

Witness Statement  
David Hulchanski

1. I am the Director of the Centre of Urban & Community Studies at the University of Toronto, and I am also professor at the School of Social Work, University of Toronto. A short curriculum vitae follows this statement.

2. I am currently the principle investigator of a major five year study of West Toronto neighbourhoods in conjunction with St. Christopher House, a local social agency. The Queen West Triangle is within the study area.

3. One conclusion the study has shown is that residents in the study area generally have lower income than other parts of the downtown. This can be seen in lines 12 and 13 of the attached chart, 'Study Area Change, 1971 to 2001.'

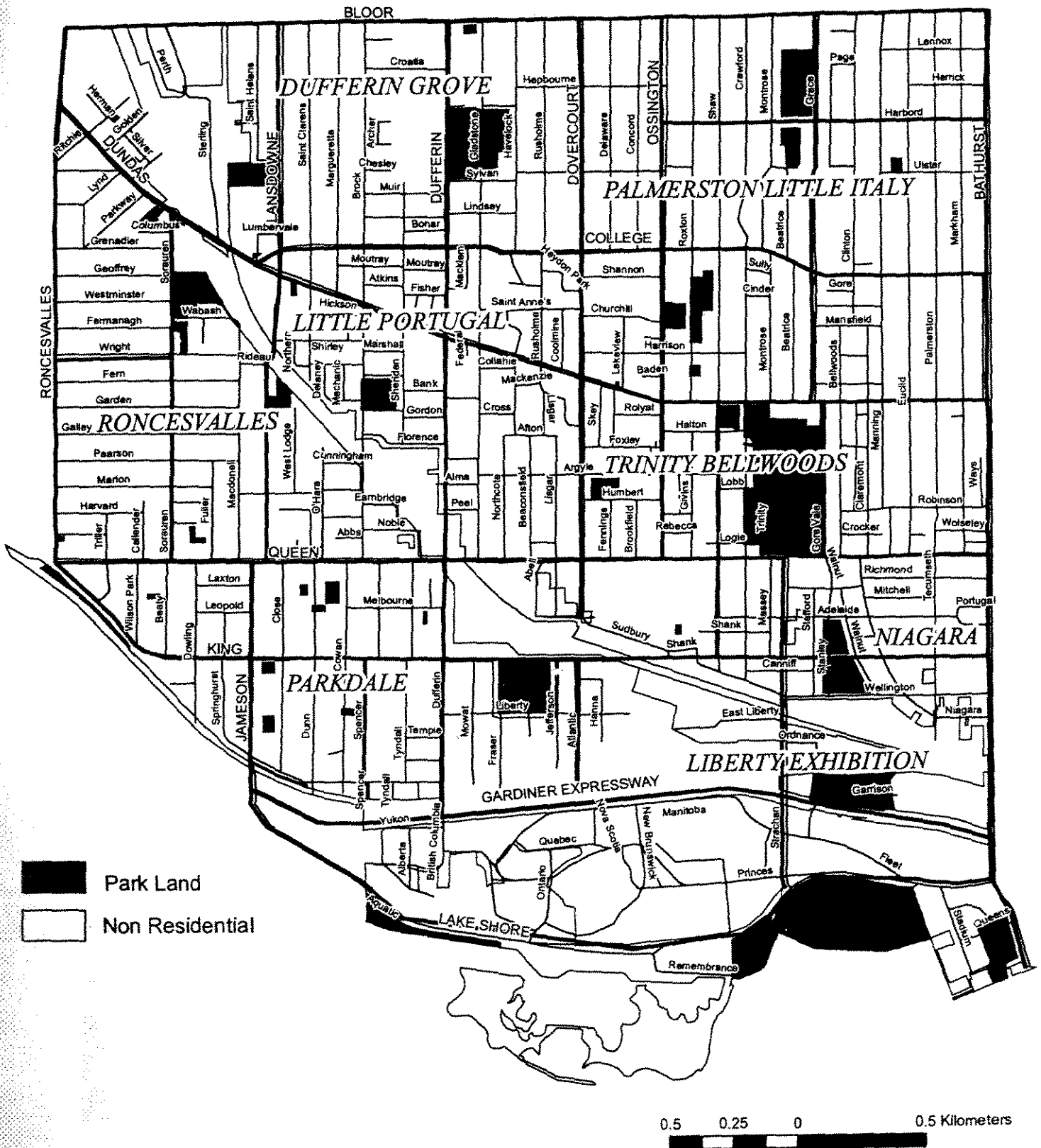
4. Another conclusion that the study has shown is that the number of artists in this area has increased significantly between 1971 and 2001, and it is higher than other parts of the city. This is also reflected in line 25 of the attached chart.

