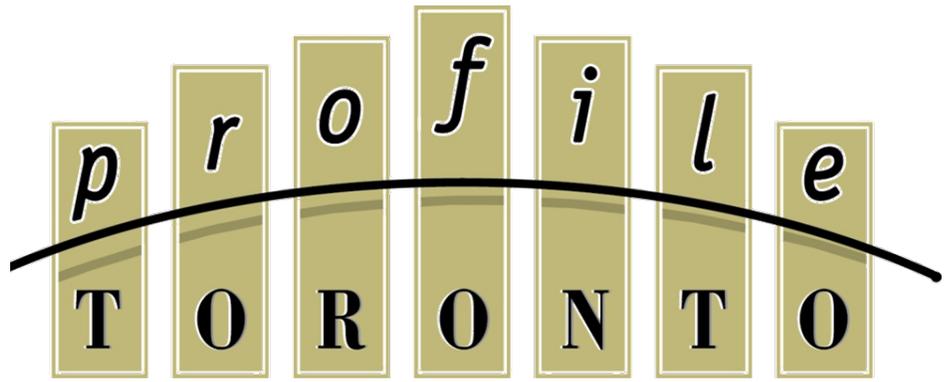


This Bulletin is the second in a series of background bulletins to support the Official Plan Review. It examines the influence of demographic, social and market trends on housing demand in the City of Toronto between 1996 and 2011. Available from www.toronto.ca/demographics.



Highlights 1996-2011

- ✓ The number of households in Toronto grew 16.0% to 1,047,780 households.
- ✓ The number of high-rise apartments increased by 30% to 430,080, and accounted for 68% of all newly occupied units with a total of 98,150 households.
- ✓ Households 45-64 years of age grew the most, adding 115,750 households for a total of 403,970 households in 2011.
- ✓ Household growth between the ages of 30-44 years declined by 6.5%. There was a loss of 20,870 households.
- ✓ In the 30-44 age cohort there was a loss of 31,200 households in ground-related housing.
- ✓ Family households increased by 66,000 households, although its share of total households decreased.
- ✓ The share of non-families, specifically one person households, grew from 34.6% to 37.3% with an increase of 78,425 households; this accounted for 54% of the net household growth.
- ✓ There were 10,145 more families with children living in high-rise apartments representing a 15% increase.
- ✓ 6 of every 10 units built were in high-rise buildings, yet only 3.8% of these apartments had 3 or more bedrooms.
- ✓ The average size of a 3-bedroom apartment unit decreased by 20% between 1996-2014. The average household size of these units remained at approximately 3.0 persons per household (PPH).
- ✓ The average number of person per household (PPH) decreased from 2.60 to 2.46.
- ✓ Household ownership increased with ownership in high-rises contributing the most, an increase of 82,375 units. The proportion of owned units grew by 11% in high-rises, but decreased by 13% in houses and low-rise apartments.

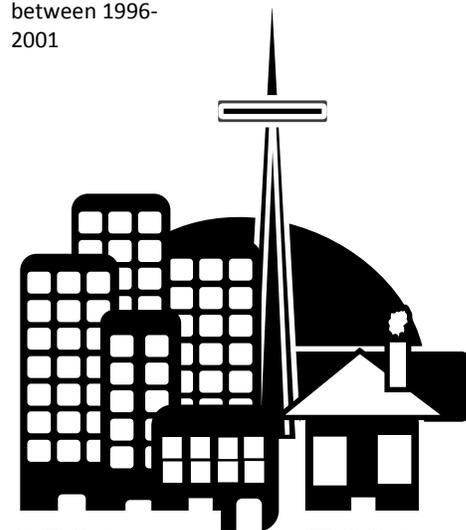
Housing Occupancy Trends 1996-2011

16%

increase in number of households between 1996-2001

2.46

person per household in 2011



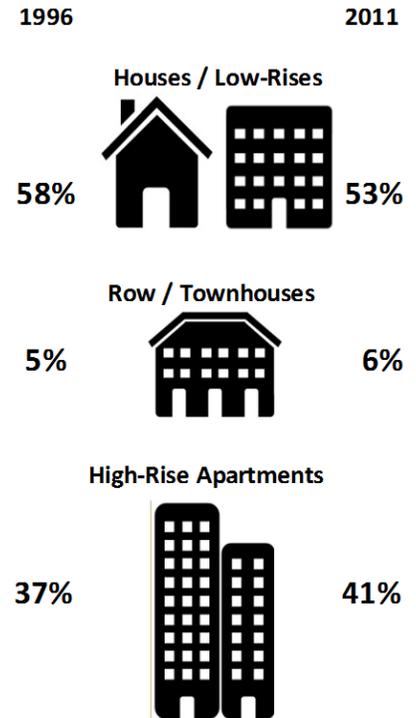
15%

increase in number of families with children living in high-rise apartments

78%

of housing completions were condominium units

Occupancy by Dwelling Type



Households by Age 1996-2011



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EXECUTIVE SUMMARY

As part of the Greater Toronto Area regional housing market, Toronto plays a leading role in providing a strategic and comprehensive vision for housing. In order to maintain the balance of supply and demand and to meet the needs of a diverse population, the City aims to provide a range of housing in terms of structure, size, tenure and affordability.

Toronto's population, which grew by 9.6%, 229,580 people between 1996 and 2011, is on track to meet the Provincial Growth Plan forecast and Official Plan target of 3.4 million people by 2041.

During the same period, the Toronto household growth rate of 16% exceeded that of the population, adding 144,195 new households. Housing challenges will increase with the forecasted population growth as pressure will be placed on the current stock and demand will change as household composition, age and affordability evolve.

According to the 1996, 2001 and 2006 Census information, and 2011 National Household Survey, Toronto's housing stock and composition have changed considerably. Demographic change and social trends such as personal health and wellbeing, housing affordability, household equity, changes of household formation and delay in having children affect the demand for housing types.

Of the new households in the City over the past 15 years, nearly 70% were in high-rise apartments. The shift to high-rises was most common among those under the age of 44 years of age, while the other age groups maintained their share in ground-related housing. As the older households age in place, there will be a turnover of a

large amount of ground-related housing that will provide opportunities for younger generations with larger families.

Over half of the new households between 1996 and 2011 were non-family households, which grew in number by 25%. These non-families dominated the high-rise market, while families with children, which grew marginally, were the largest proportion in houses and low-rise apartments. A contributing factor may be the decrease in larger-size units in terms of size and number of bedrooms, especially in the newer stock.

The average size of households declined in most age cohorts, with the 15-29 age cohort showing the greatest decline. The number of persons living alone accounted for over half of the household growth between 1996 and 2011. As well, some households in the 45 to 64 age cohort are near or entering retirement, or becoming empty nesters. Trends such as having fewer children and the delay in living independently alter household structure, which has a strong relationship to household size and unit size. The growth of smaller households has contributed heavily to the demand for multi-unit buildings.

Almost half of all Toronto households rent although there has been no substantial increase in the rental supply. The demand for rented high-rise apartment units is the strongest, with nearly 6 of every 10 households under the age of 64 renting these types of units in 2011. In 2011, 44% of renters were spending 30% of more of their income on housing, up from 21% in 2001.

Despite escalating housing prices, the number of owner households increased by 82,375 units

between 1996 and 2011. A majority of this new ownership was in the form of high-rises, while the share of ownership in ground-related dwellings decreased. Affordability, the increased supply of condominium units and changing social norms have signaled different trends in the housing market.

INTRODUCTION

Toronto's housing landscape has changed dramatically in recent years. It is denser and taller. High-rise condominium towers dominate the City's Downtown, the Centres and along the Waterfront. Mid-rise apartments are being built along the Avenues while detached homes and infill housing of row and townhouses have been built in Neighbourhoods. Across the City, this growth has provided a range of housing, which, in general, accommodates the needs of households of all ages and stages in their lives.

In the years between 1996 and 2011, the population of Toronto grew by 229,580 people, a 9.6% increase, while the number of households increased by 16%, adding 144,195 new households. Over the next 20 years, Toronto's population is forecasted to reach over three million people¹. This population growth combined with the evolution of household composition, introduces several housing challenges, such as increased pressure on existing stock and demand for more units, which will require further densification and creative housing solutions.

