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The North Hamilton Community Health Centre commissioned a profile of their primary service area to better understand the residents they serve and the changes in the neighbourhoods they live in. This profile will be used to inform the NHCHC’s Board of Directors’ strategic planning process as they chart the future directions of the NHCHC to fulfill its mission “to enable health through healing, hope and wellness” and realize its vision of “no obstacles to health”.

1.1 Change and progress

1.1.2 North End neighbourhood

The North End neighbourhood is the western and most populous portion (with about 5,200 residents) of the area served by the North Hamilton Community Health Centre, and is in the midst of a dramatic urban transformation. Where there was once a contaminated industrial site on the waterfront, now sits a 16-hectare park that is a jewel for the neighbourhood and the entire city (Bayfront Park). Another waterfront site, Piers 6, 7 and 8 is slated for development with around 1,600 new residential units and adjoining new retail area. Further south in NHCHC’s service area, a new GO train station is being built. Strong resident leadership from the North End Neighbours community group has led to the creation of Hamilton’s first 30km/h traffic zone in North Hamilton (one of only a handful in Canada). New walkable residential and commercial neighbourhoods are being planned for the waterfront (Piers 6, 7 and 8) steps from the NHCHC office and for a former industrial area (Barton-Tiffany) just west of NHCHC’s service area. Many other smaller scale changes are happening such as a long-closed school being transformed to loft condos and some one-way streets being converted to two-way operation.

Many of the urban changes are due at least in part to global economic forces, which have led to the de-industrialization of many parts of Hamilton, and the subsequent loss of manufacturing jobs. Many of these disappearing jobs paid a decent wage, and many laid off employees have only found low wage work after being laid off from factories\(^1\) in and around the NHCHC area.

The North End was in decades past an “arrival city” for immigrants from Italy and Portugal among other mainly European countries, and more recently the area’s international newcomers now come from places such as Southeast Asia and Africa. Many new residents to the North End are also moving from places such as Toronto, in part attracted to the area for the various amenities and opportunities for affordable housing.

An analysis of the demographic changes in Hamilton’s neighbourhoods by from 1981 to 2006\(^2\) by the University of Toronto’s Neighbourhood Change Research Partnership shows that the North End was only one of six census tracts in the old lower city (among a total of 97 census tracts) that fit in the Increased Socioeconomic Status: Emerging Middle Class category. This category is made up of census tracts that “shifted from predominantly lower-status ‘blue-collar’ in 1981 to a mix of ‘blue-collar’ and middle class in 2006.”

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1.1.3 Keith neighbourhood

The eastern part of NHCHC’s service area, the Keith neighbourhood (where approximately 1,700 residents live) is also seeing progress, albeit on a smaller scale. The anchor of the neighbourhood, Robert Land School, was transformed by residents and partners into a vibrant community space, the Eva Rothwell Centre after the closure of the school in 2004. Like the North End, the residents of Keith have been leaders in pushing the City to bring improvements to their neighbourhood, such as enhancements of North Central Community Park. Keith neighbours have also led campaigns to increase the use of smoke detectors in homes and help residents on fixed incomes get repairs to their homes.

In their analysis of 25 years of demographic changes, the University of Toronto’s Neighbourhood Change Research Partnership classified the Keith neighbourhood as one of only four census tracts in Hamilton’s old lower city in the Immigrant Minorities Lagging Behind: Older Central City Immigrant category. For these areas, the report notes that “housing affordability, worsening housing conditions, and unemployment became major problems in these tracts between 1981 and 2006.”

1.2 Boundaries and overlaps with neighbourhoods and census tracts

North Hamilton Community Health Centre’s bylaws define their primary service area as the area north of Barton Street to Hamilton Harbour from Bay Street to Sherman Avenue. This is a diverse area with about 10,000 residents.

As can be seen on Map 1, NHCHC’s service area overlaps with 10 different city of Hamilton planning units. However, within these neighbourhoods, the practice among residents is that the area from Bay St to Wellington north of the CN rail line is called the North End (with no distinction between east and west), and the entire area from Wellington to Sherman north of the CN rail line is called the North End is called Keith, including the industrial areas. The areas from the CN rail line to Barton overlap with many neighbourhoods and planning units, including Beasley, Central, GALA, Gibson, Jamesville and Lansdale. See also Map 6 on page 46 for neighbourhood strategy boundaries in relation to NHCHC’s service area.

There is no official definition or boundary for “North Hamilton”, and some residents may consider waterfront industrial areas east of Sherman to be part of North Hamilton. But for simplicity, this report will refer to the combined North End and Keith neighbourhoods as “North Hamilton”. Most of the data in this report is based on Census tracts, with data for Census tracts 66.00 (North End) and 67.00 (Keith) presented along with the combination of both of these Census tracts as “North Hamilton (CT 66.00 and 67.00)”.

Using these boundaries, North Hamilton has a population of almost 6,900 residents. The portion of NHCHC’s service area between the CN rail line and Barton Street, has an additional population of about 3,500 residents but this area is part of other larger census tracts and is not included in the data presented in this report. In general the demographics of the area between the CN rail line and Barton Street are fairly similar to neighbouring North End and Keith demographics (with some exceptions), so

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proportions of various indicators would be quite similar if the data was available at the exact boundaries of NHCHC’s service area. However, the raw number of given sub-populations within the NHCH service area would be about 50% higher if the area between Barton and the CN rail line were included.

Map 1.
1.3 NHCHC clients within and beyond the service area boundaries

In 2008, the NHCHC commissioned the SPRC to complete a smaller profile of its service area. This profile included an analysis of NHCHC client postal codes with a map showing where clients were spread within the service area and beyond. The clients beyond the service area include many clients who previously lived in the North End, and moved to other parts of Hamilton while maintaining their relationship with the NHCHC. There are also specific client populations for which the NHCHC has broader mandate than the geographic limits of its primary service area. The map shows that the North End neighbourhood has the highest proportion of NHCHC clients, especially in areas closest to the NHCHC office.

Map 2.

1.4 Postal Code Map

Finally, some data in this report is presented by Forward Sortation Area (FSA), which is the first 3 digits of the postal code, when no other neighbourhood data is available. L8L is the FSA that encompasses NHCHC’s service area, as well as parts of east and central Hamilton towards Ottawa street. Map 3. On the following page shows Hamilton’s FSA and is a useful for reference when examining FSA level data.
1.5 Data Quality Issues with the National Household Survey

This report includes data from Statistics Canada’s National Household Survey (NHS). The NHS is a voluntary survey and was introduced in 2011 as the replacement for the mandatory long-form Census. The NHS has produced lower quality data than available previously through the Census, especially at the community level and for smaller population groups. The SPRC follows the recommendation of the Social Planning Network of Ontario and only used NHS data when higher quality data is not available. NHS data in this report is not compared to previous Census data due to changes in methodology between the two data sources. Statistics Canada’s indicator of data quality for the NHS is the “global non-response rate”, which combines how many households refused to participate in the NHS as well as households who only answered some of the NHS questions. The global non-response rate was 36.1% in the North End and 52.5% in Keith, compared to 29.0% for the City of Hamilton and an average of 26.1% across Canada. Data from the NHS in this report should be interpreted with caution, due to high non-response rates in North Hamilton.
2.0 Basic Demographics

2.1 Population Density

Chart 1. Residents per km²

Data source: Statistics Canada, Census of Canada (2011)

Key findings and analysis:

- The North End part of North Hamilton is the lowest density neighbourhood within Ward 2 – Downtown, with about 3,554 residents per km² (average 6,119 residents per km² in Ward 2).
- Because of the large industrial area within the Keith part of North Hamilton, and the almost uniform housing stock of single family homes, that neighbourhood’s density is much lower: 711 residents per km² (Keith is in Ward 3 – Hamilton Centre, and for comparison, that ward’s density is 2,709 residents per km²).

2.2 Population Changes


Key findings and analysis:

- There has been a significant decline in the population of North Hamilton. In 1996, there were just over 7,800 residents, and in 2011 fewer than 6,900 residents were living in this area (a 12% decline in population over 15 years). The rate of decline has slowed in the western part of the NHCHC area, with it losing only 63 residents between 2006 and 2011 (approximately 1% decline). In Keith, the decline in the number of residents continues to be high, with a net loss of about 144 residents between 2006 and 2011, just under 8% of the neighbourhood’s population.

- In the near future, the population decline in North Hamilton will be reversed as development of the waterfront lands begins. The city is planning for the development of 1,609 units on Piers 6, 7 and 8, as detailed in Appendix 1. If those new households have an average of 1.7 persons each (the average occupancy for multi-residential buildings in the city), the total number of new residents will be just over 2,700 people. This may be high projection however, as units in this development will be in the range of 600-1000 ft$^2$ size, a smaller range of square footage than previously built multi-residential buildings in Hamilton. Due to its smaller size and high prices (the city estimates units will cost $247,000-$462,000 each), the new waterfront development may have smaller households and fewer children than the average for existing apartments and condos in the city.

- As discussed later in section 9.0 of this report (Planning Context), the affordability of the housing units in new developments such as the waterfront is a crucial issue that will determine whether that new neighbourhood becomes an expensive and exclusive enclave of if it joins other North Hamilton neighbourhoods and becomes an inclusive, mixed-income community, where everyone is welcome. If the market forces are restrained through careful city planning and incentives, the neighbourhood could welcome people of all incomes.

### 2.3 Ages

**Chart 3. Change in number of children and seniors**

Data source: Statistics Canada, Census of Canada (2011)
Key findings and analysis:

- North Hamilton is going through a major demographic shift in the number of children living in the area, which reflects city-wide changes in family and fertility patterns. Between 2001 and 2011, there was a 24% drop in the number of children under age 15 in North Hamilton, for a total of 295 fewer children. Despite this drop, North Hamilton continues to have a higher proportion of children as compared to the average for the city (18.3% of the population is aged 14 or younger, compared to 16.5% for the city overall). The decline in children this area has led to closures of the Robert Land school in 2004 and St-Mary’s school in 2009. The negative impacts will continue with the closure of Sir John A. MacDonald Secondary School in 2016.

- The largest part of North Hamilton is experiencing the same aging of the population as seen in Hamilton and across almost all provinces in Canada. In the North End, there has been an additional 95 seniors over the last decade, for a total of 635 persons aged 65 or older. Despite this increase, the North End has a lower proportion of seniors (12% in 2011, up from 9% in 2001), compared to the city (16% in 2011, up from 14% in 2001).

- Despite the aging of the population, the Keith neighbourhood has actually seen a decrease in the number of seniors, from 190 in 2001 to 140 in 2011. As will be further discussed in the Physical Health section of this report, there are much higher rates of cancer in Keith than the western parts of the NHCHC, which is leading to shorter life spans in the Keith neighbourhood. Another factor behind the decline in the number of seniors in Keith is that there is very little appropriate housing for older adults as they age and may often move to more appropriate housing in other neighbourhoods. Almost all housing in Keith is older single-family homes with many stairs and high maintenance costs, which are both difficult to manage for many older Keith residents living with chronic health conditions and low incomes. There is no social housing in
Basic Demographics

Profile of North Hamilton

Social Planning and Research Council of Hamilton

2.0 Basic Demographics

Keith, and almost no rental apartment buildings, which also means there is no influx of seniors moving from other neighbourhoods.

