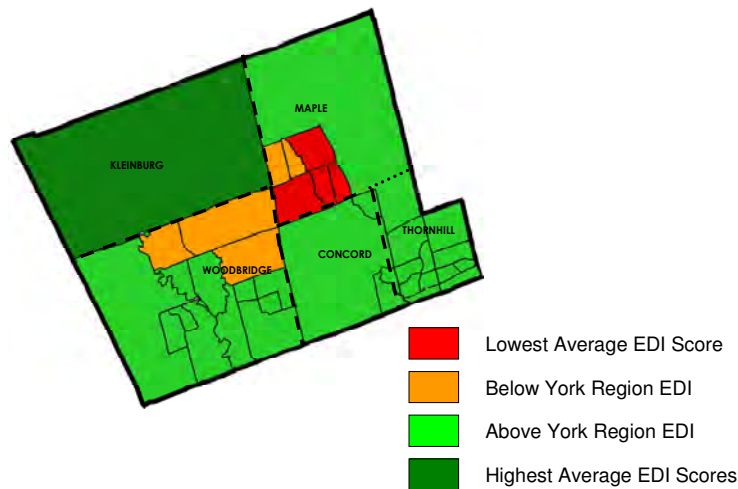


Education and Employment

Woodbridge has the lowest education levels in the city with 27% having no high school diploma, and only 22% with a university degree. Education numbers are being partially shaped by the senior's population. 70% of seniors in Woodbridge do not have a high school education.

Youth education is similar to the City average with 34% without high school, and 12% of youth with a University degree. EDI scores for Woodbridge are equal to, or higher than the York Region Average. EDI scores were typically lower, and lower than the York Region average in the Vellore Village Area. The map below shows EDI scores averaged out across 5 categories and compared against the York Region Average.

Vaughan EDI Scores Compared to York Region



Generally, both of these indicators are positive for future education levels in the neighbourhood. The City of Vaughan Youth Survey identified that youth in West Vaughan were doing less homework than youth in East Vaughan (52% compared to 60%). The population of Woodbridge makes up approximately 95% of West Vaughan, and it is likely that the homework data applies to Woodbridge.

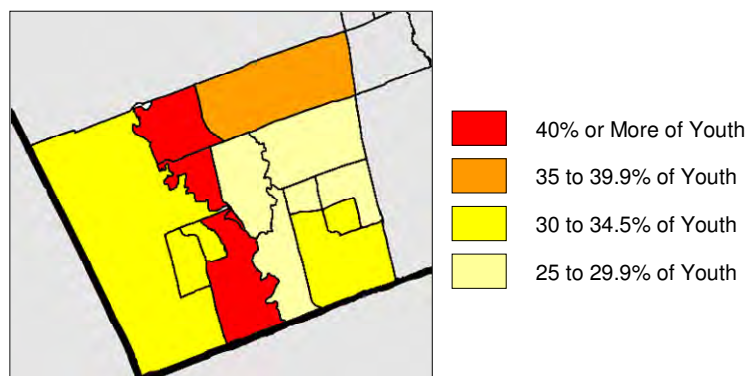
Students in Woodbridge, are less likely to drive to school, and more likely to walk, indicating a high proximity of schools to students.

Unemployment rates for Woodbridge are slightly lower than the city average at 4.6% for everyone over 15 years old. Despite these low unemployment numbers, there is a potential for greater unemployment during economic recession. Adults in Woodbridge are slightly less-educated, and when faced with layoffs, may face disadvantages in seeking new employment.

Youth, Seniors, and Health

Despite being generally well educated, some service providers have identified that youth in Woodbridge, are not getting an education beyond high school so they can help run the family business in the manufacturing and construction industries. This poses a similar issue raised in the previous section regarding the future of youth in the workforce. The lack of rentals in the neighbourhood means that youth are likely to be living at home beyond high school. 39% of people over 18 years old are living at home with their parents. This is higher than the city average of 35%. According to local service providers, those who are unable to live at home are sometimes forced to find other forms of shelter including couch surfing. Couch surfing was identified by some service providers at a Vaughan CHC focus group as on the rise specifically in the Woodbridge area.