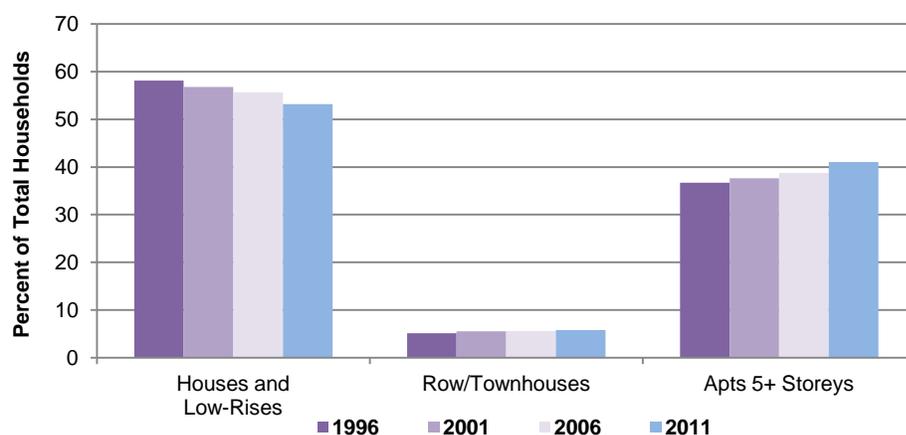
Data Alert

The **2011 National Household Survey** is not a Census and represents a different supply methodology (see Appendix A). Data from the 2011 NHS is highlighted in blue within the tables and figures to distinguish it from Census data.

To gain a better understanding of what types of housing will be needed in the future, this bulletin observes past housing demand patterns using the 1996, 2001 and 2006 Census and the 2011 National Household Survey. It examines the characteristics of households occupying the existing housing stock to determine potential challenges facing future housing demand and supply. What are the ages of the households? How does family composition affect housing? Has there been a shift in the demand for certain types of housing by households of a certain age and type? What does the rental and ownership landscape look like?

To address these questions, [A Look at Supply and Demand](#) describes occupancy rates across Toronto's diverse housing stock and recent residential completion trends. [A Look at Underlying Trends](#) examines changes in Toronto's population age structure, rates of household formation, family composition, household size, mobility patterns,

Figure 1: Occupancy Rates by Dwelling Type 1996-2011



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

and shifting social and economic factors. The impact of past growth and planned development will be explored. [A Look Back](#) synthesizes these findings and examines their effect on housing demand. Lastly, to inform future planning and policy objectives, [A Look Ahead](#) and [A Look at Growth and Development](#) provides a glimpse of what we can expect in the future given recent trends.

A LOOK AT SUPPLY AND DEMAND

Occupancy Rates

In 2011, there were a total of 1,047,780 households in Toronto, an increase from 903,585 households in 1996 (see Figure 1 and Table 1).

The number of households living in high-rise apartments (apartment buildings with 5 or

more storeys) reached 430,000 households in 2011, nearly 100,000 more than in 1996. The 2011 occupancy rate for high-rise apartments was 41%, up from 36.7% in 1996. Between 1996 and 2011, this dwelling type accounted for 68% of all the newly occupied units, or a total of 98,150.

Occupancy rates in row and townhouses remained relatively flat between 1996 and 2011 in terms of the number of occupied units and their share of Toronto's housing stock. In 2011, they represented 5.8% of Toronto's housing.

Table 1: Household by Dwelling Type 1996-2011

Dwelling Type	1996		2001		2006		2011		Absolute Change				% Change			
	Hhds	%	Hhds	%	Hhds	%	Hhds	%	1996-2001	2001-2006	2006-2011	1996-2011	1996-2001	2001-2006	2006-2011	1996-2011
Houses & Low -Rises	525,215	58.1	535,765	56.8	544,930	55.6	557,040	53.2	10,550	9,165	12,110	31,825	2.0	1.7	2.2	6.1
Row/Townhouses	46,440	5.1	52,315	5.5	54,685	5.6	60,660	5.8	5,875	2,370	5,975	14,220	12.7	4.5	10.9	30.6
Apts 5+ Storeys	331,930	36.7	354,995	37.6	379,695	38.8	430,080	41.0	23,065	24,700	50,385	98,150	6.9	7.0	13.3	29.6
Total	903,585	100.0	943,075	100.0	979,310	100.0	1,047,780	100.0	39,490	36,235	68,470	144,195	4.4	3.8	7.0	16.0

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

The largest number of households in Toronto live in houses and low-rise apartments. In 2011, there were 557,040 households living in this type of housing; this was 31,825 more households since 1996. However, the share of this housing stock declined slightly in each five-year period over the 15 years from 58.1% in 1996 to 53.2% in 2011.

Completions from 1996 to 2014

Over the past 18 years 78% of all housing completions have been either low- or high-rise condominium units (see Figure 2). The remaining 22% of completions, a total of nearly 42,000 units, have been a mix of single and semi-detached houses, row and townhouses.

Unlike high-rise unit completions, whose shares have increased, completions of single and semi-detached houses have declined from a high of 22% in the 1996/2001 period to 10% a decade later. Completions of row and townhouses also fell from 16% to 6% of the total over the same time period.

The need for housing in Toronto and in the rest of the GTA fluctuates as the number of households shift within the regional housing market. In the Rest of the GTA, 75% of all dwellings are either houses (single or semi-detached) or low-rise apartments (less than 5 storeys), 13% row or townhouses and the remaining 12% high-rise apartments (see Figure 3). While Toronto is part of the regional housing market, it is unique and needs to be analyzed as a distinct geography apart from the rest of the GTA.

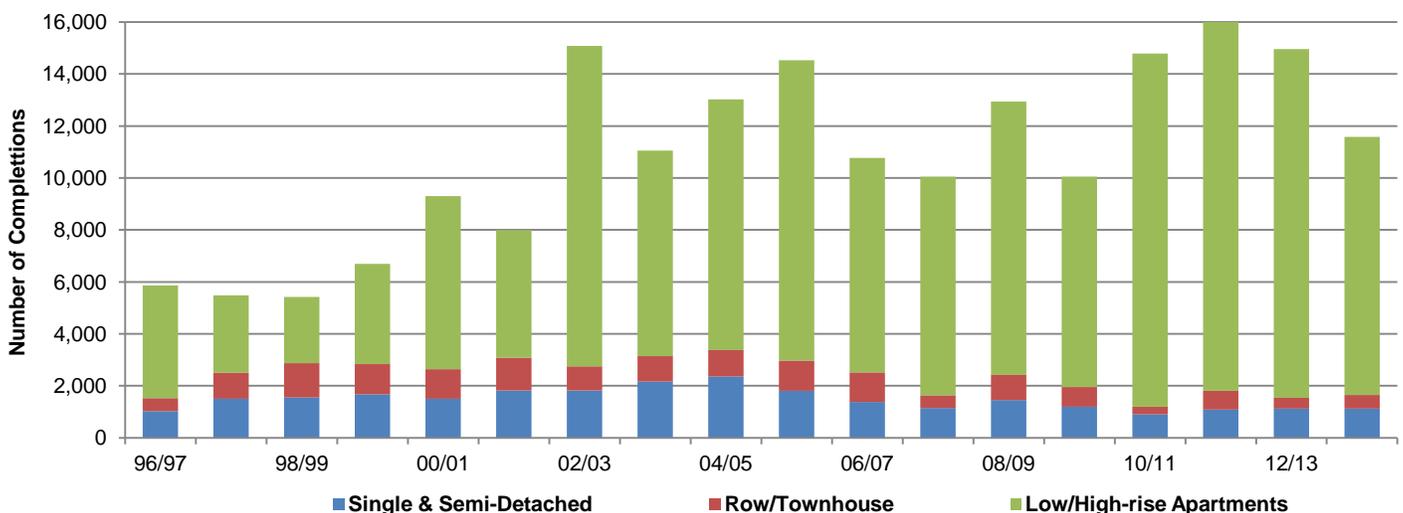
Factors Affecting Supply & Demand

The decision of where to live and in what type of dwelling is influenced by lifestyle, access to transit, affordability and existing or new housing opportunities. Newly constructed housing is designed with a particular market segment in mind whether it is a family with young children, a senior or a single person starting out on their own. It is important to keep in mind that new development trends are also based on perceived demand, investor interest and policy permissions.