- Because of lower income, higher rates of occupational injuries and worse health outcomes, many of North Hamilton’s residents are aging more quickly than higher income residents of Hamilton. This means for instance that a 50 year old may have many health conditions that in other neighbourhoods may be more common among 70 year olds. Although North Hamilton has a lower rate of seniors than the city, the population pyramid shows that it has a higher rate of persons aged 50 to 59 than the city. There are 1,085 persons aged 50-59 in North Hamilton, with an additional 400 persons aged 60-64. This total of 1,485 North Hamiltonians aged 50-64 is almost double the population of the senior age group (750 residents aged 65 and over).

2.4 Seniors Living Alone

Chart 5. Proportion of seniors living alone, by gender

Data source: Statistics Canada, Census of Canada (2011)

Key findings and analysis:

- 28% of the seniors living in North Hamilton live alone, which is slightly higher than the average for the city (27%). Due to social isolation and the financial stress of living alone, these seniors often face worse health outcomes such as higher rates of hip fractures and increased rates of institutionalization.\(^4\)
- A gender analysis of this data shows that senior men are much more likely to be living alone in North Hamilton than the average for the city, going as high as 25% among male seniors in Keith, compared to 17% for the city. Men are also less likely to access primary health care and to ignore symptoms and health concerns.\(^5\)
- These gender and isolation factors may be exacerbating negative health outcomes for North Hamilton’s male residents.

---


2.5 Lone Parents

Chart 6. Proportion of families headed by lone parents

<table>
<thead>
<tr>
<th>Location</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>North End (Census tract 66.00)</td>
<td>26%</td>
<td>32%</td>
</tr>
<tr>
<td>Keith (Census tract 67.00)</td>
<td>34%</td>
<td>35%</td>
</tr>
<tr>
<td>North Hamilton (Census tracts 66.00 and 67.00)</td>
<td>28%</td>
<td>32%</td>
</tr>
<tr>
<td>City of Hamilton</td>
<td>17%</td>
<td>19%</td>
</tr>
</tbody>
</table>

Data source: Statistics Canada, Census of Canada (2011)

Chart 7. Number of lone parent families

<table>
<thead>
<tr>
<th>Location</th>
<th>2001</th>
<th>2011</th>
</tr>
</thead>
<tbody>
<tr>
<td>North End (Census tract 66.00)</td>
<td>405</td>
<td>425</td>
</tr>
<tr>
<td>Keith (Census tract 67.00)</td>
<td>180</td>
<td>155</td>
</tr>
<tr>
<td>North Hamilton (Census tracts 66.00 and 67.00)</td>
<td>585</td>
<td>580</td>
</tr>
</tbody>
</table>

Data source: Statistics Canada, Census of Canada (2011)

Key findings and analysis:

- The overall number of lone parent families in North Hamilton has been relatively stable, between 2001 and 2011, now standing at 580 lone parent families (32% of total families).
- The Keith neighbourhood has seen a drop in the number of lone parents, which now stands at about 155. Keith has a high proportion of lone parent families (35%), compared to the city average of 19%. The proportion of lone parent families in the North End is increasing, jumping from 26% of families in 2001 to 32% in 2011.
- The vast majority of lone parent families are headed by women (80% in the North End, and 87% in Keith). Female lone parents face additional barriers than male lone parents due to the gender gap in wages thus are likely to be paid a lower wage for their work hours.
3.0 Incomes and Poverty

3.1 Income Comparisons

Chart 8. Ontario social assistance (OW and ODSP) and minimum wage monthly income, compared to poverty line and Hamilton living wage (income for families with children includes child benefits)

Data sources: SPRC (2011) Calculating a living wage for Hamilton, Statistics Canada (2011) and Income Security Action Centre (2014). (The poverty line in this chart is the before tax Low Income Measure. For more information about the LIM, see section 3.3)

Key findings and analysis:

- This chart highlights the severely austere reality of living on social assistance in Ontario, as income levels are only a fraction of the poverty line. The most difficult income situation is felt by singles on Ontario Works who only receive $626 per month, barely 37% of the poverty line. Many negative mental and physical health outcomes from low levels of social assistance have been documented by organizations across Ontario.

- Minimum wage, now $11 per hour in Ontario for most workers (but excluding workers who earn tips) generally approaches the poverty line, but only if a person can find a full-time job (at least 37.5 hours per week). With more employers preferring a part-time causal workforce that can be scheduled at the last minute, most minimum wage earners can only find part-time work. The negative health effects of precarious employment were recently highlighted by the It’s More Than Poverty report from McMaster University and the United Way of Toronto. This report’s findings led to the provincial government recently amending the Employment Standards Act to better protect workers employed through temp agencies, among other measures.

- The living wage calculated for the City of Hamilton ($14.95 per hour) is only slightly above the poverty line in the case of a single person, or a lone parent, and only includes basic items for participation in community life.

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3.0 Incomes and Poverty

3.2 Social Assistance

Table 1. Rates of social assistance and EI in, the Beasley, Jamesville and Keith neighbourhoods combined compared to the city of Hamilton

<table>
<thead>
<tr>
<th></th>
<th>NUMBER OF HOUSEHOLDS IN ALL THREE NEIGHBOURHOODS</th>
<th>CASES PER 1,000 PEOPLE</th>
<th>HAMILTON AVERAGE PER 1,000 PEOPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontario Works cases⁷</td>
<td>1,295</td>
<td>80</td>
<td>26</td>
</tr>
<tr>
<td>ODSP cases⁸</td>
<td>1,861</td>
<td>114</td>
<td>39</td>
</tr>
<tr>
<td>Employment insurance claimants³</td>
<td>1,020</td>
<td>63</td>
<td>70</td>
</tr>
</tbody>
</table>


Key findings and analysis:

- Table 1 shows data from the Beasley, Jamesville and Keith neighbourhoods combined (Jamesville includes the North End and Central neighbourhoods). These neighbourhoods all overlap NHCHC’s service area. For a map of these boundaries, please see section 9.1 of this report.

- The data for the neighbourhoods overlapping NHCHC’s service areas shows that rates of social assistance beneficiaries are much higher than the city as a whole. The number of Employment insurance claimants is slightly lower than the average of the city, which is likely due to workers in these neighbourhoods employed in part-time and precarious work, which limits their eligibility for employment insurance.

3.3 Poverty Rates

Chart 9. Poverty rates, by selected communities and postal codes, City of Hamilton, 2010 (using before tax Low Income Measure)

Data source: Statistics Canada, T1 Family File tax filer data (2010)
3.0 Incomes and Poverty

Key findings and analysis:

- Chart 9 includes poverty rates by postal codes. A map of Hamilton’s postal codes is provided in section 1.4 of this report (page 9).
- Poverty data in this report is based on Statistics Canada’s Low Income Measure (LIM). The LIM is a relative measure of poverty, with the threshold set at 50% of Canada’s median income. Chart 8 shows the monthly income (before taxes) needed to be above the LIM poverty line.
- The L8L postal code, which broadly covers NHCHC’s service area and extends into East Hamilton north of King all the way to Ottawa St in the east, has the 3rd highest poverty rate among Hamilton’s postal codes. Almost 2 in 5 residents (38%) in the L8L postal are living on incomes below the LIM poverty line.
- The other postal codes with higher poverty rates are L8N, which is the Corktown and Stinson neighbourhoods, and L8S, which covers the central core of Hamilton and extends into the Strathcona neighbourhood, along both sides of York Boulevard.
- Map 4, below, illustrates the geographical distribution of poverty rates by Census tracts and shows that the NHCHC’s service area includes areas with very high poverty rates.

Map 4.
3.0 Incomes and Poverty

3.3 Changes in Income Distribution

Chart 10. Distribution of income by family types, City of Hamilton and selected postal codes (not adjusted for inflation)
(L8L = North Central Hamilton; L8N = Corktown and Stinson; L8H = North East Hamilton)
Data source: Statistics Canada, T1 Family File tax filer data (2002 and 2012)
3.0 Incomes and Poverty

Key findings and analysis:

- The changes in distribution of income in the last decade reveal many important patterns, at the level of different family types, and within different areas of Hamilton. To interpret the previous graphs, it is important to note which income brackets (the bottom axis), have the highest and lowest proportion of families or individuals in them (the left axis). Also it is important to keep in mind that any income change is at the aggregate level. Where incomes are getting higher it does not mean any particular individual is earning more than they were 10 years ago, as changes in demographics such as immigration, deaths and family formation and breakup influence the overall income distributions in critical ways.

- Three postal codes were chosen for this analysis:
  - L8L, which is North Central Hamilton, from about Bay to Ottawa and north of King St. and includes NHCHC’s service area
  - L8N, which is the Corktown and Stinson neighbourhoods between James and Wentworth from the escarpment to King St. This postal code was chosen because it has the highest LIM poverty rate in Hamilton.
  - L8H, which is North East Hamilton, from Ottawa St. to Nash Rd. and from Main/Queenston to the waterfront (this includes the McQuesten and Riverdale neighbourhoods among others). This postal code was chosen because it similar to L8L, due to its proximity to industrial areas and high poverty rates.

- One of the most important trends this analysis reveals is the rising income of lone parents. The city-wide distribution of lone parents’ income shows reduced polarization of incomes, with a large reduction in lone parents earning under $30,000 per year. Policy changes such as separating child benefits from social assistance, allowing parents to keep child benefits when they return to the labour market, have had very positive impacts on lone parents’ incomes. The rise in lone parent income is also partly due to general Canada-wide reductions in teen births, and the increasing age of lone parents, giving them a better foothold in the labour market before the birth of their children.

- The improvements in overall lone parent income are quite dramatic in the L8L, L8N and L8H postal code areas, with the largest group earning only $10,000-$20,000 in 2002, and the largest group now earning in the $30,000 to $50,000 range in 2012. The income distribution of lone parents in these postal codes now almost mirrors the citywide distribution, albeit with still a large proportion in the lowest income brackets than the average for the city and many fewer in the highest income bracket.

- The income distribution of couple families at the city level is undergoing an important shift, from a bell curve distribution with a large middle-income group, to the start of a bi-modal distribution, which indicates polarization of incomes, with a smaller middle-income group.

- In the 3 selected postal codes, this polarization of incomes is not evident, and the shift in income distribution only reflects general inflation trends, with the largest group still earning in the low-middle income range. There is a slight increase in the high-income brackets but less than is seen at the city level.

- Similarly to couple families, the income distribution of unattached individuals in the L8L North Central Hamilton area has barely shifted, with the largest group still earning only $10,000-$20,000. This is the same trend as in L8N. But in L8H, North East Hamilton, there is a big reduction in the proportion of unattached individuals in the lowest income group. Overall, unattached individuals in the L8L and L8N postal code areas have lower incomes than the average for the city.
4.1 Housing Type and Quality

Chart 11. Proportion of renter households

Data source for Charts 11 and 12: Statistics Canada, National Household Survey (2011)

Key findings and analysis:

- There is a large proportion of rental housing in the North End, where almost half of all housing units are rentals. In Keith, about two thirds of homes are owned, which is the same proportion as the City.
- North Hamilton has a very high rate of housing that is need of major repairs (17%), more than double the rate for the city (8%).
- Many of the housing units that require major repairs are owned by residents living on a low income, and don’t have any extra money to repair their homes. The City’s neighbourhood strategy has tried to tackle this issue through the Neighbourhood Home Improvement program, which started in the Keith Neighbourhood in 2012.
- Other rental units in need of major repairs in the North End are in social housing buildings. Due to lack of investments from all levels of governments, social housing providers across Canada are facing significant repair backlogs for their subsidized housing units. The City of Hamilton currently only provides 40% of the required level of capital funding for repairs of social housing buildings\(^8\). In 2015, the City’s budget only funded $16 million out of $40 million in needed infrastructure funding for its housing division.

