

THE POST-GENTRIFICATION TRAJECTORIES OF TORONTO CENSUS TRACTS, 1971 TO 2001

ALEX TURNER

2007

Abstract

This thesis characterizes the changes that occur in Toronto neighbourhoods after gentrification takes place, and locates gentrification and ensuing changes within a broader theoretical framework of urban change. The findings show that the changes that occur during gentrification and afterwards are in most ways consistent with the stage model of gentrification. Trends observed during the post-gentrification period are often continuations of gentrification itself. Gentrification as described by the stage model was found to represent the leading edge in several trends at the regional level. Incomes and housing costs increased in central areas relative to peripheral areas between 1971 and 2001. The relative value placed on commuting time may have increased relative to the value placed on housing consumption in location decisions. The density gradient declined despite this, possibly because it is influenced by several factors other than income growth. The findings are relevant to planning policy for two reasons: 1) continuing gentrification may lead to a shortage of affordable housing in central areas; and 2) gentrification may lead to inefficient distributions of density throughout the region resulting in unnecessarily high expenditures on commuting.