Data Alert

Occupancy Rates based on the voluntary 2011 National Household Survey (NHS) data show marked differences when compared to the 1996, 2001 and 2006 Censuses. While the 2011 data follows earlier Census trends, the magnitude of the occupancy rates are not in keeping with previous Census results when the data is cross-tabulated. For example, occupancy rates of household type by dwelling type between the 1996 and 2001 Censuses showed little variation, 36.7% to 38.7% for all households living in apartments with 5 or more storeys; 5.1% to 5.6% for households living in row or townhouses; and 58.1% to 55.7% for households living in houses or low-rise dwellings. By 2011, occupancy rates for each of these respective dwelling types had changed to 41.0%, 5.8% and 53.2%. The 2011 change in magnitude of the occupancy rates does not reflect the mix of dwellings constructed over the decade which were primarily high-rise apartments. This demonstrates that the voluntary NHS does not have the same coverage of the population as the short-form Census and the discontinued long-form Census. For this reason, long-term housing trends by structural type of dwelling reported need to be interpreted carefully. (See Appendix F for further information.)

Figure 2: Housing Completions, 1996-2014

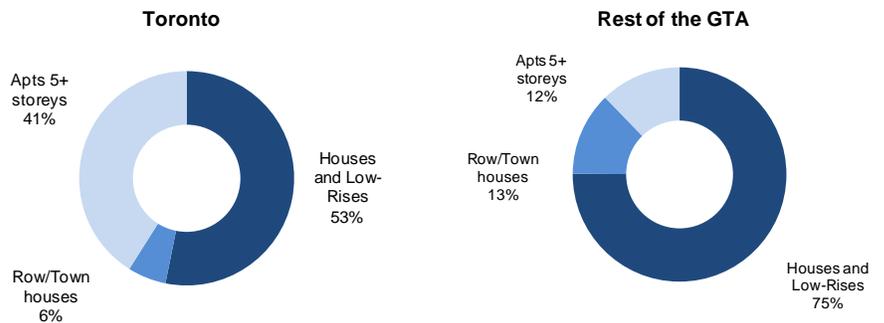


Note: Each year represents May-December plus January-April, to correspond to the Census years.
 Source: Canada Mortgage and Housing Corporation, Custom Tabulation, 2012, and Canada Mortgage and Housing Corporation, HOUSING NOW, Greater Toronto Area

Over time, housing stock that developed in different eras has become an enduring part of Toronto's landscape and appeals to a new generation of occupants with corresponding housing needs and characteristics. The low-density housing of Toronto's post-War suburbs was designed for families with children. The development of Toronto's high-rise rental apartments in the 1970's and 1980's appealed to large numbers of Baby Boomers as they came of age. Today, small-sized condominiums attract smaller households, just as the large numbers of ground-related housing throughout the GTA often appeal to families with children. However, as H. Easthope and A. Tice point out, "the issue is more complicated than the need to provide smaller dwellings for smaller households. It is also an issue of equity and the distribution of wealth, with small wealthy households able to live in large properties, while larger poorer households often have little choice but to live in a small property".²

It is not unusual for present-day occupants of older homes to

Figure 3: Housing in Toronto and in the Rest of the GTA in 2011



Source: 2011 National Household Survey, Statistics Canada

adjust the stock to suit their living arrangements. Larger dwelling units offer opportunities for accommodating smaller households through conversions to multiple units. This strategy can reduce carrying costs and by sharing larger apartments reduce individual rental costs. New condominium apartments have come to represent an increasing share of units built and these units are decreasing in size. As a result, the smaller condominium apartments of today cannot be easily modified and thus may not serve the same breadth of housing needs over time as did the older, larger units. Toronto's

Official Plan policies have anticipated these demographic changes by promoting a full range of housing in terms of tenure, built form and affordability, across the City and within neighbourhoods.

A LOOK AT UNDERLYING TRENDS

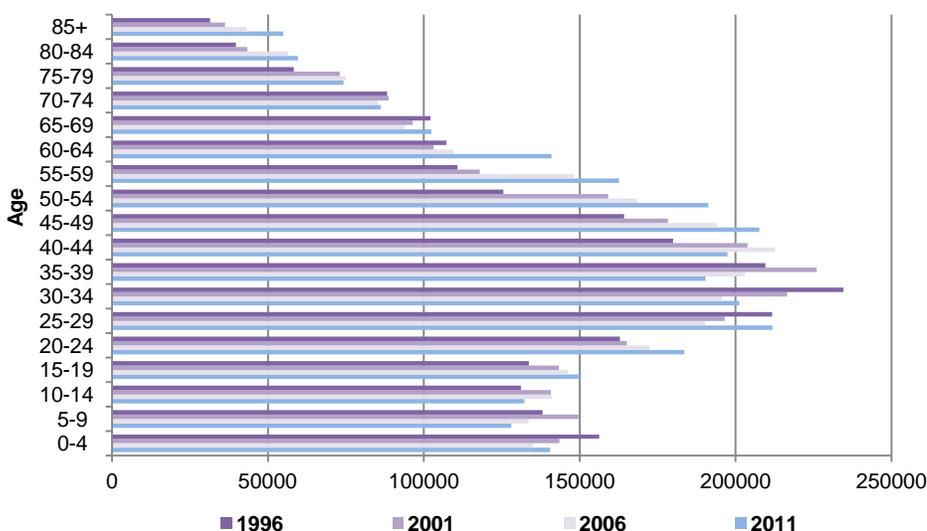
Toronto's Growing and Aging Population

A person's housing needs vary depending on their age as this often indicates a change in the household composition. For example, life actions such as a change in marital status, health, death of a spouse, mobility problems, or the birth of a child can lead to different preferences in the housing market and in turn, either drive up or down the demand for a particular type of housing. For some, it is a time to enter the housing market, while for others it is a time to "move up" or to downsize. Therefore, examining Toronto's population age structure over time reveals how the aging of Toronto's population affects the rate of household formation and housing demand.

More Elderly, More Boomers, Less Children

Between 1996 and 2011, the fastest growing population in Toronto were those 75 years of age and older. The population in

Figure 4: Population by Age Group



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

this cohort increased by 46%. The population aged 45 to 64 years also grew, in part reflecting the “Baby Boom” cohort (those born between 1946-1965) as it moved through the life cycle. This cohort grew by 194,680 persons, an increase of 38%, almost four times the growth rate of the total population. Those aged 15 to 24 years also increased, up by 12% and adding 36,940 persons (see Figure 4, Figure 5 and Appendix B).

The largest population decrease was among persons aged 30 to 44 years, down 6% or 30,090 persons. This was closely followed by 0 to 14 year olds who declined by 6% or by 24,615 persons. Those aged 25-29 and 65-74 remained largely unchanged, however, the 25-29 cohort did experience fluctuations within the fifteen-year time frame.

The Changing Age Structure of Toronto’s Households

Housing needs change with age and in response to lifecycles. To understand how the changes in Toronto's population age structure affect housing demand, a study of the age cohorts in Toronto households is required. The

Primary Household Maintainer (PHM) is used as a proxy for the household and its stage in the housing lifecycle (see data alert). Households were grouped into the following age cohorts by the age of the PHM: 15-29, 30-44, 45-64, 65-79 and 80+ years of age.