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\(^8\) City of Hamilton, General Manager, Finance and Corporate Services, Mike Zegarac as quoted in Citizens at City Hall (CATCH) report on General Issues Committee of Council (January 15 2015). http://hamiltoncatch.org/view_article.php?id=1327
4.0 Housing

- Poor quality housing in an important social determinant of health as it can mean a home is unsafe (with problems such as mould or tripping hazards) and often imposes greater financial stress on residents due to the extra costs for repairs. The evidence shows that poor quality housing is associated with increased morbidity and mortality from many health conditions.9

4.2 Rental Housing Types and Protections

Chart 13. Types of rental housing units in the North End (Census Tract 66.00), Hamilton, Ontario, 2011

- Of the 980 occupied rental units in the North End in 2011, about two thirds are in the private market, and one third are subsidized units in social housing buildings.
- Within the private market portion of rental housing, 44% of rental units are in purpose-built rental buildings of three or more units (278 units) and 61% (382 units) are in the secondary market – rental units in single family and semi-detached homes, duplexes, as well as rental units rented in condo buildings or townhouses (that aren’t purpose-built rental). This proportion of secondary units in the North End is nearly double the average for the city of Hamilton, where only 33% of the private rental market is composed of secondary rental units.
- The secondary rental market includes many more scattered rental housing units but are subject to the same rental regulations as purpose built-rental units. However, secondary rental units are often at higher risk of being eliminated from the rental market, as owners are allowed to evict

Data sources: Statistics Canada, National Household Survey (2011) and Canada Mortgage and Housing Corporation, Housing Information Portal (October 2011).

Key findings and analysis:

- Of the 980 occupied rental units in the North End in 2011, about two thirds are in the private market, and one third are subsidized units in social housing buildings.
- Within the private market portion of rental housing, 44% of rental units are in purpose-built rental buildings of three or more units (278 units) and 61% (382 units) are in the secondary market – rental units in single family and semi-detached homes, duplexes, as well as rental units rented in condo buildings or townhouses (that aren’t purpose-built rental). This proportion of secondary units in the North End is nearly double the average for the city of Hamilton, where only 33% of the private rental market is composed of secondary rental units.
- The secondary rental market includes many more scattered rental housing units but are subject to the same rental regulations as purpose built-rental units. However, secondary rental units are often at higher risk of being eliminated from the rental market, as owners are allowed to evict

4.0 Housing

tenants if they want to occupy the dwelling themselves. The secondary rental market is also more hidden because it is not included in semi-annual statistical reports on rental units from the Canada Mortgage and Housing Corporation (CMHC).

- Units in the secondary rental market are more likely than primary rental market buildings to not conform to city bylaws on matters of safety such as fire exits, or nuisance such as number of parking spots. These situations often mean that these rental units are a more precarious and stressful form of housing if owners are skirting laws or neighbours are unhappy with the number of rental units in one building. In 2014, the City of Hamilton examined instituting a landlord-licensing system to specifically force more secondary market units into compliance, but city staff warned that the burden of licensing could lead to as much as 30% reduction in the number of rental units subjected to the bylaw\(^\text{10}\), many of which are currently in the range of affordable housing. City Council instead decided to bring more pro-active enforcement of city bylaws to ensure the safety of secondary rental market units for tenants and reduce conflicts with other neighbourhood residents.

- The primary rental housing market is also subject to risk of elimination of units, especially when neighbourhoods are in transition, as is the case in the North End. Only a few blocks from the North End, the Beasley neighbourhood has seen conversion of some large apartment buildings, such as 125 Wellington N., into condominiums. Due to falling vacancy rates across the city, City Council recently put a halt to further condo conversions, with the exception of buildings where 75% of tenants agree to the conversion (with this exception currently being reviewed by city staff).

- When rental buildings with affordable units are converted to condos, often tenants don’t have the means to buy their own unit, so units are bought by various investors, and the units remain rented to the tenants. But these apartments become classified into the secondary rental market, so less data is available about these units. Due to multiple owners of units in the same building, it also becomes harder to organize tenant associations and to advocate for renters’ rights. Another concern is that the exception to standard eviction protections that allows owners to evict tenants if the owner intends to occupy the units can be more easily abused in investor-owned condominium units than in a rental building owned by a single owner, if an owner decides to fraudulently claim that exception.

- Even if a building owner intends to keep units as rentals, they can increase the rent to any amount they wish after a tenant leaves a unit. In contrast, Quebec’s rental laws dictate than new tenants can appeal to the rental tribunal to have their rent increase in line with the previous tenant’s.

- A further example of how building owners can use their position to eliminate affordable rental units was seen recently in the Beasley neighbourhood at 181 John St. N. and 192 Hughson St. N. where recently tenants were offered $2,000 to leave their units. Community agencies such as the Hamilton Legal Clinic, and the Social Planning and Research Council of Hamilton, along with the City of Hamilton attempted to inform tenants of their rights to remain in their units and how to appeal rent increases at the Landlord Tenant Board. The circumstances at these two buildings became public because of the hundreds of tenants involved, but similar and more hidden situations may be occurring at many other smaller rental buildings across the North End.

\(^{10}\) City of Hamilton. (2012). Rental Housing Licensing Model (PED10049(j)). https://www.hamilton.ca/NR/rdonlyres/63327BE5-71D5-4E3F-83B5-DB7CBAD2C753/0/Dec11Item61.pdf
4.3 Housing Affordability

Chart 14. Unaffordable housing: Renters
(proportion of tenants spending 30% or more of their household income on shelter costs)

Chart 15. Unaffordable housing: Owners
(proportion of owners spending 30% or more of their household income on shelter costs)

Chart 16. Average monthly cost of occupied units, including market units and social housing

Data source for Charts 14, 15 and 16: Statistics Canada, National Household Survey (2011)
4.0 Housing

Chart 17. Median rental cost of available market rent units ($ not adjusted for inflation)

Data sources: Canadian Mortgage and Housing Corporation, Housing Information Portal (2010 to 2013)

Key findings and analysis:

- Just as quality of housing is a social determinant of health, so is the affordability of housing\textsuperscript{11}. Affordable housing is considered to be shelter costs that take up 30% of less or a household’s income. (Shelter costs include rent or mortgage payments, utilities, and property taxes.)
- For renters currently living in North Hamilton, the rent they pay is close to average for the City ($746 compared to $770). But because of lower incomes in North Hamilton compared to the city, renters are living in unaffordable housing at a higher rate than the city (47% vs. 43%). In the Keith neighbourhood, this situation is intensified. Rents are higher in Keith, and the rates of unaffordable housing for tenants jump to 62%. The absence of social housing in Keith gives no option for renters to move to more affordable housing within their neighbourhood.
- Owners in Keith (the majority of residents in that neighbourhood) also face significant problems with affordability of their housing, with more than one third of owners having trouble affording their shelter costs, compared to a 19% average for the city.
- Rent affordability in the North End is greatly improved by the presence of about 352 units of social housing, some in large buildings, some in townhouse complexes and some scattered in single family homes across the neighbourhood. (For more on social housing, see section 4.4).
- While rents currently paid by North Hamilton residents are similar to the average for the city, people trying to find a rental apartment in North Hamilton are facing much higher rents for available units in the private market and long wait lists for social housing. The rising rents are especially difficult for newcomers or youth leaving their parents homes and wanting to stay in the neighbourhood, as they also face racial and age discrimination in the private rental market.
- In North Central Hamilton (bounded approximately by Bay St, Sherman, Cannon and the waterfront), private rents for available units have increased by 23% between 2010 and 2013, compared to approximately 6% rise in inflation in that time. Available units now cost about $922 per month in North Central Hamilton, compared to $776 for the city as a whole. In the smaller North End area, rents for available are even higher, climbing to $955 per month in 2013.
- Lack of affordable housing may be an important contributing factor to the decline in population in North Hamilton.

4.4 Social Housing

Social housing is a type of affordable housing in which public or non-profit agencies protect tenants from increasingly high private market rent by providing subsidized housing units. In most social housing, rental units are offered at a sliding scale, where tenants pay 30% of their income on rent (called RGI – rent-geared-to-income), with the remainder paid to the housing provider by the federal or provincial government\(^{12}\). If a tenant’s income changes, they can continue to live in their homes without fear of eviction due to unaffordability.

In the NHCHC’s service area there are over 350 units of social housing, all in the North End, with none in the Keith neighbourhood.

For most social housing providers, there is great uncertainty on the horizon as long-term subsidy agreements with the federal government are expiring in the coming years. In addition, social housing providers face a large backlog of capital repairs on aging buildings with limited budgets. For some social housing providers this means that some units in their building remain vacant as they do not currently have the funding to bring them back to habitable condition.

**Table 2: Providers and locations of social housing in North Hamilton**

<table>
<thead>
<tr>
<th>Location</th>
<th>Housing Provider</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>500 MacNab St. North</td>
<td>City Housing Hamilton</td>
<td>146</td>
</tr>
<tr>
<td>James/Picton/MacNab townhouses</td>
<td>City Housing Hamilton</td>
<td>108</td>
</tr>
<tr>
<td>Brock St. townhouses</td>
<td>City Housing Hamilton</td>
<td>10</td>
</tr>
<tr>
<td>Scattered units</td>
<td>City Housing Hamilton</td>
<td>4</td>
</tr>
<tr>
<td>Simcoe St. townhouses</td>
<td>Good Shepherd Homes</td>
<td>5</td>
</tr>
<tr>
<td>320 John St. N. townhouses</td>
<td>Good Shepherd Homes</td>
<td>4</td>
</tr>
<tr>
<td>549 Barton St. E.</td>
<td>Hamilton East Kiwanis Homes</td>
<td>12</td>
</tr>
<tr>
<td>Fullerton Ave. townhouses</td>
<td>Hamilton East Kiwanis Homes</td>
<td>10</td>
</tr>
<tr>
<td>Scattered units</td>
<td>Hamilton East Kiwanis Homes</td>
<td>20</td>
</tr>
<tr>
<td>John St. N., Burlington St. W. and James St. N. townhouses</td>
<td>Victoria Park Homes</td>
<td>17</td>
</tr>
<tr>
<td>Ferrie St. E. and Simcoe St. E. townhouses</td>
<td>Victoria Park Homes</td>
<td>14</td>
</tr>
<tr>
<td>Scattered units</td>
<td>Victoria Park Homes</td>
<td>17</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>367</strong></td>
</tr>
</tbody>
</table>

Data source: City of Hamilton, Access to Housing
Data note: The total of 367 units of social housing in Table 2 (City of Hamilton data) is larger than the 320 units of social housing reported in Chart 13 (National Household Survey data). The differences may be due to social housing units remaining vacant due to needed repairs not completed and/or to data quality issues with the National Household Survey as described in section 1.4.