Youth (Ages 15 to 24) Without High School



According to the Youth in Action survey, many youth come to Woodbridge to hang out. Youth from East of Highway 400 indicated that they will go to the Vellore Village Joint Complex community centre and the Colossus Mall to spend their free time. The Vellore Village Joint Complex has reported high levels of youth activity as they account for about half of the youth members in the City-wide activity program.

Many of the seniors in Woodbridge are of Italian ancestry, and some of them do not speak any English. These are not the isolated seniors in Woodbridge as there is a significant population of Italian speaking seniors in the area, but the population bears ongoing attention. Isolated seniors living alone are more highly concentrated in the Martin Grove area where 15% of seniors are living alone and 14% of seniors are living below LICO.

According to the Vaughan CHC community consultation in 2006, Italian seniors in Woodbridge tend to seek medical services into North-West Toronto. Those people that are well established in the neighbourhood are more likely to find those services, that someone who is newer and less familiar with how the medical system works. Culturally inclusive medical services are already in existence there. The generally older population of Woodbridge is likely facing increased incidents of diabetes and cardiac disease as indicated through the Central LHIN. Addiction and substance abuse issues have also been identified by local service providers as issues in Woodbridge. Homelessness is likely having an impact on the physical and mental health of the community as well.

Appendix A: Profile Data and Methods

Review of Data, Studies, and Priority Populations

The following profiles were created based on the following studies and data including:

- Focus group with Vaughan CHC outreach staff (2009)
- Focus group with Vaughan Key Informants (2009)
- Central LHIN Needs and Gaps Assessment (2008)
- Vaughan Early Development Instrument scores (2008)
- Vaughan Tomorrow Plan (2008)
- York Public Health Balanced Scorecard (2008)
- York Regional Police: Annual Report (2008)
- Youth in Action: Youth Strategy 2009 and Beyond (2008)
- Community consultations leading up to the foundation of Vaughan CHC (2006)
- Just the Facts Report: Housing and Shelter Costs in York Region (2006)
- Statistics Canada Census Data (2006)
- Vaughan CHC Community Engagement Report (2006)
- York Region Community Snapshots: Recent Immigration (2001)

Prior to this research, a number of priorities were identified by the Central LHIN that apply to the City of Vaughan. These populations have also been the focus of the profiles. The priority populations are:

- Youth (particularly around housing, education and employment issues)
- Seniors (particularly frail, housebound and isolated seniors)
- People with Mental Health and Addiction issues

Newcomers to Canada, and immigrants who speak languages other than English, were also identified as typically underserved and isolated populations through the Vaughan CHC Community Engagement Report. These groups were identified more specifically as:

- Immigrants from South Asian countries
- Eastern European newcomers
- Senior newcomers
- Parenting issues for newcomers

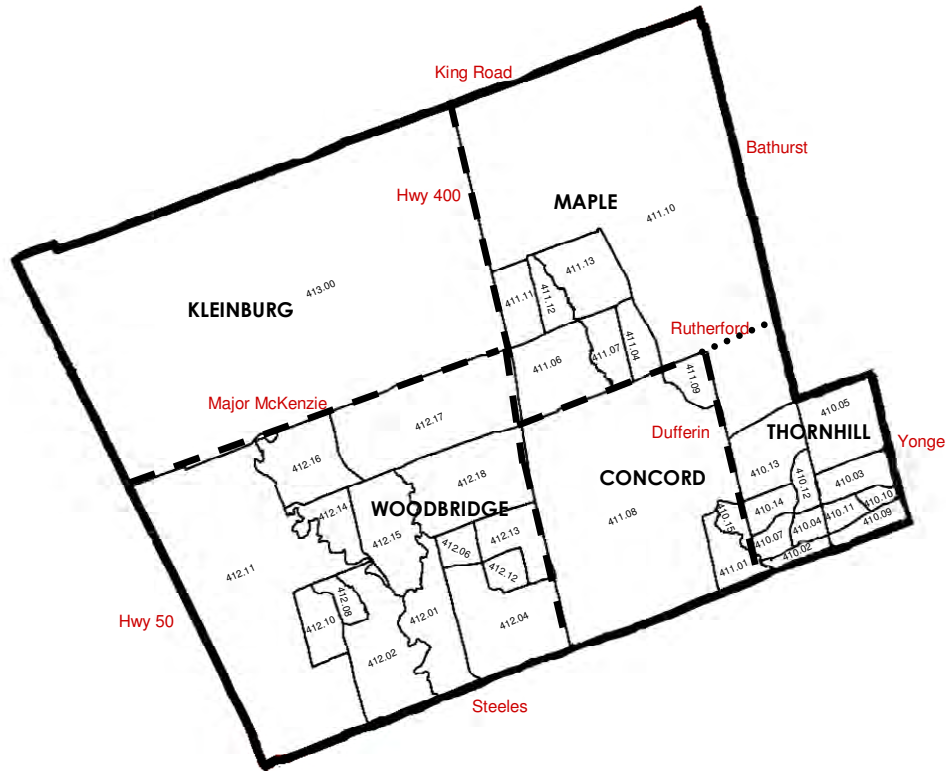
Other issues were identified and warranted closer examination in the profiles, including:

- Access to services
- Fast population growth
- Prevalence of multi-family households
- Housing affordability
- Transportation barriers
- Pockets of low income amid affluence
- Language barriers to services
- Cultural barriers to getting mental health support
- Domestic Abuse
- Isolation (geography, transportation, family responsibilities)
- Rise in the number of single parent families
- Education
- Employment

Methods

Neighbourhood boundaries were selected by looking at historical town boundaries of four of the five neighbourhoods: Kleinburg, Maple, Thornhill, and Woodbridge. The fifth neighbourhood of Concord was included mostly for the residential areas that did not fall into Maple or Thornhill and

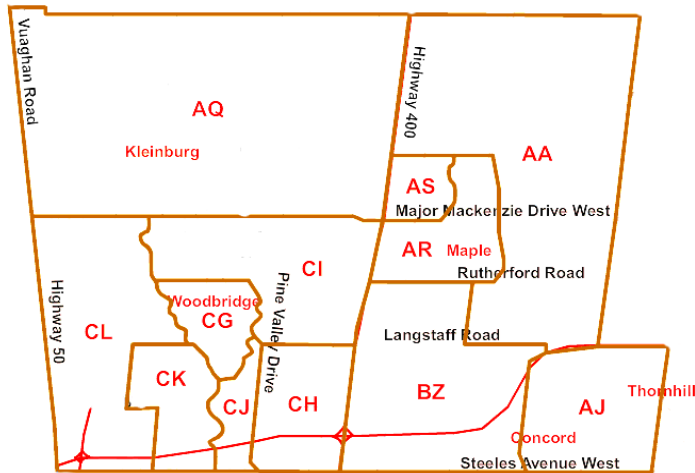
that were built around the large industrial and commercial of the Vaughan Corporate Centre. Boundaries were refined through Canada Post FSA boundaries. These boundaries split up Vaughan into the five neighbourhoods shown below.



Each neighbourhood is further divided into Statistics Canada Census Tracts (bounded on the map by thinner lines and marked with tract numbers (i.e. 410.12). For the most part, the census tract boundaries align with the neighbourhood boundaries with the exception of tract 411.10. This tract is geographically located in the neighbourhood of Maple, but the Southern tip of the tract that extends South of Rutherford Rd. into Thornhill is where approximately 75% of the tract residents live. This tract has therefore been aggregated in with Thornhill data.

Central LHIN health data is in closest approximation to Vaughan when broken down to the South West York Region. This area's borders match Vaughan's with the exceptions that South West York Region Northern-most border is Kirby Rd. instead of King Rd. (the official city boundary), and an entire section of South West Woodbridge is separated into the Central West LHIN.

Early Development Instrument data was published using smaller neighbourhood boundaries as indicated on the map below. This data was aggregated loosely based on averaging scores, and offers an approximation of scores for the neighbourhoods.



Source: Adapted from York Region Neighbourhood EDI Results,
<http://www.york.ca/Departments/Community+Services+and+Housing/neighbourhoods.htm>

A complete analysis of the data was generated using the methods outlined here. Key issues in the data were presented to staff and community members' to draw on local knowledge and experience of the City and its neighbourhoods to deepen the analysis of the data and its impact on the lives of Vaughan residents.