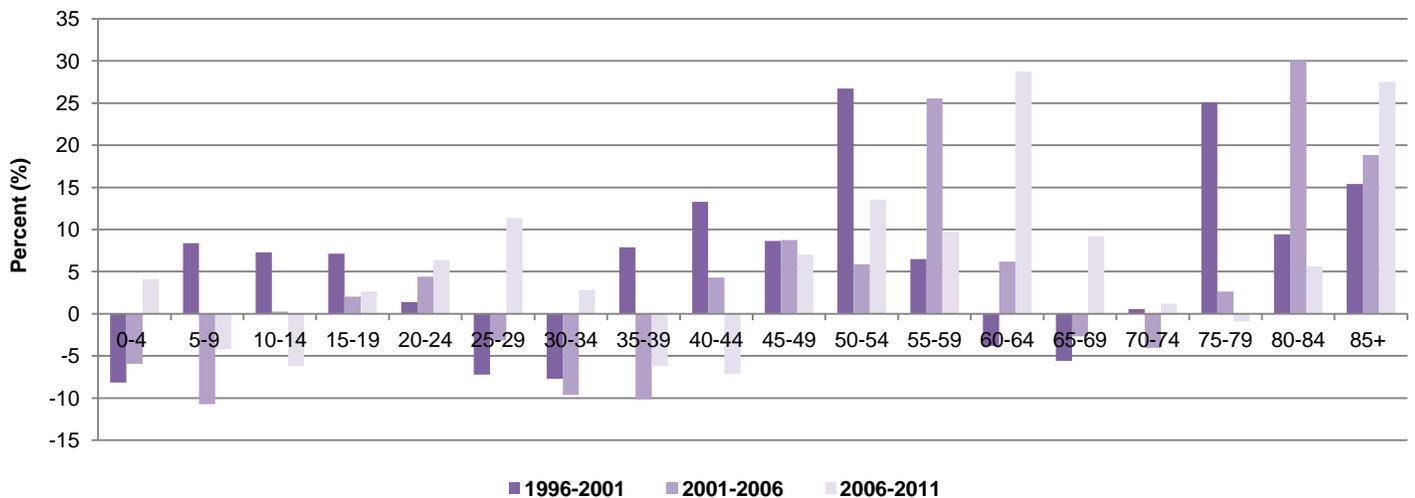
The grouping of age cohorts reflects major demographic changes and ongoing social trends. Given the large number of households in the Baby Boom generation (the 45-64 age cohort), their housing decisions have a profound effect on the types of housing demanded. Households in the 15-29 age cohort reflect initial household formation, as well as more recent trends such as the delay of starting a family, remaining in school longer and living longer in the parental home.

The 30-44 year age cohort typically reflect the time when household formation rates are the highest, people enter the housing market for the first time and incomes and family size are increasing.

The growth of the 80+ years cohort reflects the impact of increasing longevity due to improvements in health care, social services and quality of life. These trends affect the demand for different types of housing. The percentage change by Census year and age cohort in Figure 6 show the patterns of growth and decline in each of households age groupings. Of all Toronto households, those aged 80 years and older had the highest growth rate, an increase of 73% between 1996 and 2011 (see Table 2). Despite the significance of the high growth rate, this cohort represents only 6.6% of all Toronto households in 2011.

The 45-64 year cohort includes the bulk of the Baby Boom generation. Due to the large size of this cohort, any housing decisions they make now or in the future will have a profound effect on housing demand. Over the 15-year period, this cohort grew by over 115,750 households. In 2011, there were 403,970 households with PHMs aged 45 to 64, representing 4 out of every 10 households in the City.

Figure 5: Percent Change in Population by Age Group



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

In 1996, households between the ages of 30-44 represented the largest share (34.8%) of all Toronto households, 3.6% higher than households in the 45-65 year group. However, by 2011 the share of the households aged 30-44 declined to 28.6% (a net loss of 20,840) and lagged behind those in the 45-65 age group who represented 38.6% of the total households. The 45-65 age group experienced a 40% increase equating to 115,750 households. This reflects the aging of the 30-44 population into the next age cohort of 45-65 years from 1996 to 2011. Toronto's youngest households aged 15-29 years showed a share of 11% over the three Census periods.

Dwelling Type Demand

Rates of occupancy by age and dwelling type show households at certain ages have a tendency to favour one type of housing over another. With the exception of 2011 data, it is important to note that while occupancy rates may reveal minor shifts, the number of households and units involved are

quite significant, as are the changes in the relative sizes of each age group by dwelling type. See Appendix A for a discussion of the reclassification of dwelling types.

Between 1996 and 2011, there was a substantial shift toward high-rise units for households of all ages (see Table 3). The largest increase was in the 45-64 age cohort which added 50,000 households in high-rise apartments, a 58% change from 1996 to 2011. Demand for this dwelling type was notable for those households aged 15 to 29 years where the share increased from 46% to 58% due to an additional 19,600 households. The share of PHMs aged 30-44 in ground-related housing declined by 7%, a loss of close to 31,000 households. However, the relative share of these same-aged PHMs increased by 6% (11,000 households) in high-rise apartments.

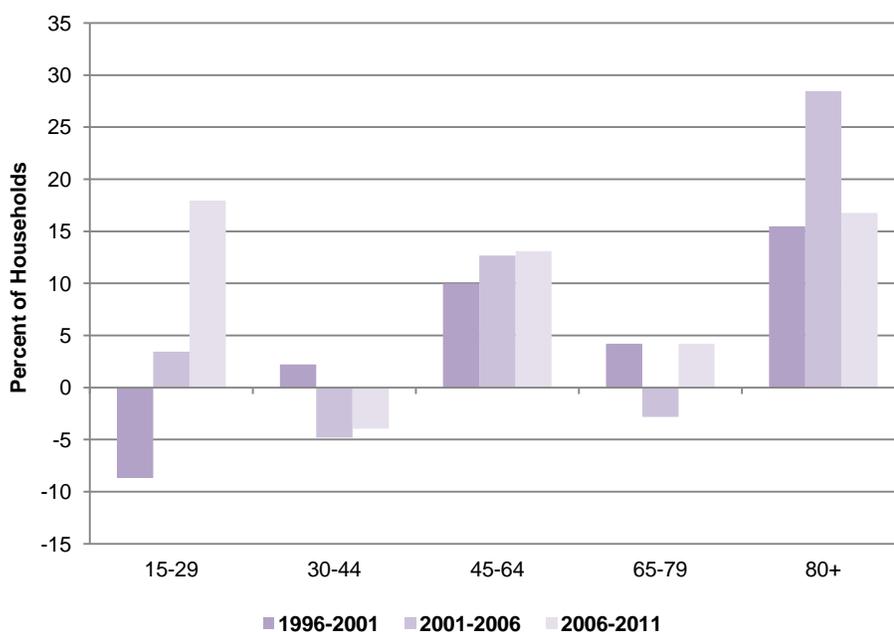
Data Alert

To analyze Toronto households and their housing choices, the characteristics of the Primary Household Maintainer (PHM) were examined. The PHM is defined by Statistics Canada as the first person listed on the Census or NHS form of a household who pays the rent, mortgage, taxes or other household expenses. This person is considered to have the most influence over the household's choice of housing and is sometimes referred to as the "head of household". In this bulletin, the PHM has been used as a proxy for all members of a household. Occupancy rates of PHMs represent the housing decisions of households at various stages as they age and as their housing needs change. Throughout this bulletin, the use of terms such as "age of the household" or "immigration status of the household" is a reference to the characteristics of the Primary Household Maintainer.

The share of PHMs aged 45-64 in ground-related housing declined from 64% in 1996 to 59% in 2011 (see Figure 7). However, this represents a shift in demand as the absolute number of households in this cohort residing in houses and low-rises increased by nearly 55,000 households over the 15-year period (see Figure 8). This reflects the overall aging of Toronto's households and their aging in place in Toronto's low-density housing stock.

Meanwhile, the proportion of households 80+ years of age continued to grow in ground-related dwellings. This growth was due to the aging in place of younger households into this age group, adding almost 17,500 households in houses and low-rise units.