\(^{12}\) In the case of social assistance recipients, the 30% threshold is calculated differently because of rules around the shelter allowance portion of social assistance payments. For example, for a single person on OW, the rent they pay is $85, but they do not receive any additional shelter allowance, so they are left with a net income after rent of $250/month (basic needs amount). In the case of a single persons ODSP, rent is set at $109, but because ODSP basic needs amount is higher, their net income after rent is $607/month.
Key findings and analysis:

- Compared to 2003, there has been a 28% increase in the number of households who are waiting for social housing in Hamilton. There are over 5,500 individuals and families waiting for social housing as of September 2014.
- The waitlist for social housing overall is about 3 years and 3 months, but is highest for families at about 4 years and 2 months. Seniors and adults with no children have shorter waitlists, but in NHCHC’s service area there are no social housing units dedicated to seniors.
- Even urgent applicants, such as people who are homeless or fleeing violent homes are waiting a full year before accessing affordable social housing.
5.0 Education and Labour Force

5.1 Educational Attainment

Chart 20. Highest certificate, diploma, or degree attained, for residents aged 25-64 years old

Data source: Statistics Canada, National Household Survey (2011)

Table 3. Age cohort comparison, Education levels, Jamesville, Keith and Beasley, 2006

<table>
<thead>
<tr>
<th>Education Level</th>
<th>25-34 YEARS</th>
<th>35-64 YEARS</th>
</tr>
</thead>
<tbody>
<tr>
<td>No high school cert or diploma</td>
<td>22%</td>
<td>36%</td>
</tr>
<tr>
<td>High school diploma or equiv</td>
<td>31%</td>
<td>27%</td>
</tr>
<tr>
<td>Apprenticeship or trades cert</td>
<td>10%</td>
<td>9%</td>
</tr>
<tr>
<td>College cert, diploma, degree</td>
<td>20%</td>
<td>16%</td>
</tr>
<tr>
<td>University diploma, degree</td>
<td>15%</td>
<td>11%</td>
</tr>
<tr>
<td>Other (some university)</td>
<td>2%</td>
<td>1%</td>
</tr>
</tbody>
</table>


Key findings and analysis:

- Table 3 shows data from the Beasley, Jamesville and Keith neighbourhoods combined (Jamesville includes the North End and Central neighbourhoods). These neighbourhoods all overlap NHCHC’s service area. For a map of these boundaries, please see section 9.1 of this report.
- The educational attainment of the North End and Keith is much lower than the average for the City. Over one quarter of residents in North Hamilton aged 25 to 64 have no certificate, diploma or degree (27%), which means they have less than a high school education. The rates of lower than high school education are higher among older residents, who grew up when the job market had more openings to youth without completed education.
5.0 Education and Labour Force

- But even among 25-34 years olds in the Keith, Jamesville and Beasley neighbourhoods (which overlap with NHCHC’s service area), 22% have not completed high school (2006 data). An additional 31% among this age group have only completed high school, and not furthered their education with a post-secondary certificate, diploma or degree.

5.2 Understanding Early Leaving from High School

Table 4. Understanding early leaving: main risk and protective factors
Adapted from Community Health Systems Research Group

<table>
<thead>
<tr>
<th>SUB-POPULATION</th>
<th>MAIN RISK FACTORS</th>
<th>MAIN PROTECTIVE FACTORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Young Men</td>
<td>wanting to or needing to earn money</td>
<td>co-op programs (can earn money and stay in school)</td>
</tr>
<tr>
<td></td>
<td>limited social support for staying in school</td>
<td>availability of alternative school settings</td>
</tr>
<tr>
<td></td>
<td>drug and alcohol misuse</td>
<td></td>
</tr>
<tr>
<td></td>
<td>incarceration</td>
<td></td>
</tr>
<tr>
<td>Young Women</td>
<td>pregnancy and/or childbirth</td>
<td>in-school or subsidized day care</td>
</tr>
<tr>
<td></td>
<td>caring for family members</td>
<td>counselling services</td>
</tr>
<tr>
<td></td>
<td>leaving parental home due to abuse</td>
<td></td>
</tr>
<tr>
<td>Aboriginal Youth</td>
<td>cultural legacy of colonization</td>
<td>alternative culturally based schooling</td>
</tr>
<tr>
<td></td>
<td>limited family support for staying in school</td>
<td>family involvement</td>
</tr>
<tr>
<td></td>
<td>adult role taking</td>
<td>caring teachers</td>
</tr>
<tr>
<td></td>
<td>regular attendance</td>
<td>above average academic performance</td>
</tr>
<tr>
<td></td>
<td>distance one must travel to school</td>
<td>self-determination</td>
</tr>
<tr>
<td>Youth who are LGBT</td>
<td>family stress and depression</td>
<td>above average academic performance</td>
</tr>
<tr>
<td></td>
<td>difficult school social climate</td>
<td>supportive families and teachers</td>
</tr>
<tr>
<td></td>
<td>alcohol and drug abuse</td>
<td>involvement in community programs</td>
</tr>
<tr>
<td>Newcomer Youth (1st and 2nd generation)</td>
<td>language difficulties</td>
<td>extended family involvement in school</td>
</tr>
<tr>
<td></td>
<td>non-recognition or inaccurate recognition of prior academics</td>
<td>strong social supports</td>
</tr>
<tr>
<td></td>
<td>unfamiliarity with Canadian school system</td>
<td>a positive, inclusive school ethos</td>
</tr>
<tr>
<td></td>
<td>cultural dissonance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>family financial stresses</td>
<td></td>
</tr>
<tr>
<td></td>
<td>value differences between school and home</td>
<td></td>
</tr>
<tr>
<td>Visible Minority Youth</td>
<td>exposure to stereotypes and prejudice in school</td>
<td>strong familial involvement in the lives of youth</td>
</tr>
<tr>
<td></td>
<td>streaming into non-academic pathways</td>
<td>inclusive school environments</td>
</tr>
<tr>
<td></td>
<td>difficulty with particular teachers or administrators</td>
<td>free of racism</td>
</tr>
<tr>
<td></td>
<td>higher rates of detentions/ suspensions</td>
<td>school curriculum that is reflective of diversity of students</td>
</tr>
<tr>
<td></td>
<td>lower familial education levels &amp; limited support for remaining in school</td>
<td></td>
</tr>
<tr>
<td>3rd + Generation Youth (Canadian born youth whose ancestors have been here 3+ generations)</td>
<td>family stress</td>
<td>involvement in extra-curricular activities</td>
</tr>
<tr>
<td></td>
<td>attempting to live on one’s own</td>
<td>youth who liked school generally</td>
</tr>
<tr>
<td></td>
<td>alcohol or drug misuse</td>
<td>youth who spoke of having understanding teachers, principals, and support staff</td>
</tr>
<tr>
<td></td>
<td>mental health issues</td>
<td></td>
</tr>
<tr>
<td></td>
<td>involvement in criminal activities</td>
<td></td>
</tr>
</tbody>
</table>

Key findings and analysis:

- Education is a major social determinant of health, and at the same time, many social determinants of health (such as income) as well as health conditions (such as a mental health) affect children’s chances of completing their high school education. The risk factors and protective factors for leaving school before high school completion in Table 4 highlight the key role of these and other social determinants of health.
- The research also demonstrates the importance of tailoring any programs to improve high school completion rates to the needs of specific groups and individuals.
- The Working Together report also noted that youth surveyed for the research positively noted their involvement in Pathways to Education (a program run by NHCHC), which contributes to high school completion. Involvement in sports, parental involvements and alternative educational programs were also reported by youth residents as other important ways that they were supported to complete high school.

5.3 Elementary Educational Achievement

Chart 21. Grade 3 EQAO results (Hamilton-Wentworth District School Board)

<table>
<thead>
<tr>
<th></th>
<th>Bennetto</th>
<th>HWDSB</th>
<th>Ontario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade 3 English language learners (2013/14)</td>
<td>15%</td>
<td>20%</td>
<td>13%</td>
</tr>
<tr>
<td>Grade 3 students with special education needs (excluding gifted) (2013/14)</td>
<td>38%</td>
<td>18%</td>
<td>17%</td>
</tr>
<tr>
<td>Grade 3 students at or above the provincial standard (level3/4):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reading 2005/2006</td>
<td>37%</td>
<td>58%</td>
<td>62%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>42%</td>
<td>66%</td>
<td>70%</td>
</tr>
<tr>
<td>Writing 2005/2006</td>
<td>46%</td>
<td>56%</td>
<td>64%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>53%</td>
<td>74%</td>
<td>78%</td>
</tr>
<tr>
<td>Math 2005/2006</td>
<td>35%</td>
<td>61%</td>
<td>68%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>33%</td>
<td>59%</td>
<td>67%</td>
</tr>
</tbody>
</table>

Chart 22. Grade 6 EQAO results (Hamilton-Wentworth District School Board)

<table>
<thead>
<tr>
<th></th>
<th>Bennetto</th>
<th>HWDSB</th>
<th>Ontario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade 6 English language learners (2013/14)</td>
<td>11%</td>
<td>22%</td>
<td>10%</td>
</tr>
<tr>
<td>Grade 6 students with special education needs (excluding gifted) (2013/14)</td>
<td>24%</td>
<td>21%</td>
<td>21%</td>
</tr>
<tr>
<td>Grade 6 students at or above the provincial standard (level3/4):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reading 2005/2006</td>
<td>38%</td>
<td>57%</td>
<td>64%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>62%</td>
<td>74%</td>
<td>79%</td>
</tr>
<tr>
<td>Writing 2005/2006</td>
<td>29%</td>
<td>54%</td>
<td>61%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>73%</td>
<td>73%</td>
<td>78%</td>
</tr>
<tr>
<td>Math 2005/2006</td>
<td>11%</td>
<td>52%</td>
<td>61%</td>
</tr>
<tr>
<td>2013/2014</td>
<td>18%</td>
<td>46%</td>
<td>54%</td>
</tr>
</tbody>
</table>
5.0 Education and Labour Force

Chart 23. Grade 3 EQAO results (Hamilton-Wentworth Catholic District School Board)

<table>
<thead>
<tr>
<th></th>
<th>St. Lawrence</th>
<th>HWCDSB</th>
<th>Ontario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade 3 English language learners (2013/14)</td>
<td>0%</td>
<td>3%</td>
<td>13%</td>
</tr>
<tr>
<td>Grade 3 students with special education needs (excluding gifted) (2013/14)</td>
<td>12%</td>
<td>12%</td>
<td>17%</td>
</tr>
</tbody>
</table>

Grade 3 students at or above the provincial standard (level3/4):

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reading</strong></td>
<td>61%</td>
<td>60%</td>
<td>69%</td>
<td>70%</td>
</tr>
<tr>
<td></td>
<td>66%</td>
<td>69%</td>
<td>74%</td>
<td>64%</td>
</tr>
<tr>
<td><strong>Writing</strong></td>
<td>70%</td>
<td>88%</td>
<td>81%</td>
<td>78%</td>
</tr>
<tr>
<td></td>
<td>70%</td>
<td>66%</td>
<td>66%</td>
<td>67%</td>
</tr>
</tbody>
</table>