Gaps

While there is a considerable amount of published data at the York Region and Vaughan levels, there is far less data available at the neighbourhood level. Census and EDI data were the two largest data sources that could be aggregated for neighbourhoods. Data through the Youth in Action strategy is aggregated by West Vaughan and East Vaughan which was moderately helpful for the profiles. Most of the other local data was through testing and validating information with focus group participants.

Major gaps in localized data are:

- Health, mental health, and activity: the Central LHIN is working on increasing the data collection methods for this information to include more localized data, including to the South West York Region, which may be available in the future
- Public Health: currently no public health data is available at the local level
- Police data: currently available at the York Region, and Vaughan levels only

General data gaps are around:

- Recent immigrants: census data gives a break down by country of origin, but there is no further data since 2001 that shows census data specifically for recent immigration populations
- Seniors: there is limited data about seniors beyond census data

Appendix B: Initial Neighbourhood Census Data

Vaughan	2006	2001	+/-
Population	238,866	182,022	31%
Children	21.6%	22.3%	-3%
Youth	13.9%	12.3%	13%
Seniors	9.7%	8.9%	9%
Married	62.0%	64.5%	-4%
Single Parents	10.7%	8.4%	27%
Average Kids at home	1.4	1.5	-7%
Living alone	2.7%	2.4%	13%
Seniors living alone	11.6%	11.3%	3%
Renters	7.0%	7.7%	-9%
Homes in need of major repair	2.5%	2.3%	9%
% new dwellings (2001-2006)	24.7%	32.6%	-24%
High Rise Apartments	6.9%	7.1%	-3%
Multiple Family Household	5.6%	4.9%	14%
No knowledge of English	3.6%	3.4%	6%
Speak other language at home	26.9%	13.2%	104%
# languages spoken by 1%+	9	2	350%
1 year mobility	8.6%	15.6%	-45%
5 year mobility	38.8%	45.0%	-14%
% immigrants	44.9%	42.6%	5%
% recent immigrants	4.7%	4.4%	7%
1st	Russia 11%	Russian 16%	-
2nd	India 10%	India 7%	-
3rd	Ukraine 8%	Pakistan 5%	-
% immigrants before 1961	12.6%	7.5%	68%
Unemployment everyone over 15	4.7%	4.0%	18%
Everyone Participation	71.1%	72.3%	-2%
Unemployment Youth	12.2%	8.8%	39%
Female Unemployment	5.2%	4.6%	13%
Female Participation	65.9%	66.0%	0%
Female Participation children at home	74.3%	73.4%	1%
Work outside Vaughan (census subdivision)	53.6%	57.5%	-7%
Sustainable Commute	11.4%	N/A	N/A
Unpaid Childcare	46.5%	45.3%	3%
Unpaid Senior Care	21.1%	19.1%	10%
% without high school	22.3%	24.9%	-10%
% with university degree	29.6%	23.5%	26%
Seniors % without high school	57.2%	N/A	N/A
Visible minorities	26.6%	19.0%	40%
1st	South Asian 9%	South Asian 6%	-
2nd	Chinese 4%	Chinese 4%	-
3rd	Black 3%	Black 2%	-
Median Income for Individuals	\$29,042	\$28,306	3%
Median Income for Households	\$88,317	\$80,557	10%
Rent	\$1,115	\$1,112	0%
Cost of Home	\$473,000	\$317,000	49%
Tenants spending 30%+	46.4%	42.9%	8%
Owners spending 30%+	27.5%	23.2%	19%
% Income from Gov't Transfer	7.7%	N/A	N/A
% Income living alone, Gov't T	16.4%	N/A	N/A
Families with Low incomes	9.6%	8.5%	13%
Female lone parent low income	19.7%	N/A	N/A
Children with Low Income	11.1%	N/A	N/A
Seniors with Low Income	9.7%	N/A	N/A