5. I believe that lower income households and businesses that serve these households, including spaces for low-income people engaged in art and entertainment, are being displaced by economic and housing market trends. I believe it is possible to maintain a healthy mix of people and employment.

6. I currently in Durban, South Africa, and will return to Toronto on August 3, 2006. On my return I will provide fuller source material and an amended and more extensive Witness Statement. It is my hope that this material can be available by August 10, 2006.

David Hulchanski,  
July 27, 2006.

### Study Area



## Neighbourhood Change & Building Inclusive Communities Research

### Study Area Change, 1971 to 2001

	West Central Toronto Area			Toronto CMA		
	1971	2001	Change	1971	2001	Change
Population	124,150	106,780	-14%	2,626,000	4,683,000	78%
Households	33,120	44,915	36%	774,000	1,635,000	111%
People per Household	3.8	2.4	-1.4	3.4	2.9	-0.5
One Person Households	14%	33%	19%	13%	22%	9%
Children and Youth	29%	19%	-10%	34%	26%	-8%
Seniors	8%	11%	3%	8%	11%	3%
Persons Who Moved	57%	47%	-10%	53%	45%	-8%
Born in Canada	44%	47%	3%	66%	44%	-22%
Recent Immigrants, Previous Six Years	23%	10%	-13%	10%	9%	-1%
Persons in Management	1%	15%	14%	6%	8%	2%
Persons Unemployed, 15 Years and Over	7%	5%	-2%	7%	6%	-1%
Median Household Income (constant 2001 dollars)	\$35,000	\$43,000	\$8,000	\$49,000	\$60,000	\$11,000
Median Household Income compared to Toronto CMA	71%	72%	1%			
Average Dwelling Values (constant 2001 dollars)	\$144,000	\$273,000	\$129,000	\$155,000	\$273,000	\$118,000
Average Dwelling Values compared to Toronto CMA	91%	100%	9%			
Average Monthly Rent (2001 dollars)	\$560	\$800	\$240	\$700	\$870	\$170
Average Monthly Rents compared to Toronto CMA	86%	93%	7%			
Rented Dwellings	52%	62%	10%	42%	37%	-5%
Apartments (condos and rentals)	35%	56%	21%	32%	38%	6%
Single Detached Houses	14%	12%	-2%	49%	45%	-4%
Young Adults, 25 to 34 Year Olds	16%	24%	8%	15%	15%	0%
Persons With a University Degree	4%	27%	23%	8%	28%	20%
Average Individual Income (constant 2001 dollars)	\$24,300	\$27,000	\$2,700	\$26,300	\$35,600	\$9,300
Average Individual Income compared to Toronto CMA	71%	76%	5%			
Persons in Arts, Entertainment, Recreation	1%	11%	10%	2%	4%	2%
Persons in Social Sciences and Religion	2%	9%	7%	5%	7%	2%
Persons in Natural and Applied Sciences	2%	7%	5%	3%	8%	5%
Self-Employed	4%	12%	8%	5%	12%	7%
Persons of Portuguese Origin	14%	20%	6%	2%	2%	0%
Persons of Italian Origin	15%	6%	-9%	10%	9%	-1%
Persons of Chinese Origin	1%	10%	9%	1%	8%	7%
Never Married	30%	46%	16%	26%	33%	7%
Married (not including separated)	56%	39%	-17%	63%	52%	-11%
Divorced	2%	6%	4%	2%	6%	4%
Widowed	6%	5%	-1%	6%	6%	0%
Single Parent Families	14%	21%	7%	9%	16%	7%

Source: Statistics Canada, Census 1971, 2001

St. Christopher House & Centre for Urban and Community Studies, University of Toronto  
Community-University Research Alliance (CURA)

Funded by the Social Sciences and Humanities Research Council of Canada, 2005 to 2010  
Compiled by Richard Mairanen, Data Analyst, Centre for Urban and Community Studies, 2006

Website: [www.urbancentre.utoronto.ca/cura](http://www.urbancentre.utoronto.ca/cura)



Centre for  
Urban and  
Community Studies

UNIVERSITY OF TORONTO

OFFICE OF THE DIRECTOR

## **J. David Hulchanski, Director**

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In addition to his duties as director of the Centre for Urban and Community Studies, David Hulchanski teaches graduate courses and supervises dissertation research on housing policy, social welfare, community development and human rights in the Faculty of Social Work. He is cross-appointed with the UofT's Program in Planning. His teaching and research focuses on housing policy and related urban social and economic issues, including poverty, the relationship between health and housing, discrimination in housing markets, social housing programs, and homelessness.