Figure 6: Percent Change in Households by Age Group



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table 2: Households by Age of Primary Household Maintainer, 1996-2011

Age of PHM	1996		2001		2006		2011		Absolute Change				% Change			
	Hhds	%	Hhds	%	Hhds	%	Hhds	%	1996-2001	2001-2006	2006-2011	1996-2011	1996-2001	2001-2006	2006-2011	1996-2011
15-29	103,645	11.5	94,645	10.0	97,905	10.0	115,475	11.0	-9,000	3,260	17,570	11,830	-8.7	3.4	17.9	11.4
30-44	320,790	35.5	327,960	34.8	312,245	31.9	299,950	28.6	7,170	-15,715	-12,295	-20,840	2.2	-4.8	-3.9	-6.5
45-64	288,220	31.9	316,980	33.6	357,140	36.5	403,970	38.6	28,760	40,160	46,830	115,750	10.0	12.7	13.1	40.2
65-79	150,990	16.7	157,355	16.7	152,945	15.6	159,385	15.2	6,365	-4,410	6,440	8,395	4.2	-2.8	4.2	5.6
80+	39,890	4.4	46,070	4.9	59,180	6.0	69,095	6.6	6,180	13,110	9,915	29,205	15.5	28.5	16.8	73.2
Total	903,535	100.0	943,010	100.0	979,415	100.0	1,047,875	100.0	39,475	36,405	68,460	144,340	4.4	3.9	7.0	16.0

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

The development industry has responded to this change in household characteristics. Condominium apartment units have outstripped all other forms of housing construction to meet the demand. Over the past 15 years, apartments in buildings of five or more storeys have made up 7 of every 10 net new units added to Toronto's housing stock (see Figure 9). In turn, this supply has appealed to those in the City and those moving to Toronto who are in need of housing, reinforcing the proportion of smaller households within the City.

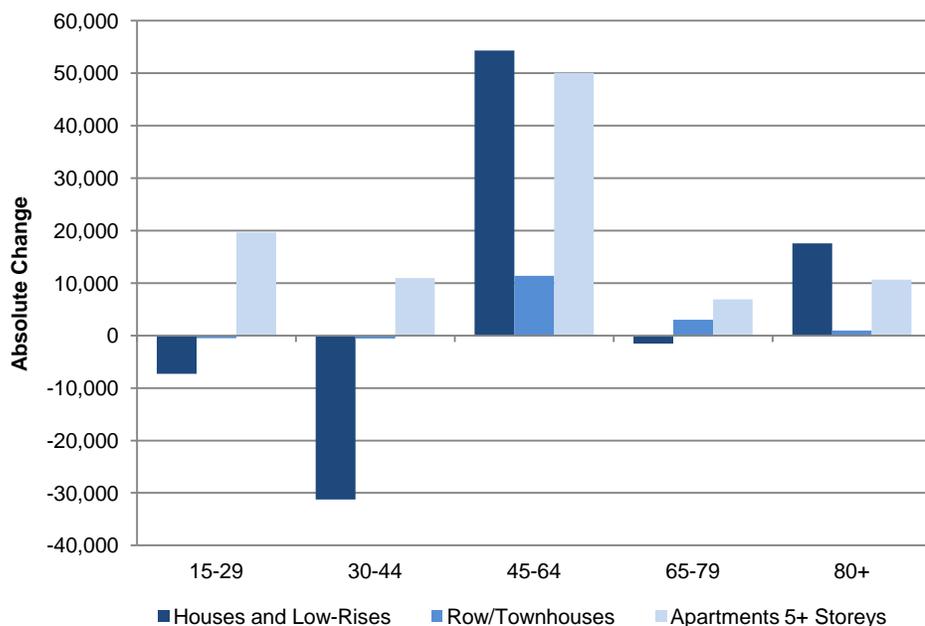
The fact that the growth rate of households exceeded that of the population growth rate is indicative of a move towards smaller sized households. The shift to smaller households is fundamental to future planning since smaller-sized households tend to occupy smaller dwellings and larger-sized households seek out bigger dwellings. Current research suggests "that people's age is a better indicator of whether they will live in [a] smaller dwelling, particularly apartments".³

Changing Households by Type
Between 1996 and 2011, the number of family households in Toronto, comprised of families with or without children, lone parents and multiple families, accounted for 45.6% of the new household growth (increase of 11% or nearly 66,000 households). Lone-parent families grew by 20%, families without children grew by 16%, and families with children grew by 4% (see Table 4).

In 1996 and 2001 family households represented about 66% of total households. By 2011 their share declined, representing 63% of all households. Shares of families without children and multiple families changed marginally.

Non-family households, which include large numbers of young singles and seniors living on their own or with non-relatives, represent a growing share of all household types. Non-families grew from 34.6% to 37.3%, growing in absolute terms from 312,345 to 390,770 households. This increase accounts for over half (54%) the net household growth between 1996 and 2011.

Figure 8: Change in Occupancy by Age of PHM and Dwelling Type, 1996-2011



Source: 1996 Census and the 2011 National Household Survey, Statistics Canada

Figure 7: Occupancy Rates by Age, 1996-2011



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

The rise in non-traditional households is important as they tend to have different housing needs with respect to space and number of bedrooms compared to families with children. Further, affordability pressures for single occupant and lone-parent households increases demand for non-traditional rental housing stock, such as rooming houses. Demand for housing suitable to non-family households has been primarily met through the high-rise condominium apartment market. Housing most suitable for families has been met by infill development of row/townhouses, and by newly constructed low-rise apartment buildings that have

replaced existing lower density housing units and through the turnover rate of ground-related housing.

Housing turnover is increasingly affected by the number of seniors occupying houses and low-rises. The share of seniors 80 years of age and older aging in place grew from 35% in 1996 to 53% in 2011 (see Figure 10 and Appendix C). Current research confirms this growing trend.

Canada's national housing agency reports "some aging households do change residences, but seniors are generally not in a hurry to move out of their homes. They

move much less often than younger people. In 2011, 18% of seniors had changed residence in the previous five years, compared to almost three quarters (72%) of those aged 25 to 29".⁴

HOUSEHOLD TYPE AND DWELLING TYPE

Shift into Higher Density Living
Occupancy rates during the 1996-2011 period show that the proportion of families with and without children, lone-parents and non-families living in Toronto's high-rise apartment stock has increased.

Table 3: Distribution of Households by Age of PHM and Dwelling Type, 1996-2011

Age	Number of Households				1996 - 2011			Share (%)					
	1996	2001	2006	2011	Change	% Change	% of Net Change in All Hhds	1996	2001	2006	2011	1996-2011	
15-29													
Houses and Low-Rises	52,065	45,300	41,440	44,785	-7,280	-14.0	-5.0	50.2	47.9	42.3	38.8	-11.4	
Row/Townhouses	3,985	3,505	3,825	3,455	-530	-13.3	-0.4	3.8	3.7	3.9	3.0	-0.9	
Apartments 5+ Storeys	47,595	45,845	52,610	67,215	19,620	41.2	13.6	45.9	48.4	53.8	58.2	12.3	
Total	103,645	94,650	97,875	115,455	11,810	11.4	8.2	100.0	100.0	100.0	100.0		
30-44													
Houses and Low-Rises	176,380	175,970	162,650	145,145	-31,235	-17.7	-21.7	55.0	53.7	52.1	48.4	-6.6	
Row/Townhouses	19,775	20,525	19,685	19,180	-595	-3.0	-0.4	6.2	6.3	6.3	6.4	0.2	
Apartments 5+ Storeys	124,630	131,475	129,855	135,590	10,960	8.8	7.6	38.9	40.1	41.6	45.2	6.4	
Total	320,785	327,970	312,190	299,915	-20,870	-6.5	-14.5	100.0	100.0	100.0	100.0		
45-64													
Houses and Low-Rises	183,440	194,430	217,030	237,750	54,310	29.6	37.7	63.6	61.3	60.8	58.9	-4.8	
Row/Townhouses	17,750	21,540	24,370	29,095	11,345	63.9	7.9	6.2	6.8	6.8	7.2	1.0	
Apartments 5+ Storeys	87,045	101,015	115,690	137,080	50,035	57.5	34.7	30.2	31.9	32.4	33.9	3.7	
Total	288,235	316,985	357,090	403,925	115,690	40.1	80.2	100.0	100.0	100.0	100.0		
65-79													
Houses and Low-Rises	92,970	95,995	91,685	91,460	-1,510	-1.6	-1.0	61.6	61.0	59.9	57.4	-4.2	
Row/Townhouses	4,280	5,780	6,130	7,305	3,025	70.7	2.1	2.8	3.7	4.0	4.6	1.7	
Apartments 5+ Storeys	53,750	55,570	55,125	60,620	6,870	12.8	4.8	35.6	35.3	36.0	38.0	2.4	
Total	151,000	157,345	152,940	159,385	8,385	5.6	5.8	100.0	100.0	100.0	100.0		
80+													
Houses and Low-Rises	20,335	24,375	32,240	37,920	17,585	86.5	12.2	51.0	52.9	54.5	54.9	3.9	
Row/Townhouses	645	760	1,165	1,615	970	150.4	0.7	1.6	1.6	2.0	2.3	0.7	
Apartments 5+ Storeys	18,905	20,945	25,770	29,565	10,660	56.4	7.4	47.4	45.5	43.5	42.8	-4.6	
Total	39,885	46,080	59,175	69,100	29,215	73.2	20.3	100.0	100.0	100.0	100.0		
All Households	903,550	943,030	979,270	1,047,780	144,230								

Note: Percent of Net Change in All Households is the 1996-2011 change in households as a proportion of the net change in all households, 144,230.