Concord	2006	2001	+/-
Population	15,875	16,218	-2%
Children	20.6%	21.6%	-5%
Youth	13.7%	13.8%	-1%
Seniors	7.9%	6.9%	14%
Married	61.0%	62.6%	-3%
Single Parents	15.3%	11.2%	37%
Average Kids at home	1.4	1.4	0%
Living alone	2.0%	1.8%	11%
Seniors living alone	4.5%	7.2%	-38%
Renters	11.8%	10.0%	18%
Homes in need of major repair	2.9%	3.6%	-19%
% new dwellings (2001-2006)	27.2%	43.0%	-37%
High Rise Apartments	3.2%	0.1%	3100%
Multiple Family Household	9.2%	7.7%	19%
No knowledge of English	3.8%	3.5%	9%
Speak other language at home	35.1%	16.3%	115%
# languages spoken by 1%+	10	6	67%
1 year mobility	9.5%	28.1%	-66%
5 year mobility	41.8%	55.9%	-25%
% immigrants	55.8%	51.0%	9%
% recent immigrants	8.4%	7.3%	15%
1st	Russia 17%	Russia 17%	-
2nd	India 13%	Ukraine 10%	-
3rd	Ukraine 13%	Philippines 10%	-
% immigrants before 1961	6.2%	5.8%	7%
Unemployment everyone over 15	5.2%	3.5%	49%
Everyone Participation	74.9%	74.0%	1%
Unemployment Youth	11.4%	11.9%	-4%
Female Unemployment	4.9%	5.8%	-16%
Female Participation	69.8%	69.0%	1%
Female Participation children at home	75.9%	75.3%	1%
Work outside Vaughan (census subdivision)	55.2%	62.0%	-11%
Sustainable Commute	19.0%	N/A	N/A
Unpaid Childcare	46.3%	44.8%	3%
Unpaid Senior Care	19.0%	17.0%	12%
% without high school	21.4%	23.3%	-8%
% with university degree	30.0%	23.6%	27%
Seniors % without high school	60.7%	N/A	N/A
Visible minorities	42.5%	38.3%	11%
1st	South Asia 16%	South Asian 12%	-
2nd	Chinese 7%	Chinese 6%	-
3rd	Black 6%	Black and Filipino 6%	-
Median Income for Individuals	\$26,378	\$26,833	-2%
Median Income for Households	\$77,604	\$76,600	1%
Rent	\$1,204	\$884	36%
Cost of Home	\$406,000	\$288,000	41%
Tenants spending 30%+	38.3%	35.2%	9%
Owners spending 30%+	30.0%	24.3%	23%
% Income from Gov't Transfer	8.1%	N/A	N/A
% Income living alone, Gov't T	10.7%	N/A	N/A
Families with Low incomes	10.8%	7.3%	48%
Female lone parent low income	27.9%	N/A	N/A
Children with Low Income	5.5%	N/A	N/A
Seniors with Low Income	7.8%	N/A	N/A

Kleinburg	2006	2001	+/-
Population	5,284	3,918	35%
Children	21.5%	20.4%	5%
Youth	12.0%	11.5%	4%
Seniors	14.2%	15.2%	-7%
Married	62.7%	63.5%	-1%
Single Parents	8.6%	7.3%	18%
Average Kids at home	1.4	1.4	0%
Living alone	3.5%	3.4%	3%
Seniors living alone	14.4%	14.6%	-1%
Renters	10.8%	9.0%	20%
Homes in need of major repair	5.7%	3.0%	90%
% new dwellings (2001-2006)	15.6%	19.7%	-21%
High Rise Apartments	0.0%	0.0%	-
Multiple Family Household	5.1%	5.5%	-7%
No knowledge of English	0.5%	0.7%	-29%
Speak other language at home	6.3%	4.2%	50%
# languages spoken by 1%+	1	1	0%
1 year mobility	7.8%	10.9%	-28%
5 year mobility	28.1%	36.0%	-22%
% immigrants	23.9%	26.4%	-9%
% recent immigrants	0.5%	0.5%	0%
1st	Philippines 40%	-	-
2nd	Serbia 40%	-	-
3rd	-	-	-
% immigrants before 1961	35.7%	11.6%	208%
Unemployment everyone over 15	3.4%	3.1%	10%
Everyone Participation	69.1%	68.4%	1%
Unemployment Youth	11.9%	8.8%	35%
Female Unemployment	4.9%	2.7%	81%
Female Participation	60.5%	61.7%	-2%
Female Participation children at home	65.2%	73.6%	-11%
Work outside Vaughan (census subdivision)	40.0%	45.0%	-11%
Sustainable Commute	3.7%	N/A	N/A
Unpaid Childcare	43.7%	40.1%	9%
Unpaid Senior Care	20.9%	16.9%	24%
% without high school	21.1%	22.3%	-5%
% with university degree	28.6%	26.9%	6%
Seniors % without high school	39.1%	N/A	N/A
Visible minorities	3.8%	3.0%	27%
1st	South Asian 1%	South Asian 3%	-
2nd	Filipino 1%	-	-
3rd	-	-	-
Median Income for Individuals	\$37,784	\$35,153	7%
Median Income for Households	\$112,803	\$98,953	14%
Rent	\$929	\$1,240	-25%
Cost of Home	\$818,000	\$453,000	81%
Tenants spending 30%+	35.5%	28.6%	24%
Owners spending 30%+	20.3%	16.1%	26%
% Income from Gov't Transfer	3.1%	N/A	N/A
% Income living alone, Gov't T	10.2%	N/A	N/A
Families with Low incomes	4.3%	5.1%	-16%
Female lone parent low income	41.7%	N/A	N/A
Children with Low Income	0.0%	N/A	N/A
Seniors with Low Income	6.8%	N/A	N/A