Chart 24. Grade 6 EQAO results (Hamilton-Wentworth Catholic District School Board)

<table>
<thead>
<tr>
<th></th>
<th>St. Lawrence</th>
<th>HWCDSB</th>
<th>Ontario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grade 6 English language learners (2013/14)</td>
<td>9%</td>
<td>4%</td>
<td>10%</td>
</tr>
<tr>
<td>Grade 6 students with special education needs (excluding gifted) (2013/14)</td>
<td>12%</td>
<td>16%</td>
<td>21%</td>
</tr>
</tbody>
</table>

Grade 6 students at or above the provincial standard (level3/4):

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Reading</strong></td>
<td>77%</td>
<td>71%</td>
<td>68%</td>
<td>64%</td>
</tr>
<tr>
<td></td>
<td>77%</td>
<td>78%</td>
<td>74%</td>
<td>64%</td>
</tr>
<tr>
<td><strong>Writing</strong></td>
<td>92%</td>
<td>91%</td>
<td>67%</td>
<td>61%</td>
</tr>
<tr>
<td></td>
<td>82%</td>
<td>83%</td>
<td>61%</td>
<td>78%</td>
</tr>
<tr>
<td><strong>Math</strong></td>
<td>62%</td>
<td>62%</td>
<td>59%</td>
<td>61%</td>
</tr>
<tr>
<td></td>
<td>53%</td>
<td>54%</td>
<td>54%</td>
<td>54%</td>
</tr>
</tbody>
</table>

Data source: Education Quality and Accountability Office

Key findings and analysis:

- When examining EQAO data, it is important not to compare schools directly, as different schools, even within the same neighbourhood have different student populations and demographics and different EQAO results may be due to these demographic differences more than the quality of implementation of the curriculum at a given school.
- EQAO data is presented for the two schools that are within the NHCHC catchment area: Bennetto and St. Lawrence. Other elementary schools that are located outside of the NHCHC boundaries, but whose catchment areas overlap with NHCHC’s service area include: Dr. Edgar Davey, Cathy Weaver, St. Brigid and St. Ann’s.
- The EQAO data show that among the two schools within NHCHC’s service area, students’ mastery of writing as measured by the EQAO testing is improving dramatically.
- There remains, however, a large number of students in North Hamilton who are not achieving the provincial standard in reading or math.
- Poor academic achievement is a risk factor for not completing high school. Early intervention programs for increasing high school graduation rates can be implemented in the elementary setting and include: parental involvement in kindergarten, enhanced reading/writing programs (supplementary to school), and socio-emotional programs.\(^{13}\)

5.0 Education and Labour Force

5.4 Occupations

Chart 25. Occupations categories among residents of Beasley, Jamesville, and Keith neighbourhoods combined, compared to city of Hamilton

![Occupations chart]

Chart 26. Top occupations in three common occupation groups for residents in Beasley, Jamesville and Keith neighbourhoods combined

<table>
<thead>
<tr>
<th>SALES AND SERVICE</th>
<th>TRADES, TRANSPORT AND EQUIPMENT OPERATORS AND RELATED</th>
<th>OCCUPATIONS UNIQUE TO PROCESSING, MANUFACTURING, UTILITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail salespersons and sales clerks</td>
<td>Truck drivers</td>
<td>Labourers in food, beverage and tobacco</td>
</tr>
<tr>
<td>Food counter attendants, kitchen helpers and related</td>
<td>Material handlers</td>
<td>Motor vehicle assemblers, inspectors and testers</td>
</tr>
<tr>
<td>Cashiers</td>
<td>Construction trades helpers and labourers</td>
<td>Other labourers in processing, manufacturing and utilities</td>
</tr>
</tbody>
</table>

5.0 Education and Labour Force

Key findings and analysis:

- Due in part to the low educational attainment of residents in NHCHC’s service area, the most common jobs they are employed in are often lower paying such as sales clerks, food service jobs and cashiers (dominated by women) and truck drivers and labourers (dominated by men).
- Hamilton’s Neighbourhood Strategy is currently working with partners to help develop a “Neighbourhood Learning Annex” to help youth and adults better access skills training programs, employment supports and increase access to post-secondary education. The geographic focus for this potential “Neighbourhood Learning Annex” would be NHCHC’s service area and nearby neighbourhoods. If it is implemented (currently conditional on provincial funding), the Learning Annex could be an important way to improve the labour market outcomes of area residents.\(^\text{14}\)

6.0 Cultural and Linguistic Diversity

6.1 Aboriginal Residents and Persons Identifying with a Visible Minority Group

Chart 27. Proportion of population with Aboriginal ancestry or identifying with a visible minority group

Data source: Statistics Canada, National Household Survey (2011)

Key findings and analysis:

- North Hamilton has more than double the proportion of Aboriginal residents than the city as a whole (7.6% compared to 3.1%). In Keith, the proportion of persons with Aboriginal heritage climbs to 12% of residents (about 235 persons).
- The proportion of persons identifying with a visible minority group in North Hamilton is similar to the city (about 16%).

6.2 Languages Spoken at Home

Chart 28. Top 15 non-English languages spoken most often or regularly at home

Data source: Statistics Canada, Census of Canada (2011)
Key findings and analysis:

- According to the 2011 Census, about 28% of North Hamilton residents have a mother tongue other than English. About 14% regularly or mostly speak a language other than English at home.
- Portuguese is by far the most common non-English language spoken at home in North Hamilton, with about 650 residents speaking Portuguese regularly or most often at home. Almost all of these Portuguese-speaking residents live in the North End, with very few living in Keith.

6.3 Non-English speakers

Chart 29. Proportion of residents with no knowledge of English

Chart 30. Proportion of residents who have no knowledge of English, by age group, Hamilton-Centre federal electoral district
6.0 Cultural and Linguistic Diversity

Chart 31. Proportion of residents with selected mother tongues who have no knowledge of English, Hamilton-Centre federal electoral district
(Only includes mother tongues with at least 100 residents who don't speak English)

<table>
<thead>
<tr>
<th>Language</th>
<th>Proportion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Somali</td>
<td>25%</td>
</tr>
<tr>
<td>Portuguese</td>
<td>21%</td>
</tr>
<tr>
<td>Czech</td>
<td>19%</td>
</tr>
<tr>
<td>Vietnamese</td>
<td>17%</td>
</tr>
<tr>
<td>Chinese dialects</td>
<td>16%</td>
</tr>
<tr>
<td>Italian</td>
<td>16%</td>
</tr>
<tr>
<td>Hungarian</td>
<td>14%</td>
</tr>
</tbody>
</table>

Data source for Charts 29, 30 and 31: Statistics Canada, Census of Canada (2011)

Key findings and analysis:

- About 3.5% of residents in Portuguese don’t speak any English at all, higher than the average of 1.8% for the city overall. In the NHCHC west area there are 210 non-English speakers, and 30 in the Keith neighbourhood. The rates of non-English speakers is higher among women, which often reflects the status of women in the family, and re-enforces their isolation and lack of access to the job market.
- More detailed data on the non-English speaking group in North Hamilton is not available because of the small size of this group. However data from the Hamilton-Centre federal electoral district which covers the lower city from Highway 403 to Kenilworth Avenue, gives general insight into this population.
- The Hamilton-Centre data shows that non-English speakers are most common among persons aged 50 and older, and less than 1% among the teen and youth age groups.
- In Hamilton-Centre, there are 8 language groups that include at least 100 non-English speakers. These language groups with the highest rates of non-English speakers are diverse, including many European languages, two Asian languages, and one African language (Somali). Somali and Portuguese speakers have the highest rates of no knowledge of English in Hamilton-Centre, with 25% and 21% respectively within each group not understanding English. In Toronto, Portuguese and Somali are the language groups with the highest and third highest rate of early leavers in TDSB high schools\(^\text{15}\). Anecdotally, this trend is known to be similar in Hamilton, and while there are many influences that explain low graduation rates\(^\text{16}\), higher proportions of parents who cannot understand English may be an important contributing factor.
- Map 6 on the following page illustrates the geographical distribution of non-English speakers in the lower city. It shows that in NHCHC’s service area, the highest percentage of non-English speakers is in the area between the CN rail line and Barton Street.

http://www.tdsb.on.ca/Portals/0/AboutUs/Research/MakingTheGrade2002-07Overview.pdf

http://www.yorku.ca/goldring/clippings/dropout__rates_link_language.pdf
6.0 Cultural and Linguistic Diversity

Map 5

Residents who have no knowledge of English and NHCHC office and service area

Data source: Statistics Canada, Statistics Canada (2011)
7.0 Mental Health and Substance Use

7.1 Mental Health in North Hamilton

Chart 32. Rate of psychiatric-related emergency room visits per 1,000 people

Data source: Code Red, Hamilton Spectator (based on OHIP data from the Institute for Clinical Evaluative Sciences covering the April 1 2006 to March 31 2008 period).

Key findings and analysis:

- The only currently available data related to mental health at the neighbourhood level in Hamilton is the data compiled by The Hamilton Spectator in their Code Red series.
- The two census tracts that make up North Hamilton have very high rates of psychiatric-related emergency room visits. The rate in the North Hamilton census tracts is just over 33 per 1,000 people, which is 1.9 times the average rate for the city (less than 18 per 1,000).
- The North Hamilton census tracts have the 14th and 16th highest rates of psychiatric-related ER visits in the city, among 130 census tracts for which data is available.
- The top social determinants of mental health challenges are: low income, violence, racism, housing, fear for safety, lack of green space, and polluted air and water. The biological mechanisms for some of these social factors include psychological and physical effects from chronically elevated cortisol levels due sometimes to major emotional trauma, but can also occur from every day minor emotional injuries. Current research on causation models also point to interactions genes and the environment that affect the regulation of various genomic functions, which impact brain development.
- Many of these social determinants of mental health are common in Hamilton, but especially prevalent in many parts of the lower city including NHCHC’s service area. Some of these factors are be explored in more detail in other sections of this report.

“Daily stress such as discrimination and poverty can impact a child or adult’s basic functioning and eventually lead to a breakdown of psychological resources.”

- Kwame McKenzie, Medical Director of CAMH (in How do cities cause mental illness?)

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17 Alder School of Professional Psychology. What are the Social Determinants of Mental Health? http://www.adler.edu/page/institutes/institute-on-social-exclusion/projects/mhia/social-determinants-of-mental-health
7.0 Mental Health and Substance Use

7.2 Mental Health Hospitalizations by Socio-Economic Status

Chart 33. Hospitalization rates for mental health and substance use, by social-economic status (SES), selected Census Metropolitan Areas (CMAs)

Data source: Reducing Gaps in Health: A Focus on Socio-Economic Status in Urban Canada report, Canadian Institute for Health Information (based on provincial hospitalization data, patient postal codes and neighbourhood-level census data)\(^{19}\)

Key findings and analysis:

- Data from all CMAs in Canada reflect what is called the “social gradient in health” with higher hospitalization rates for people living in low socio-economic status neighbourhoods, compared to residents living in average or high SES neighbourhoods.
- Socio-economic status is related to an individual’s access to social and economic resources. In this report, socio-economic status of neighbourhoods is measured through a Deprivation Index based on long-form Census data including: income, education, unemployment, housing, and household and family composition.
- The Hamilton CMA’s Low SES areas identified in this report are mainly in the lower city, and include most parts of NHCHC’s service area, with the exception of the area in the middle of Census Tract 66.0 which is classified as an average SES area (bounded approximately by MacNab St to the west, Catherine St to the East, Wood St. to the North, and the CN rail line to the South).
- In comparison with low SES neighbourhoods in Ontario’s other large CMAs, residents in Hamilton’s low SES neighbourhoods have average to high levels of hospitalizations related to mental health concerns.
- The ratio between the hospitalization rates in Hamilton’s low and average SES neighbourhoods is in the range of about 1.43 to 1.75. Among Hamilton’s neighbourhoods, the largest difference is for substance use hospitalizations, where the rate in lower SES neighbourhoods is 1.75 times the rate in average SES neighbourhoods. The ratio of the difference for mental health hospitalizations is 1.59 and for affective disorders hospitalizations is 1.43.