Professor Hulchanski is a member of the Canadian Institute of Planners, the Ontario Professional Planners Institute, the Housing Research Committee of the International Sociological Association, the Urban Affairs Association, and the Canadian Housing and Renewal Association. He is the former North American editor of the international journal *Housing Studies* and a former member of the Board of Directors of the Ontario Housing Corporation.

His current research is focused on homelessness, the housing needs of immigrants and refugees, affordable rental housing and neighborhood planning issues. He is:

- co-editor of a recently published book: ***Finding Room: Policy Options for a Canadian Rental Housing Strategy*** (UofT, CUCS Press, 2004; 27 chapters, 472 pages). [www.urbancentre.utoronto.ca](http://www.urbancentre.utoronto.ca)
- author of ***Housing Policy for Tomorrow's Cities***, published by the Canadian Policy Research Networks in 2002.;
- author of a discussion paper on housing affordability: ***Rethinking the Housing Affordability Challenge*** (2005); and
- principal investigator of a 5-year \$1million research grant from the Social Sciences and Humanities Research Council of Canada, for a project called: ***Community Gentrification & Building Inclusive Communities from Within: A Case Study of Toronto's West-Central Neighbourhoods*** (under the Community University Research Alliance (CURA) program, 2005-2009). See: [www.urbancentre.utoronto.ca/cura](http://www.urbancentre.utoronto.ca/cura)

Before coming to the University of Toronto, Professor Hulchanski was an associate professor in the School of Community and Regional Planning at the University of British Columbia (1983-91) and served a term as director of the UBC Centre for Human Settlements (1988-91). He earned his master's and Ph.D. degrees in urban planning at the University of Toronto. In 1997, he was appointed to the only endowed chair in housing studies in North America, the Dr. Chow Yee Ching Chair in Housing.

### **Recent Publications**

***Finding Room: Policy Options for a Canadian Rental Housing Strategy.*** edited by J.D. Hulchanski and M. Shapcott. Toronto: CUCS Press, UofT. Book website: <http://www.urbancentre.utoronto.ca/findingroom/>

***Adequate & Affordable Housing for All: Research, Policy, Practice – Research Abstracts from the International Housing Research Conference, University of Toronto, 2004.*** edited by J.D. Hulchanski, R.A. Murdie and P. Campsie. Toronto: CUCS Press, UofT. 14 chapters. 293 pages. Book website: <http://www.urbancentre.utoronto.ca/conference/delegates.html>

***"The Relationship Between Housing Conditions and Health Status of Rooming House Residents in Toronto,"*** *Canadian Journal of Public Health*. 94(6), November/December 2003, 436-440. co-author.

***"Making health data maps: A case study of a community/university research collaboration,"*** *Social Science and Medicine*, 55(7), October 2002, pp: 1189-1206. co-author.

***Housing Policy for Tomorrow's Cities.*** Discussion Paper F27, Canadian Policy Research Networks (CPRN), December 2002. [www.cprm.org](http://www.cprm.org)

***Barriers and privilege: The state of knowledge on housing discrimination,*** Ottawa: Canada Mortgage and Housing Corporation, 2001. co-author.

***Housing Discrimination in Canada: What do we know about it?*** S. Novac, J. Darden, J.D. Hulchanski, and A.-M. Seguin, CUCS Research Bulletin #11, December 2002. 6 pages (summary of the CMHC report).

***"Making health data maps: A case study of a community/university research collaboration,"*** *Social Science and Medicine*, 55(7), October 2002, pp: 1189-1206. co-author.

***Homelessness – causes and effects,*** Victoria, B.C.: Ministry of Social Development and Economic Security, Province of British Columbia, four volumes. Co-authors: M. Eberle (main author), D. Kraus, L. Serge.

Vol. I. ***The relationship between homelessness and the health, social services and criminal justice systems: A review of the literature,*** February 2001.

Vol. II. ***A profile, policy review and analysis of homelessness in British Columbia,*** April 2001.

Vol. III. ***The costs of homelessness in British Columbia,*** February 2001.

Vol. IV. ***Background report – A profile and policy review of homelessness in the provinces of Ontario, Quebec and Alberta,*** March 2001.

***The housing/health relationship: What do we know? Reviews on Environmental Health*** 15(1/2), January 2000, pp.109-33. Co-author.

***The human right to adequate housing: A chronology of United Nations activity, 1945 to 1999,*** Geneva: Centre on Housing Rights and Evictions, 2000. 60 pp. co-author.

***Housing and population health: A review of the literature,*** Ottawa: Canada Mortgage and Housing Corporation, January 1999. 175 pp. co-author.

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