Maple	2006	2001	+/-
Population	49,388	36,382	36%
Children	25.7%	26.8%	-4%
Youth	12.7%	11.0%	15%
Seniors	7.8%	5.8%	34%
Married	64.2%	69.7%	-8%
Single Parents	10.6%	6.6%	61%
Average Kids at home	1.6	1.4	14%
Living alone	2.0%	1.4%	43%
Seniors living alone	11.8%	5.0%	136%
Renters	4.7%	4.6%	2%
Homes in need of major repair	1.5%	1.9%	-21%
% new dwellings (2001-2006)	26.6%	58.3%	-54%
High Rise Apartments	2.6%	1.5%	73%
Multiple Family Household	5.9%	4.8%	23%
No knowledge of English	4.0%	3.1%	29%
Speak other language at home	27.8%	11.9%	134%
# languages spoken by 1%+	10	2	400%
1 year mobility	9.0%	18.5%	-51%
5 year mobility	39.7%	60.8%	-35%
% immigrants	43.6%	37.1%	18%
% recent immigrants	4.3%	3.9%	10%
1st	Pakistan 20%	Pakistan 23%	-
2nd	India 12%	Russia 7%	-
3rd	Russia 7%	India 5%	-
% immigrants before 1961	11.4%	5.9%	93%
Unemployment everyone over 15	4.1%	4.7%	-13%
Everyone Participation	71.8%	76.2%	-6%
Unemployment Youth	7.2%	9.7%	-26%
Female Unemployment	4.6%	5.8%	-21%
Female Participation	65.4%	70.2%	-7%
Female Participation children at home	73.1%	74.9%	-2%
Work outside Vaughan (census subdivision)	51.1%	59.0%	-13%
Sustainable Commute	10.4%	N/A	N/A
Unpaid Childcare	51.6%	51.7%	0%
Unpaid Senior Care	21.0%	19.3%	9%
% without high school	25.3%	26.2%	-3%
% with university degree	21.1%	23.5%	-10%
Seniors % without high school	70.1%	N/A	N/A
Visible minorities	33.9%	20.5%	65%
1st	South Asia 14%	South Asia 7%	-
2nd	Black 4%	Black 4%	-
3rd	SE Asia 4%	SE Asia 2%	-
Median Income for Individuals	\$29,100	\$29,687	-2%
Median Income for Households	\$86,139	\$79,853	8%
Rent	\$1,214	\$1,140	6%
Cost of Home	\$413,000	\$285,000	45%
Tenants spending 30%+	51.9%	30.9%	68%
Owners spending 30%+	29.2%	26.4%	11%
% Income from Gov't Transfer	7.7%	N/A	N/A
% Income living alone, Gov't T	15.6%	N/A	N/A
Families with Low incomes	9.8%	8.2%	20%
Female lone parent low income	10.1%	N/A	N/A
Children with Low Income	11.4%	N/A	N/A
Seniors with Low Income	8.0%	N/A	N/A