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

The proportion of families with and without children and non-family households increased in row and townhouses, while multiple family households and families led by lone-parents remained fairly stable over time in this stock (see Table 5 and Figure 11).

Increase of Children in Apartments

Families with children living in high-rise units are on the rise. In 2011, there were 10,145 more families with children living in high-rise apartments than there was 15 years earlier, representing

a 15% increase (see Table 5). This growth of families with children in high-rise units is important because these larger households are in need of units with more bedrooms or units with additional living space. It is interesting to note that the number of families with children in ground-related housing was generally flat over the 15-year period, despite the overall increase in households and housing stock by 46,000 units. This may be due to a variety of reasons. Families with children may be opting for higher density housing forms, or they have been unable to afford or

obtain adequate ground-related housing so have moved elsewhere.

Decrease in Size of Apartment Units

Most of the new 3-bedroom units constructed between 1996 and 2011 were in ground-related and low-rise buildings. Although 6 of every 10 new units built in that period were in high-rise buildings, only 3.8% of these units had 3 or more bedrooms. This is 2.3%, or 1 in every 43, of all of the recently occupied dwellings (see Table 6).

Despite the increasing need for units that may accommodate families, condominium units are shrinking in size (see Figure 12). In 1996, the average size of a condominium unit was 1,087 square feet. By 2014 it had fallen to 885 square feet.⁵ Despite the shrinking unit size, average household size in 3-bedroom high-rise apartments since 1996 has held steady at 3.0 persons per household (see Figure 13). This confirms that many of Toronto's larger sized households are occupying Toronto's new, smaller-sized high-rise units.

In the five years between May 2006 and April 2011, the City received development proposals considered active for just over 116,000 units. Within the development approvals pipeline, 78,339 of the proposed units were for apartments (67.5%); of these apartment units, only 3,558 (3.1%) would have 3 or more bedrooms, while 30,471 or 26.7% would have 2 bedrooms. Over the next three years, May 2011 to April 2014, there was an increase in the number of proposed apartment units. During this time, the City received applications for an additional 117,000 units of

which 88,559 (75.7%) were in apartments. Of these units, 27,348 (23.4%) were proposed to have 2 bedrooms, while 6,022 (5.2%) were proposed to have 3 or more bedrooms.⁶

Not all proposed units are approved and not all approved units are built. However, the residential development approvals pipeline is an indication of the potential supply over the next decade. It suggests that the supply of large apartment units in the coming decade may not match the pattern of demand observed between 1996 and 2011 and that the mismatch in local demand and the forthcoming supply will continue.

Young Children on the Rise in Toronto's Downtown

The increase of very young children in Toronto's Downtown is most evident.

Since 2006, the Toronto region has seen a revival of population growth in its downtown core. While decades prior saw an exodus of the baby boomer families heading towards the outer-suburbs for larger and more affordable housing, the last five years have seen a very different trend. Young echo boomers have now become a key demographic.⁷

These individuals and young families are choosing quicker commute times, proximity to amenities, workplaces and transit, locating themselves in the downtown core's many mixed-use communities.⁸

Between 2006 and 2011, the number of infants and pre-school aged children aged 0 to 4 years in Downtown increased by 11%, while the proportion of children aged 5-9 years declined by 13% over the same time period (see

Data Alert

Household type is the category to which a person living alone or a group of persons occupying the same dwelling belong. There are two main categories: non-family households and family households.

A non-family household consists of either one person living alone or two or more persons who share a dwelling but do not constitute a family.

Family households consist of one-family households or multiple-family households.

Appendix B). This indicates that new families with very young children are on the rise in Downtown, meanwhile other families are moving elsewhere, possibly in search of larger units.

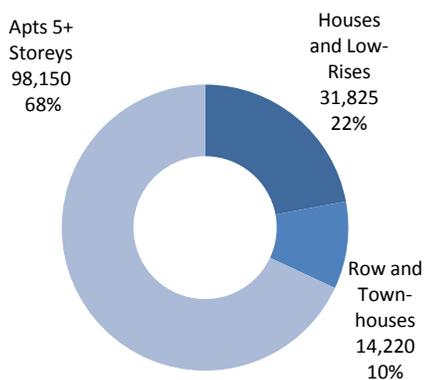
Development trends along with the overall growth of Toronto's population aged 0-4 years is contributing to the increase of families with children in apartments. But other factors are also at play, including affordability, household size and migration patterns. Toronto's Official Plan emphasizes the need for various forms of housing for large households with children and multi-family households.

HOUSEHOLD SIZE

Households Are Becoming Smaller

The percentage of Toronto's larger-sized households (those with 3 or more persons) has consistently decreased in each five-year time period since 1996 (see Table 7). Meanwhile, the share of one-person households rose from 28% in 1996 to 32% in 2011.

Figure 9: Percent of Net Change in Households by Dwelling Type, 1996 and 2011



Source: 1996 Census and the 2011 National Household Survey, Statistics Canada

Table 4: Households by Type, 1996-2011

Household Type	Households				Share (%)				% Change				Absolute Change	
	1996	2001	2006	2011	1996	2001	2006	2011	1996-2001	2001-2006	2006-2011	1996-2011	1996-2011	Share (%)
Family Households	591,240	626,475	634,865	657,105	65.4	66.4	64.8	62.7	6.0	1.3	3.5	11.1	65,865	45.6
Families with Children	278,045	292,815	289,645	290,030	30.8	31.0	29.6	27.7	5.3	-1.1	0.1	4.3	11,985	8.3
Families without Children	179,450	187,905	194,025	207,710	19.9	19.9	19.8	19.8	4.7	3.3	7.1	15.7	28,260	19.6
Lone Parent Families	106,635	111,615	118,555	128,040	11.8	11.8	12.1	12.2	4.7	6.2	8.0	20.1	21,405	14.8
Multiple Families	27,110	34,140	32,640	31,325	3.0	3.6	3.3	3.0	25.9	-4.4	-4.0	15.5	4,215	2.9
Non-Family Households	312,345	316,605	344,565	390,770	34.6	33.6	35.2	37.3	1.4	8.8	13.4	25.1	78,425	54.4
1 Person Households	n/a	266,150	295,475	330,680	-	28.2	30.2	31.6	-	11.0	11.9	-	-	-
2+ Person Households	n/a	50,455	49,040	60,090	-	5.4	5.0	5.7	-	-2.8	22.5	-	-	-
Total	903,585	943,080	979,430	1,047,875	100.0	100.0	100.0	100.0	4.4	3.9	7.0	16.0	144,290	100.0

Note: Data on 1 Person and 2+ Person Households unavailable for 1996.
 Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Over this period, the number of persons living alone increased by nearly 79,000 households, accounting for 55% of the net household growth. The average size of Toronto households continues to shrink. In 1996, Toronto had an average of 2.60 persons per household (PPH). By 2011, it had fallen to 2.46 PPH.

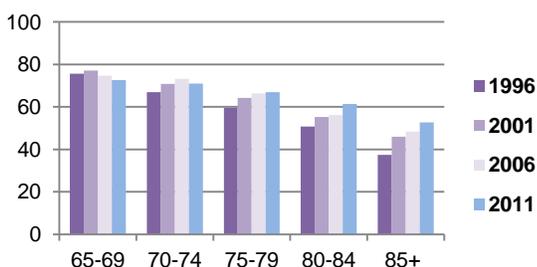
Average household size decreased for all ages of households less than 64 years in each time period (see Table 8). The 15-29 year age group exhibited the most substantial decline. These declines correspond to the changes in household type, particularly, the increase of one-person households and the increase in multi-unit buildings.