\(^{19}\) available at: https://secure.cihi.ca/estore/productFamily.htm?pf=PFC1090&lang=en&media=0
7.3 Self-reported Mental Health and Substance Use

Chart 34. Self-reported smoking and binge drinking, by social-economic status (SES), selected Census Metropolitan Areas (CMAs)

Data source: Reducing Gaps in Health: A Focus on Socio-Economic Status in Urban Canada report, Canadian Institute for Health Information (based on Statistics Canada’s Canadian Community Health Survey and neighbourhood-level census data).

Chart 35. Self-reported indicators of mental health and substance use, 2013

Data source: Canadian Community Health Survey, Statistics Canada (phone survey with individuals 12 and over) and estimated data for NHCHC’s service area

Key findings and analysis:

- This section’s mental health data from the Canadian Community Health Survey is not available at the neighbourhood level. So two alternatives to estimate local data for NHCHC’s service area are presented.
- Firstly, data on rates of self-reported smoking and binge drinking is available for all of Hamilton’s Low SES neighbourhoods combined. These rates can be used as a proxy for NHCHC’s service area, since this area is almost all included in the Low SES category.
- In absence of reliable local data, another option is to extrapolate from Hamilton-level data to estimate what these indicators would show if they were available for NHCHC’s service area.
- The findings from the previous graphs shows that NHCHC service area has about 1.9 times the city’s overall average of ER for psychiatric visits and that Low SES areas in the Hamilton CMA have 1.2 (self-reported binge drinking) to 1.75 (hospitalizations for substance use) times the rates of Average SES areas.

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20 available at: https://secure.cihi.ca/estore/productFamily.htm?pf=PFC1090&lang=en&media=0
7.0 Mental Health and Substance Use

- Based on the range of 1.2 to 1.9 ratios reported previously, an approximate ratio of 1.5 can be used to create a rough estimate for NHCHC’s service area. Rough estimates have only been provided for 4 of the indicators, where there is substantial evidence in the literature and other data that a strong social gradient exists. In some cases, such as very good or excellent self-rated mental health, a strong social gradient exists, but because these are positive indicators, the 1.5 ratio (which is based on negative indicators of mental health) cannot be reliably extrapolated.

- The estimated data for NHCHC’s service area show that approximately 12% of residents rate their mental health as fair or poor and almost 20% have a mood disorder.

- In terms of substance use, approximately 22% of residents are heavy drinkers (defined as consuming 5 or more drinks per occasion at least 12 times per year) and approximately 28% are daily smokers.

- Some of these indicators are also influenced by gender. Rates of fair or poor perceived mental health are approximately 10% higher among women than the general population, and self-reported mood disorders are 30% higher among women. Heavy drinking is about 1.4 times higher among men than the general population, and daily smoking is approximately 20% higher among men.

- All of these indicators are generally stable over the last decade (this survey first started in 2003), except for self-reported mood disorders, which has more than doubled from 6.1% to 12.7% in Hamilton since 2003.

7.4 Mental Health and Youth

Chart 36. Prevalence of selected mental health concerns of students (Grades 7-12 in publicly-funded schools in Ontario), 2013

Data source: Ontario student drug use and health survey, Centre for Addiction and Mental Health (paper survey completed in classrooms by grades 7-12 students in randomly selected publicly-funded schools)

Key findings and analysis:

- Ontario students report high levels of mental health concerns, as seen both through internalizing and externalizing indicators of mental health.

- More than one quarter of Ontario students wanted to talk to someone about their mental health in the past year, but had no one to turn to.

- Similarly in the month before the survey, more than one quarter of students reported psychological distress.

- More than 1 in 10 students have had suicidal thoughts in the past year, and 3.5% have attempted suicide.

- Bullying and/or cyber-bullying were experienced by about one quarter of students.
7.0 Mental Health and Substance Use

- About one in 10 students has had a physical fight at school in the past year, and 16% have bullied other students since the school year started.
- Females report higher rates than male students for each almost all of these indicators, with only male students reporting higher levels of anti-social behaviours and physical fights.
- The differences between female and male students are most pronounced on indicators that relate to socialization factors around stereotypical feminine and masculine behaviours and expectations. For example, female students report levels of low-self-esteem at 4.8 times the rate of male students. Likewise, male students report physical fights at school at 4.5 times the rate of female students.
- There are much higher rates of unmet mental health support and suicidal thoughts among females than males. Because this data is self-reported, it is not known if males are experiencing fewer mental health concerns, or if socialization and stereotypes of masculinities are affecting these results. For example, are boys less likely to report an unmet need for mental health support if they feel it is “unmanly” to disclose feeling mentally unwell.
- Further analysis in the Ontario Student Drug Use and Health Survey report shows that almost all mental health indicators are stable or decreasing, except for:
  - mental health care visits in past year (increase from 12% to 22% since 1999)
  - fair/poor self-rated mental health (increased from 11% to 15% since 2007)
  - suicidal ideation (increase from about 10% to 13% from 2009 to 2013)
- The most significant decrease was for anti-social behaviours: from 16% to 7% since 1993.
- Similar to the analysis from the previous section, a rough estimate of the rates of these indicators for NHCHC’s service area can be calculated by multiplying by a factor of 1.5.
8.1 Cancer

Chart 37. Cancer rates of the North End (Census tract 66.00) and Keith (Census tract 67.00) neighbourhoods compared to other city of Hamilton neighbourhoods

Distribution of ranges are based on ranking the rates of all of Hamilton’s 135 census tracts (neighbourhoods) and dividing them into quintiles (slices of 20% of neighbourhoods from the lowest to the highest rates) with the following colour coding:

- Lowest 20%
- Middle 20%
- Highest 20%

Data source: Code Red: Cancer Project, *Hamilton Spectator* (based on data from Cancer Care Ontario, including rates of new cancer cases and deaths from 2000 to 2009 by patient postal code). For more information and data, please visit: http://thespec-codered.com/ and click on “Cancer”.

Key findings and analysis:

- The cancer data compiled and analysed by the *Hamilton Spectator* is extensive and reveals many striking patterns for North Hamilton.
- The rates of cancer within North Hamilton are much higher in the Keith neighbourhood compared to the North End.
- The male death rate from cancer is highest in Keith among all neighbourhoods in Hamilton. Keith’s much higher gap in cancer death rates between men and women could be related to greater occupational exposure for male residents in Keith who worked in male-dominated industrial settings.
- More detailed data by specific major cancers (breast, colorectal, lung and prostate) are included in Appendix 2.
8.0 Physical Health

8.2 Hospitalizations for Injuries and Chronic Diseases

Chart 38. Hospitalization rates for ambulatory care sensitive conditions and diabetes, by socio-economic status (SES), selected Census Metropolitan Areas (CMAs)

Chart 39. Hospitalization rates for chronic obstructive pulmonary disease (COPD) and asthma in children, by socio-economic status (SES), selected Census Metropolitan Areas (CMAs)

Chart 40. Hospitalization rates for injuries, by socio-economic status (SES), selected Census Metropolitan Areas (CMAs)

Data source for Charts 38, 39 and 40: Reducing Gaps in Health: A Focus on Socio-Economic Status in Urban Canada report, Canadian Institute for Health Information (based on provincial hospitalization data, patient postal codes and neighbourhood level census data)\(^ {21}\)

\(^{21}\) available at: https://secure.cihi.ca/estore/productFamily.htm?pf=PFC1090&lang=en&media=0
8.0 Physical Health

Key findings and analysis:

- As with hospitalization data by socio-economic status presented in the Mental Health section of this report, this data is included in the absence of more precise data specific to the NHCHC area. Most of NHCHC’s service area falls into the Low SES category, so the data in this category can be used as estimates hospitalization rates for various conditions in NHCHC’s service area.
- On average the hospitalization rates in the Hamilton CMA for the Low SES areas are approximately:
  - 90% higher for COPD than the Average SES areas (multiplier of 1.9);
  - 70% higher for diabetes than the Average SES areas (multiplier of 1.7);
  - 50% higher for asthma than the Average SES areas (multiplier of 1.5);
  - 30% higher for injuries than the Average SES areas (multiplier of 1.3);
  - 20% higher for unintentional falls than the Average SES group (multiplier of 1.2).
- The Hamilton CMA has higher rates of hospitalizations in all SES groups than the average for all Canadian urban areas for all conditions listed above, except for asthma.

8.3 Self-reported Chronic Conditions

Charts 42-48. Self-reported chronic conditions

Legend:
- Ontario
- City of Hamilton
- Ontario Trendline
- Hamilton Trendline

Unhealth weights: Adults

Unhealthy weights: Youth aged 12-17

Diabetes: self-reported

High Blood Pressure: self-reported
8.0 Physical Health

Data source: Canadian Community Health Survey, Statistics Canada (phone survey with individuals 12 and over)

Key findings and analysis:

- The City of Hamilton has higher rates of many chronic conditions, and this is especially evident in unhealthy weights, blood pressure, asthma and pain that limits activities.
- The rates of diabetes, high blood pressure, pain that limits activities and unhealthy weights have been increasing over the last decade, though rates of self-reported unhealthy weights have dropped in Hamilton in the last year.
- This diabetes, asthma and chronic obstructive pulmonary disease data at the city level can be combined with the findings from the hospitalization data presented in the previous section to estimate the rates of these conditions at the NHCHC level. The results are as follows:

<table>
<thead>
<tr>
<th>Condition</th>
<th>City of Hamilton (self-reported, age 12 and over, 2013)</th>
<th>Multiplier based on hospitalization rates for Low SES areas compared to Average SES areas</th>
<th>Estimate for NHCHC service area</th>
</tr>
</thead>
<tbody>
<tr>
<td>COPD</td>
<td>5.9%</td>
<td>1.9</td>
<td>11%</td>
</tr>
<tr>
<td>Asthma</td>
<td>7.8%</td>
<td>1.5</td>
<td>12%</td>
</tr>
<tr>
<td>Diabetes</td>
<td>8.5%</td>
<td>1.7</td>
<td>14%</td>
</tr>
</tbody>
</table>

- Since many chronic conditions are more common among older persons, the rates of these conditions would be higher among older age groups.
9.0 Planning Context

An examination of the demographic indicators and changes in a neighbourhood can be deepened by considering the municipal planning context that may be influencing the conditions in the neighbourhood, either positively or negatively. The following discussion of Hamilton’s planning context will focus on three recent city strategies that have important links to the work of the NHCHC.