Thornhill	2006	2001	+/-
Population	73,210	55,733	31%
Children	20.0%	22.6%	-12%
Youth	16.1%	15.9%	1%
Seniors	9.8%	9.0%	9%
Married	60.2%	61.5%	-2%
Single Parents	11.0%	10.4%	6%
Average Kids at home	1.4	1.5	-7%
Living alone	3.8%	3.5%	9%
Seniors living alone	16.5%	15.1%	9%
Renters	9.4%	11.3%	-17%
Homes in need of major repair	3.2%	3.4%	-6%
% new dwellings (2001-2006)	22.6%	10.5%	115%
High Rise Apartments	16.6%	19.3%	-14%
Multiple Family Household	3.8%	3.5%	9%
No knowledge of English	2.7%	2.3%	17%
Speak other language at home	27.0%	12.9%	109%
# languages spoken by 1%+	8	3	167%
1 year mobility	11.0%	9.6%	15%
5 year mobility	41.9%	35.3%	19%
% immigrants	47.6%	45.9%	4%
% recent immigrants	6.7%	7.0%	-4%
1st	Russia 13%	Russia 21%	-
2nd	Ukraine 11%	Ukraine 13%	-
3rd	Korea 10%	South Africa 7%	-
% immigrants before 1961	7.3%	4.6%	59%
Unemployment everyone over 15	5.2%	4.4%	18%
Everyone Participation	71.0%	70.2%	1%
Unemployment Youth	15.5%	10.7%	45%
Female Unemployment	5.9%	4.6%	28%
Female Participation	67.3%	65.5%	3%
Female Participation children at home	78.3%	75.9%	3%
Work outside Vaughan (census subdivision)	59.8%	63.7%	-6%
Sustainable Commute	17.6%	N/A	N/A
Unpaid Childcare	45.2%	45.0%	0%
Unpaid Senior Care	21.9%	20.6%	6%
% without high school	14.4%	15.3%	-6%
% with university degree	44.1%	39.8%	11%
Seniors % without high school	32.7%	N/A	N/A
Visible minorities	25.3%	21.8%	16%
1st	Chinese 8%	Chinese 8%	-
2nd	South Asia 7%	South Asia 5%	-
3rd	Filipino 3%	Filipino 2%	-
Median Income for Individuals	\$28,299	\$28,084	1%
Median Income for Households	\$88,633	\$81,145	9%
Rent	\$1,196	\$1,304	-8%
Cost of Home	\$460,000	\$321,000	43%
Tenants spending 30%+	48.5%	45.6%	6%
Owners spending 30%+	29.7%	24.9%	19%
% Income from Gov't Transfer	6.2%	N/A	N/A
% Income living alone, Gov't T	12.5%	N/A	N/A
Families with Low incomes	11.1%	9.8%	13%
Female lone parent low income	21.0%	N/A	N/A
Children with Low Income	14.7%	N/A	N/A
Seniors with Low Income	11.8%	N/A	N/A