The average PPH among households 80+ years increased slightly during the 15 years. This reflects increased longevity and improved health status, which in turn, may influence the desire and ability to continue to age in place.

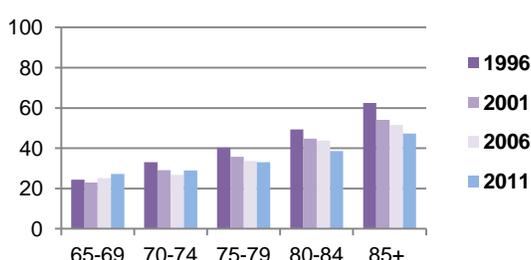
Average PPH Declined in All Types of Housing
 Average household size declined for all dwelling structure types

Figure 10: Percent of Senior Households by Type, 1996-2011

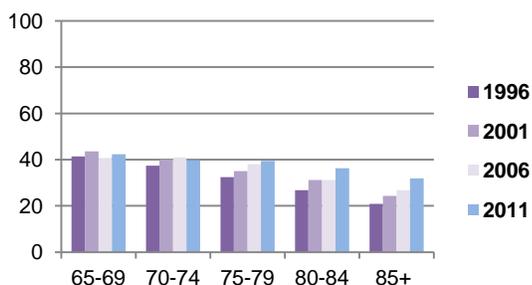
Families in Houses and Low-Rise



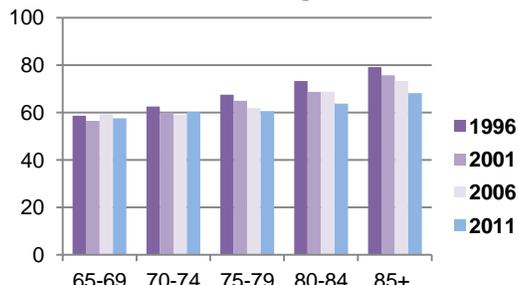
Non-Families in Houses and Low-Rise



Families in High-Rise

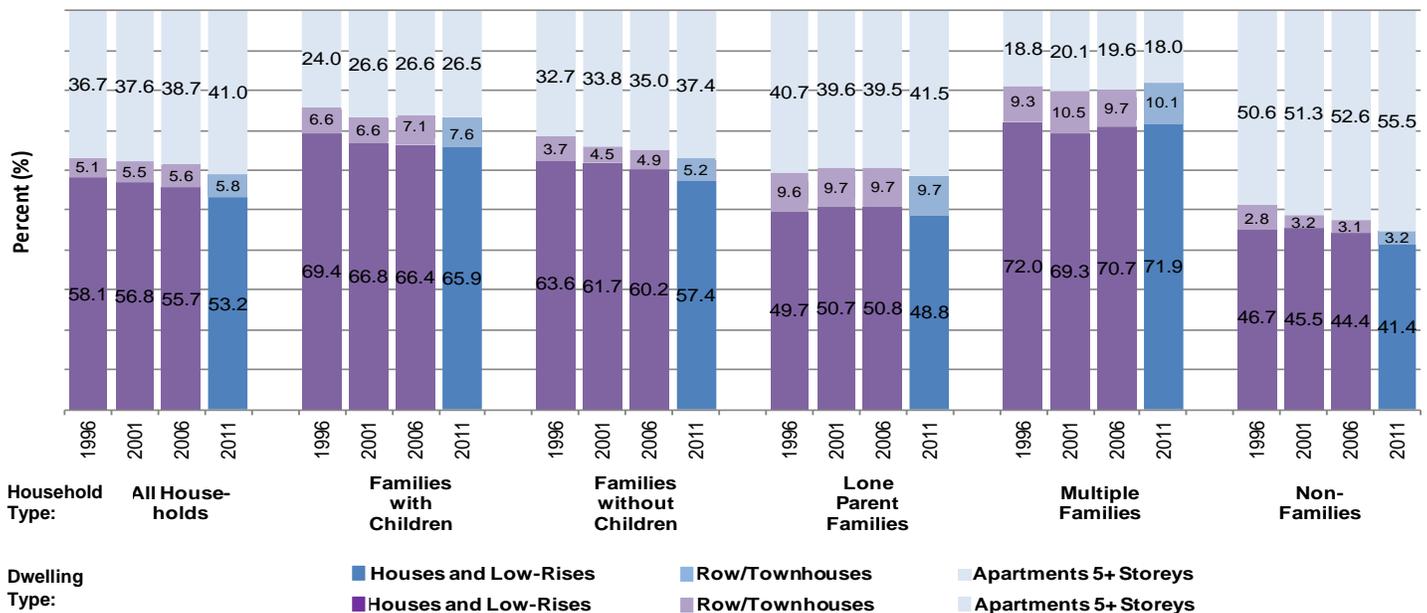


Non-Families in High-Rise



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Figure 11: Occupancy Rates by Household Type by Dwelling Type, 1996-2011



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table 5: Household Type by Dwelling Type, 1996-2011

Dwelling Type	Households						Share (%)					
	All Households	Families with Children	Families without Children	Lone Parent Families	Multiple Families	Non-Families	All Households	Families with Children	Families without Children	Lone Parent Families	Multiple Families	Non-Families
1996 Hhds & Shares												
Total Dwellings	903,575	278,050	179,450	106,630	27,105	312,340	100.0	100.0	100.0	100.0	100.0	100.0
Houses and Low-Rises	525,215	192,880	114,090	52,990	19,505	145,750	58.1	69.4	63.6	49.7	72.0	46.7
Row/Townhouses	46,440	18,345	6,705	10,190	2,510	8,690	5.1	6.6	3.7	9.6	9.3	2.8
Apts 5+ Storeys	331,920	66,825	58,655	43,450	5,090	157,900	36.7	24.0	32.7	40.7	18.8	50.6
2001 Hhds & Shares												
Total Dwellings	943,080	292,810	187,905	111,610	34,135	316,620	100.0	100.0	100.0	100.0	100.0	100.0
Houses and Low-Rises	536,120	195,665	115,945	56,640	23,660	144,210	56.8	66.8	61.7	50.7	69.3	45.5
Row/Townhouses	52,120	19,245	8,370	10,825	3,600	10,080	5.5	6.6	4.5	9.7	10.5	3.2
Apts 5+ Storeys	354,840	77,900	63,590	44,145	6,875	162,330	37.6	26.6	33.8	39.6	20.1	51.3
2006 Hhds & Shares												
Total Dwellings	979,270	289,600	193,995	118,535	32,625	344,515	100.0	100.0	100.0	100.0	100.0	100.0
Houses and Low-Rises	545,060	192,200	116,735	60,250	23,080	152,795	55.7	66.4	60.2	50.8	70.7	44.4
Row/Townhouses	55,160	20,465	9,430	11,520	3,150	10,595	5.6	7.1	4.9	9.7	9.7	3.1
Apts 5+ Storeys	379,050	76,935	67,830	46,765	6,395	181,125	38.7	26.6	35.0	39.5	19.6	52.6
2011 Hhds & Shares												
Total Dwellings	1,047,770	289,975	207,695	128,035	31,320	390,745	100.0	100.0	100.0	100.0	100.0	100.0
Houses and Low-Rises	557,030	191,080	119,320	62,425	22,505	161,700	53.2	65.9	57.4	48.8	71.9	41.4
Row/Townhouses	60,660	21,925	10,765	12,455	3,165	12,350	5.8	7.6	5.2	9.7	10.1	3.2
Apts 5+ Storeys	430,080	76,970	77,610	53,155	5,650	216,695	41.0	26.5	37.4	41.5	18.0	55.5
1996 - 2011 Changes												
Total Dwellings	144,195	11,925	28,245	21,405	4,215	78,405	100.0	100.0	100.0	100.0	100.0	100.0
Houses and Low-Rises	31,815	-1,800	5,230	9,435	3,000	15,950	22.1	-15.1	18.5	44.1	71.2	20.3
Row/Townhouses	14,220	3,580	4,060	2,265	655	3,660	9.9	30.0	14.4	10.6	15.5	4.7
Apts 5+ Storeys	98,160	10,145	18,955	9,705	560	58,795	68.1	85.1	67.1	45.3	13.3	75.0

Note: Table 4 and Table 5 contain similar data however they represent different Statistics Canada data sources.