9.1 Neighbourhood Action Strategy

In response to The Spectator’s Code Red series in 2010, the City of Hamilton with support from the Hamilton Community Foundation, embarked on a neighbourhood development strategy, called “Neighbourhood Action”, focused on 10 neighbourhoods with poor health outcomes. In each neighbourhood, a resident led planning team is supported by local service providers and a Community Developer, and work towards implementing the neighbourhood’s plan. NHCHC’s service area includes the entire Keith neighbourhood planning team area, and parts of the areas of Jamesville (which overlaps with the Central and North End neighbourhoods) Beasley, Gibson/Landsdale (also known as GALA) and Sherman. Each planning team has developed a 5 year neighbourhood plan full of detailed actions addressing issues such as short-term concrete changes to the neighbourhoods, and longer term systemic issues.

Map 6.
The following table is a summary of the goals for each neighbourhood plan that are within NHCHC’s service area:

<table>
<thead>
<tr>
<th>Neighbourhood Planning Team</th>
<th>Goals</th>
<th>Community Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Keith</td>
<td>Enhance neighbourhood beautification and pride</td>
<td>David Derbyshire</td>
</tr>
<tr>
<td></td>
<td>Increase neighbourhood health, safety and well-being of residents</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Strengthen educational, business and economic opportunities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Promote community interaction and partnerships</td>
<td></td>
</tr>
<tr>
<td>Jamesville</td>
<td>Recreation and community</td>
<td>Brandon Braithwaite</td>
</tr>
<tr>
<td></td>
<td>Safe and healthy environments</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Transportation and accessibility</td>
<td></td>
</tr>
<tr>
<td>Beasley</td>
<td>Improve neighbourhood design</td>
<td>Brandon Braithwaite</td>
</tr>
<tr>
<td></td>
<td>Improve social and cultural connections</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Increase sense of health, safety and security</td>
<td></td>
</tr>
<tr>
<td>Gibson and Landsdale</td>
<td>Safety</td>
<td>Syed-Hamid Yazdani</td>
</tr>
<tr>
<td>Association (GALA)</td>
<td>Communications</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Business and services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Culture</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Education</td>
<td></td>
</tr>
<tr>
<td>Sherman</td>
<td>Create a community where everyone can feel safe</td>
<td>Judy Kloosterman</td>
</tr>
<tr>
<td></td>
<td>Equal access to services our neighbours need to live a healthy life</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Create a clean safe and comfortable environment for people to live,</td>
<td></td>
</tr>
<tr>
<td></td>
<td>work and play in our neighbourhood</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Advocate for all neighbours to have access to safe, affordable and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>dignified housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A community that supports a liveable wage that allows all to live a</td>
<td></td>
</tr>
<tr>
<td></td>
<td>healthy life</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Build a strong community that is engaged, caring and inclusive</td>
<td></td>
</tr>
</tbody>
</table>

Along with supporting the implementation of neighbourhood plans, the Neighbourhood Action Strategy Office at the City of Hamilton is coordinating major cross-neighbourhood projects. One of the first was the Neighbourhood Improvement project, which helped low income homeowners get important home repairs done through a partnership with Threshold School of Building and helped train local residents in construction trades and improve their employment outcomes. This project has been especially beneficial to the Keith neighbourhood, where there are many homeowners who are living on fixed incomes.
9.0 Planning Context

A second major city-sponsored neighbourhood project is the development of a “Neighbourhood Learning Annex”, to help youth and adults better access skills training programs, employment supports and increase access to post-secondary education. The geographic focus for this potential “Neighbourhood Learning Annex” would is NHCHC’s service area and nearby neighbourhoods. If it is implemented (currently conditional on provincial funding), the Learning Annex could be an important way to improve the labour market outcomes of area residents.22

9.2 Hamilton’s Housing and Homelessness Action Plan

In 2013, City Council adopted a 10-year Hamilton Housing and Homelessness Action Plan (HHHAP), called “Everyone has a home… Home is the foundation”23. This plan calls for Hamilton to increase its investments and policies to support affordable housing. The report warned that if the strategies were not implemented in 10 years there would be major negative social and economic repercussions. The waiting list for social housing would grow from about 5,600 households today, to over 10,000 households. Hamilton would lose one of its key competitive advantages – housing affordability. This competitive advantage currently attracts many skilled professionals and employers who want to re-locate to Hamilton. Without more affordable housing in the City, Hamilton’s rental market will become tighter with lower vacancy rates and higher rents, the HHHAP warns.

9.2.1 Housing Action Plan and new housing developments in North Hamilton

Adjacent and within NHCHC’s service area are two new large housing developments planned – Barton-Tiffany and Waterfront Piers 6, 7 and 8, which both present significant opportunities to use the tools in the HHHAP to increase affordable housing in these areas.

The HHHAP outlines three tools to ensure new developments include at least a portion of affordable housing units. The first tool is the simplest and already under consideration as part of the Barton-Tiffany and West Harbour plans: building affordable housing on city-owned land. Due to the engagement and dedication of North End neighbourhood leaders on this issue, considerations for affordable housing are baked into the planning documents for these areas. The Setting Sail Secondary Plan adopted by Council in 2012 (by-law 12-163) ensures that Council will “consider the desirability of developing such lands for affordable housing, and where appropriate, shall encourage the development of said lands for such housing as a priority”24. The plan further establishes that Council may require “at least 25%” of the land developed for residential purposes “be provided in the form of affordable housing.”21 City owned lands cover about half of the land available for residential development in Barton-Tiffany and all of the land in Piers 6, 7 and 8.

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23 Full and summary reports available here: http://www.hamilton.ca/HealthandSocialServices/SocialServices/Housing/HousingActionPlan.htm
9.0 Planning Context

There are two common examples for how the city could use city-owned land for affordable housing. The first would be that the city gives 25% of the land to City Housing Hamilton or another social housing provider to build affordable housing themselves (but this social housing provider would have to find funding to do so). A second example would be the city setting conditions of sale on land it sells to private developers to require 25% of residential units to be affordable (either rental or owned, with negotiations over eligibility and who would oversee the affordable units).

The second tool in the HHHAP to encourage development of affordable housing applies to privately held land, and is called “density bonusing” – essentially the city trading something developers want (such as higher buildings, lower parking requirements or tax holidays for example) for something the city wants (in this case a specified number of affordable housing units). The city could set a target in negotiations with private developers in Barton-Tiffany to match the city’s commitment and ensure 25% of owned and rented units on privately held land be set at an affordable price.

A third tool is “inclusionary zoning”, which is similar to density bonusing, but instead of relying on the good will of the developer for negotiations, inclusionary zoning mandates at least a few affordable housing in all new private developments (often about 10%-20% of units). The SPRC recently wrote an op-ed calling for the Provincial Government to amend the provincial Planning Act and give municipalities this power.

The Barton-Tiffany and Piers 6, 7 and 8 Waterfront development plans calls for about 3,200 new residential units in these areas combined. If the 25% affordable housing on city-owned land consideration from Setting Sail is met that could mean approximately 600 new affordable units (or more if the land set aside for affordable housing development contains higher density buildings, or if the city uses density bonusing to negotiate additional units on privately owned land). 600 new units of affordable housing (in a mix of social housing, below market rent and/or affordable home ownership opportunities) would be the city’s single largest increase in affordable housing in decades and could be a big part of the HHHAP’s target of 3,000 new affordable rental housing units over 10 years. The addition of such a large number of affordable housing units in Barton-Tiffany and Waterfront developments would also improve affordability of housing in many other areas as a large number of people currently competing for affordable units in other neighbourhoods would move into the new North Hamilton affordable units, lowering the competition for affordable units across the city.

There is an opportunity for stakeholders and residents to advocate that city must meet the 25% target for affordable housing and not let these areas become expensive and exclusive enclaves. Instead the city can ensure that Barton-Tiffany and the Waterfront join other North Hamilton neighbourhoods to become inclusive, mixed-income communities, where everyone is welcome.

Vocal advocacy is needed in part because the City has competing interest when it comes to development in Barton-Tiffany and the Waterfront. While on the one hand, the City wants to ensure a good quality of life for residents, which includes affordability. On the other hand it wants to realize the maximum return on its investment to bring these lands into service for residential development. For the Piers 6, 7 and 8 Waterfront development alone, the City of Hamilton is planning to spend $66 million

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26 This calculation includes approximately 400 affordable units in the Waterfront Piers 6,7 and 8 development and 200 affordable units in the Barton-Tiffany development (the estimate is lower for Barton Tiffany because the city only owns about half the land available for residential development in that location).
9.0 Planning Context

dollars to add roads, water and sewer system to the area, and is estimating that when residential
development is complete the City will gain $7.5 million in new property taxes annually27. (It is not clear if
this estimate includes some reduction in taxes due to below market pricing of potential affordable units).

A recent development in the City of Toronto may give lessons for the importance of advocacy and
continual monitoring in the development of affordable housing. The official vision of Build Toronto, the
city’s arms-length real estate and development corporation includes “improve the livability of the City”
and is specified to generate “a reasonable net financial return”. In 2010, the City of Toronto and Build
Toronto entered into a Memorandum of Understanding to develop affordable housing, with Build
Toronto agreeing to set aside sufficient lands between 2010 and 2015 for development 1,250
affordable housing units. When a Councillor asked for an update, it was discovered that only 12 units of
affordable units had been created in this timeframe28. The new attention is leading to calls for
strengthening of accountability to enact the affordable housing agreement.

9.2.2 Housing Action Plan and displacement of existing affordable housing

Strategy 2.2 of Hamilton’s Housing and Homelessness Action Plan is to:

“Develop a policy and strategy to ensure the low and moderate income households in
neighbourhoods experiencing economic growth and transformation are not displaced or
negatively impacted by gentrification (this should include research on any potential negative
impacts).”

North Hamilton is exactly the kind of neighbourhood this strategy aims to help. The HHHAP notes that
there is “little to build on” for this strategy as there is no comprehensive research on gentrification or
any strategy in development, but the plan does estimate starting work on this strategy in 1-2 years after
the adoption of the Plan (which was in December 2013).

The Housing Services Division of the City of Hamilton has indicated that work has begun on
development of this strategy: “The City is working with the community to find ways to ensure
gentrification does not disadvantage people in affected neighbourhoods. Examples include looking at
the potential to expand existing tax deferrals based on hardship and target incentives to the
development of affordable housing in gentrifying neighbourhoods, targeting homeownership programs
to Neighbourhood Action Strategy neighbourhoods, and liaising with the Hamilton Community Land
Trust initiative. The city is also monitoring market rents and vacancy rates, and working with the
community to ensure low income tenants are not displaced in gentrifying neighbourhoods.”29

There is an opportunity for residents and service providers in North Hamilton to advocate to the city to
begin work on this strategy as the data in the housing section of this report show that affordable
housing units are being eliminated already. The types of policies that could be part of such a strategy
include the tools listed in the section 8.2.1 (density bonusing or inclusionary zoning for new
developments), allowing fewer condominium conversions, more engagement with tenants to inform

27 City of Hamilton. (2014). Waterfront Initiatives Update: West Harbour- Piers 5-8 Servicing Studies. Presentation to the
9FF49F2DB297/0/Jan1574Presentation.pdf
http://torontoist.com/2015/03/build-toronto-fails-to-meet-affordable-housing-targets/
29 Personal Communication with Kirstin Maxwell, City of Hamilton, Housing Services Division, April 17, 2015.
them of their rights, as well as advocacy to the provincial government to strengthen protection for tenants in rental housing through amendments to the Residential Tenancies Act.