Woodbridge	2006	2001	+/-
Population	95,109	69,771	36%
Children	21.0%	20.0%	5%
Youth	12.8%	13.9%	-8%
Seniors	10.8%	8.6%	26%
Married	63.4%	64.7%	-2%
Single Parents	9.7%	7.2%	35%
Average Kids at home	1.4	1.4	0%
Living alone	2.2%	2.1%	5%
Seniors living alone	8.7%	10.5%	-17%
Renters	5.7%	5.8%	-2%
Homes in need of major repair	2.2%	1.3%	69%
% new dwellings (2001-2006)	25.6%	36.0%	-29%
High Rise Apartments	2.3%	1.9%	21%
Multiple Family Household	6.4%	5.5%	16%
No knowledge of English	4.3%	4.5%	-4%
Speak other language at home	26.1%	14.0%	86%
# languages spoken by 1%+	5	2	150%
1 year mobility	6.4%	16.3%	-61%
5 year mobility	36.1%	42.8%	-16%
% immigrants	42.9%	40.8%	5%
% recent immigrants	2.9%	2.1%	38%
1st	India 18%	Romania 9%	-
2nd	Vietnam 6%	Russia 9%	-
3rd	Philippines 6%	Iraq and Germany 3%	-
% immigrants before 1961	18.5%	10.7%	73%
Unemployment everyone over 15	4.6%	3.3%	39%
Everyone Participation	70.4%	71.8%	-2%
Unemployment Youth	10.0%	6.5%	54%
Female Unemployment	4.9%	3.8%	29%
Female Participation	64.7%	65.3%	-1%
Female Participation children at home	72.1%	70.2%	3%
Work outside Vaughan (census subdivision)	50.3%	52.3%	-4%
Sustainable Commute	6.6%	N/A	N/A
Unpaid Childcare	45.2%	42.8%	6%
Unpaid Senior Care	20.9%	18.3%	14%
% without high school	27.2%	33.3%	-18%
% with university degree	22.4%	15.9%	41%
Seniors % without high school	70.0%	N/A	N/A
Visible minorities	22.3%	12.3%	81%
1st	South Asian 7%	South Asia 5%	-
2nd	Latin American 2%	Latin American 1%	-
3rd	Chinese 2%	Chinese 1%	-
Median Income for Individuals	\$29,791	\$27,867	7%
Median Income for Households	\$90,291	\$80,142	13%
Rent	\$991	\$729	36%
Cost of Home	\$505,000	\$307,000	64%
Tenants spending 30%+	45.2%	48.2%	-6%
Owners spending 30%+	24.9%	20.4%	22%
% Income from Gov't Transfer	9.2%	N/A	N/A
% Income living alone, Gov't T	22.3%	N/A	N/A
Families with Low incomes	8.2%	9.3%	-12%
Female lone parent low income	18.9%	N/A	N/A
Children with Low Income	10.4%	N/A	N/A
Seniors with Low Income	9.3%	N/A	N/A

Appendix C: Early Development Instrument Scores by Neighbourhood

EDI Indicators	York Region	Kleinburg	Maple		
		AQ	AA	AS	AR
Physical Health and Well Being	9.3	9.4	9.3	9.1	9.2
Social Knowledge and Competence	8.5	8.8	8.6	8.3	8.3
Emotional Health/Maturity	8.3	8.8	8.5	8.3	8.2
Language and Cognitive Development	9	9.2	9	9	9
Communication Skills and General Knowledge	7.9	8.8	8.3	8	7.8
<i>Change in Physical Health</i>	-3.5%	-0.4%	-2.8%	-4.5%	-1.6%
<i>Change in Social Knowledge</i>	0.2%	2.7%	1.2%	-8.5%	1.3%
<i>Change in Emotional Health</i>	1.0%	0.2%	1.0%	-3.2%	-0.1%
<i>Change in Language Development</i>	2.2%	2.4%	1.2%	4.4%	5.3%
<i>Change in Communication Skills</i>	-8.0%	-6.9%	-6.5%	-7.5%	-7.8%

ED Indicators	Thornhill	Concord	Woodbridge				
	AJ	BZ	CL	CI	CG	CK	CJ
Physical Health and Well Being	9.2	9.4	9.5	9	9.1	9.3	9.4
Social Knowledge and Competence	8.8	8.3	8.6	8.5	8.2	8.5	8.7
Emotional Health/Maturity	8.5	8.6	8.7	8.4	8.4	8.5	8.5
Language and Cognitive Development	9.2	8.9	9.4	9	9.2	9	8.8
Communication Skills and General Knowledge	8.2	8.4	8.3	7.9	8.3	8.5	8.3
<i>Change in Physical Health</i>	-2.3%	0.3%	-0.3%	-2.8%	-3.5%	-1.3%	1.0%
<i>Change in Social Knowledge</i>	8.1%	-3.1%	-3.5%	0.7%	-1.7%	-0.7%	2.1%
<i>Change in Emotional Health</i>	4.0%	2.3%	2.2%	-0.3%	-2.1%	1.0%	1.5%
<i>Change in Language Development</i>	3.0%	3.6%	7.4%	4.0%	3.5%	2.7%	3.5%
<i>Change in Communication Skills</i>	-5.2%	-1.3%	-5.4%	-6.6%	-7.0%	1.9%	-5.7%