9.2.3 Housing Action Plan and redevelopment of existing social housing buildings

Two of the strategies from Hamilton’s Housing and Homelessness Action Plan that relate to existing social housing buildings recommend leveraging these assets (buildings and/or land) to finance the building of new social housing buildings (Strategy 1.1) and/or redeveloping existing social housing buildings to build new forms of housing with different densities on the existing land with the potential to partner with the private sector to allow for mixed-income developments with a mix of subsidized and market rent units (Strategy 2.1c).

**OUTCOME AREA 1: THERE IS MORE AFFORDABLE HOUSING IN HAMILTON TO MEET THE NEED AND DEMAND**

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Work Underway</th>
<th>Starting Point Actions</th>
<th>Timing</th>
<th>New Resources</th>
<th>Key Stakeholders</th>
<th>Equity Considerations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1.1</td>
<td></td>
<td>Little to Build On. Many social housing providers have equity in their existing social housing projects that can be used to finance new housing. However, social housing providers are restricted under current legislation from accessing that equity, encumbering their properties with additional mortgage financing for the purposes of developing new affordable housing. The province is concerned that mortgaging existing social housing assets increase the Provincial Contingent Liability and creates further risk.</td>
<td>Start: Immediate Duration: Ongoing</td>
<td>N/A</td>
<td>City of Hamilton – Housing Services Division, City Housing Hamilton and other Social Housing Providers, Ontario Non Profit Housing Association, Co-operative Housing Federation</td>
<td>Some particular equity considerations include: Underserved locations Persons with disabilities Large families Attached to housing supports</td>
</tr>
</tbody>
</table>

**OUTCOME AREA 2: THERE IS AN INCREASE IN PEOPLE’S HOUSING AFFORDABILITY, STABILITY AND CHOICE**

**OTHER STRATEGIES – WORK PLANS REQUIRE LONGER TERM PLANNING PROCESSES**

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Work Underway</th>
<th>New Resources</th>
<th>Key Stakeholders</th>
<th>Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 2.1(c)</td>
<td>Little to Build On. While thought has been given to whether a regeneration program like that of Regent Park in Toronto could work in certain social housing complexes in Hamilton, any plans are at a preliminary stage. Work in this regard would be into the Neighbourhood Development Strategy.</td>
<td>Likely significant new redevelopment costs</td>
<td>City of Hamilton – Housing Services Division, Neighbourhood Development Strategy, Social housing providers, Tenants, Federal government, Provincial government</td>
<td>3 – 4 years</td>
</tr>
</tbody>
</table>

The two largest social housing developments in the North End, 500 MacNab (146 units) and the James/Picton/MacNab townhouses (108 units), are both owned by City Housing Hamilton. Both are aging buildings facing significant repair backlogs due to underfunding of social housing across Canada. Given their proximity to the waterfront and the new James St. GO station, both could generate significant interest from the private sector for redevelopment into mixed-income housing at different densities, as compared to City Housing buildings in other neighbourhoods.
9.3 Hamilton’s Plan for an Age-Friendly City

Hamilton’s Plan for an Age-Friendly City\(^{30}\) was adopted by Council in September 2014 is the City’s strategy to improve city services and infrastructure for the rapidly increasing population of older adults as the baby boomer cohort ages. But the “Age-Friendly” focus of the plan reflects the reality that the strategies will not only be helpful for aging adults, but will improve the city for all ages and groups.

The plan includes seven principles:

1. **Creating supportive and enabling environments** where hospitality is practiced and accessibility is
2. **Optimizing opportunities for health, participation, security and life-long learning** across the life-cycle. Health refers to physical, mental and social well-being.
3. **Equity, inclusion and respect**\(^{3}\); recognizing the diversity of older adults including their wide range of interests, cultural preferences, capacities and resources\(^{1}\) while reducing barriers to social connectivity that result from differences
4. An informed community that practices **accountability and transparency** while facilitating personal, social and system **connectivity**
5. **Neighbourhood capacity building**
6. **Effective public service, delivered with integrity**, that is adaptive, dynamic and uses an equity and inclusion lens and is responsive to individual and collective needs as well as emerging opportunities while delivering value for money spent\(^{3}\)
7. **Community engagement** where people have meaning full opportunities to have a saying designing services and influencing decisions that affect them

Hamilton’s Plan for an Age-Friendly City has recommendations in seven key areas:

<table>
<thead>
<tr>
<th>Focus area</th>
<th>Goal</th>
<th>Number of actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>Everyone should have a place to live. People are supported in ways that make sense for their unique circumstances with a full range of housing options in their neighbourhoods.</td>
<td>18</td>
</tr>
<tr>
<td>Getting Around Greater Hamilton: Mobility, Outdoor Spaces &amp; Public Buildings:</td>
<td>The City’s transportation systems, urban design and physical infrastructure enable people to participate in community life as they choose, as well as age in their community.</td>
<td>20</td>
</tr>
<tr>
<td>Communication &amp; Information</td>
<td>Older adults have access to information and systems that are better connected, and are able to influence and design the type of information systems they need; customer service and way-finding are intentional and responsive to individual needs and capacities.</td>
<td>15</td>
</tr>
<tr>
<td>Health &amp; Community</td>
<td>Older adults have access to a wide range of supports and services that allow them to remain in their homes and attend</td>
<td>9</td>
</tr>
</tbody>
</table>

9.0 Planning Context

<table>
<thead>
<tr>
<th>Services: Aging in Community Safely &amp; Securely</th>
<th>to their health and personal needs. Aging in community is eased by good urban design, appropriate housing, and the support of family and community.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Social Participation: Recreation, Learning, Arts &amp; Culture</td>
<td>Social engagement opportunities are welcoming and reflect the diverse interests and preferences of older adults in the community, and are available in a variety of formats.</td>
</tr>
<tr>
<td>Civic Engagement, Volunteerism &amp; Employment</td>
<td>Hamilton’s vibrant civic life includes meaningful roles for older people as leaders, influencers, employees and volunteers.</td>
</tr>
<tr>
<td>Age-Friendly Public Service</td>
<td>Leaders in all City of Hamilton departments will champion age-friendly strategies in their scope of authority and practice, and in partnership with the community.</td>
</tr>
</tbody>
</table>

Housing is the first among the plan’s goals, and new residential developments in North Hamilton (and nearby) present significant opportunities to improve housing options for seniors. There are currently no senior-specific housing developments in North Hamilton. As North Hamilton’s residents age and are no longer able to able to maintain their own home due to financial or physical barriers, they have limited options nearby and many have to move away from their neighbourhood, which in many cases leads to ruptures in their social support networks. Social support is an important determinant of both physical and mental health.

The new Pier 6, 7 and 8 residential development opportunity will likely attract private developers interested in building senior-specific housing, as was the case in new developments along Plains Road in Burlington and in Downtown Dundas. These private developments however will likely be priced above the income of most seniors (or soon to be seniors) currently living in North Hamilton. As discussed in section 9.2.1, there is an opportunity to build in the range of 600 new affordable housing units, and North Hamilton advocates may want to develop specific targets to ensure some of the units are focussed on senior-specific housing. The presence of the North Hamilton Community Health Centre adjacent to the waterfront development is another important reason to build senior-specific affordable housing in that location. Having health services available within walking distance will be an important asset to allow low income seniors to age in place and ensure a longer and healthier life than would be the case if these seniors continued to live in unaffordable housing, far from health services.
10.0 Conclusion

10.1 Summary

This Profile of North Hamilton describes the trends and conditions within North Hamilton and highlights important issues for North Hamilton Community Health Centre’s Board of Directors and the wider community. The community demographics, the socio-economic information (including income, housing and education), the health outcomes, and the planning context are significant facts which will aid NHCHC’s board in developing its advocacy agenda and creating the platform for their strategic planning process.

Highlights from the profile indicate a slight improvement in income; changing demographics with respect to seniors; a higher than city average of children residing in the community; significant health disparities, and a continued need for affordable housing.

The Profile reveals a community of resilience, a community facing challenges, and a community poised with opportunities. The statistics and analysis within the report not only provides detailed insight into the neighbourhood but offer a foundational understanding for NHCHC’s governance decisions and program planning.
Appendix 1: Piers 6, 7 and 8 Waterfront Development Plans

“Setting Sail” Secondary Plan
Identification of Land-Use

Setting Sail Planned Land Use

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Total Number of Residential Units</th>
<th>Gross Leasable Floor Area (Commercial sq.m.)</th>
<th>Gross Leasable Floor Area (Institutional sq.m.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 1</td>
<td>242</td>
<td>620</td>
<td>6,940</td>
</tr>
<tr>
<td>Block 2</td>
<td>343</td>
<td>332</td>
<td>0</td>
</tr>
<tr>
<td>Block 3</td>
<td>562</td>
<td>620</td>
<td>6,940</td>
</tr>
<tr>
<td>Block 4</td>
<td>984</td>
<td>1,444</td>
<td>0</td>
</tr>
<tr>
<td>Block 5</td>
<td>184</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Block 6</td>
<td>45</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Block 7</td>
<td>60</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sub-Total Pier 8</td>
<td>1,509</td>
<td>6,847</td>
<td>6,840</td>
</tr>
<tr>
<td>Block 9</td>
<td>72</td>
<td>2,598</td>
<td>0</td>
</tr>
<tr>
<td>Sub-Total Pier 6 and 7</td>
<td>100</td>
<td>8,388</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,609</td>
<td>15,236</td>
<td>6,940</td>
</tr>
</tbody>
</table>

Appendix 2: Cancer: Breast, Colorectal, Lung and Prostate

Data source: Code Red: Cancer Project, *Hamilton Spectator* (based on data from Cancer Care Ontario, including rates of new cancer cases and deaths from 2000 to 2009 by patient postal code). For more information and data, please visit: http://thespec-codered.com/ and click on “Cancer”.

Distribution of ranges are based on ranking the rates of all of Hamilton’s 135 census tracts (neighbourhoods) and dividing them into quintiles (slices of 20% of neighbourhoods from the lowest to the highest rates), with the following colour coding:

- **Lowest 20%**
- **Middle 20%**
- **Highest 20%**

Breast cancer incidence per 1,000 women aged 45 and older

Breast cancer deaths per 1,000 women aged 45 and older

Colorectal cancer incidence per 1,000 people aged 45 and older

Colorectal cancer deaths per 1,000 people aged 45 and older

Lung cancer incidence per 1,000 people aged 45 and older

Lung cancer deaths per 1,000 people aged 45 and older

Prostate cancer incidence per 1,000 men aged 45 and older

Prostate cancer deaths per 1,000 men aged 45 and older
Profile of North Hamilton

For more information:

Social Planning and Research Council of Hamilton
sprc@sprc.hamilton.on.ca
www.sprc.hamilton.on.ca
905-525-0650

North Hamilton Community Health Centre
438 Hughson Street North Hamilton, ON L8L 4N5
www.nhchc.ca
905-523-6611