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

from 1996 to 2011 (see Table 9). Although the average PPH of row and townhouses stood at 3.05 in 2011, the highest of the dwelling types, it also represented the largest decline since 1996.

In the 15 years between 1996 and 2011, the average household size in houses built before 1996

declined in houses and low-rises and in row and townhouses (see Table 10). Since then, it continued to decrease with the exception of an increase in row and townhouses between 1991 and 1996.

Average household size declined in high-rise apartments,

decreasing from 2.16 PPH in 1996 to 2.04 PPH in 2011; however the average PPH varies by the vintage of the units they occupy. The 2011 NHS results show that average household size in units built before 1961 was larger than it was at the time of the 1996 Census. The average size of the units built since 1996 is lower than the 2.04 average for high-rise apartments city-wide, reflecting the smaller physical size of the newer units.

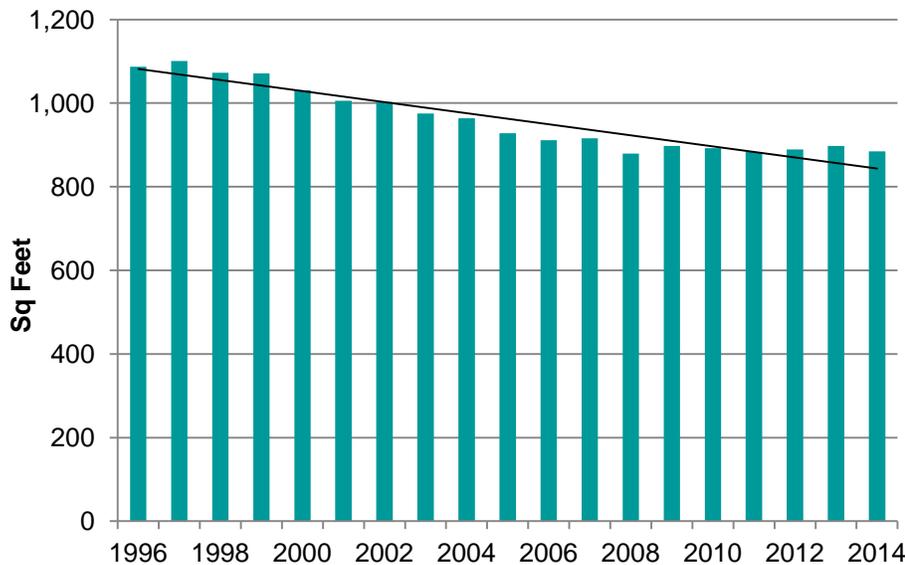
Average Size of Families and Non-Families by Period of Construction

The average household size for families living in houses and low-rise apartments has fluctuated over time. In 2011, there was a lower average household size for low-rise dwellings constructed during all periods compared to 1996. In row and townhouses, average family size decreased over time regardless of the age of the housing stock (see Table 11).

The average PPH rose in 2011 versus units built in 1991-1996 and continued to rise in houses and low-rises in units built up to 2006. In 2011, there was a general decrease in average size of family households in high-rises for all decades with a noticeable drop at the 1981 and 1996 mark. The average family household size for families living in high-rise apartments constructed before 1961 is larger than those living in more recently built high-rise units. The average family household size was higher in 2011 than 1996 for all periods, except between 1961-1980.

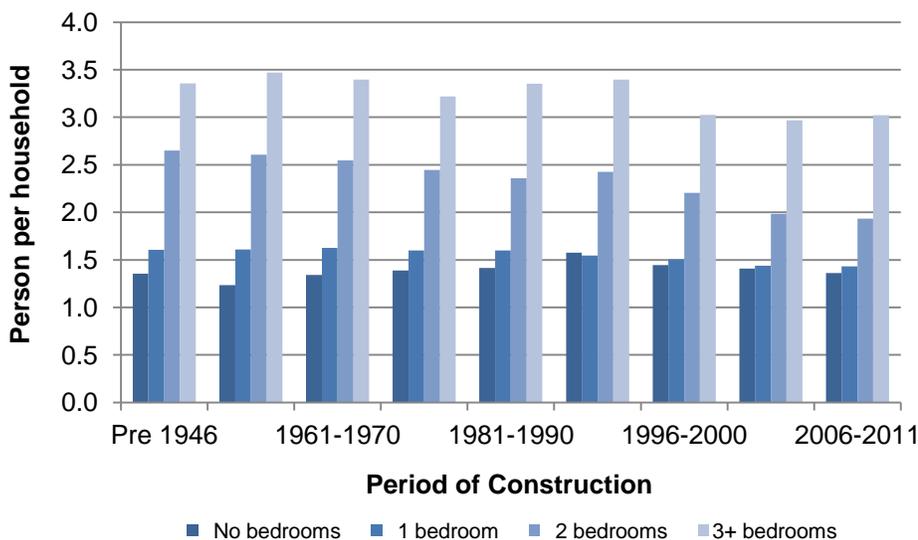
Thus Toronto's older purpose-built rental apartment units, which are relatively larger in size compared to newly constructed condominium apartment units, house larger-sized families.

Figure 12: Average Size of Resale Condominium Apartments in Toronto, 1996-2014



Note: Average sizes represent 4th quarter data
Source: Urbanation Inc., special tabulation for the City of Toronto

Figure 13: Average Household Size by Number of Bedrooms in High Rise Apartments by Period of Construction



Source: 2011 National Household Survey, Statistics Canada

Table 6: Dwellings by Period of Construction, 1996-2011

Number of Bedrooms	Dwellings Built 1996-2011					% Dwellings Built			% Dwellings by Type		
	All Dwellings	%	Houses & Low-Rises	Row/-Town-houses	Apts 5+ Storeys	Houses & Low-Rises	Row/-Town-houses	Apts 5+ Storeys	Houses & Low-Rises	Row/-Town-houses	Apts 5+ Storeys
Total	160,595	100.0	43,720	17,140	99,735	27.2	10.7	62.1	100.0	100.0	100.0
No bedroom	9,715	6.0	1,560	265	7,890	1.0	0.2	4.9	3.6	1.5	7.9
1 bedroom	56,265	35.0	6,130	1,375	48,760	3.8	0.9	30.4	14.0	8.0	48.9
2 bedrooms	51,130	31.8	7,515	4,275	39,340	4.7	2.7	24.5	17.2	24.9	39.4
3+ bedrooms	43,485	27.1	28,515	11,225	3,745	17.8	7.0	2.3	65.2	65.5	3.8

Source: 1996, 2001, 2006 Censuses and 2011 National Household Survey, Statistics Canada

Table 7: Households by Size, 1996-2011

Household Size	Households				Absolute Change				Share (%)				% Change			
	1996	2001	2006	2011	1996-2001	2001-2006	2006-2011	1996-2011	1996	2001	2006	2011	1996-2001	2001-2006	2006-2011	1996-2011
1 person	251,930	266,630	295,825	330,680	14,700	29,195	34,855	78,750	27.9	28.3	30.2	31.6	5.8	10.9	11.8	31.3
2 persons	263,260	271,750	282,685	307,575	8,490	10,935	24,890	44,315	29.1	28.8	28.9	29.4	3.2	4.0	8.8	16.8
3 persons	149,615	156,795	161,440	168,695	7,180	4,645	7,255	19,080	16.6	16.6	16.5	16.1	4.8	3.0	4.5	12.8
4-5 persons	197,595	205,340	200,735	203,070	7,745	- 4,605	2,335	5,475	21.9	21.8	20.5	19.4	3.9	-2.2	1.2	2.8
6+ persons	41,175	42,565	38,645	37,850	1,390	- 3,920	- 795	- 3,325	4.6	4.5	3.9	3.6	3.4	-9.2	-2.1	-8.1

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table 8: Average PPH by Age of PHM, 1996-2011

Age of PHM	Average PPH				Change				% Change			
	1996	2001	2006	2011	1996-2001	2001-2006	2006-2011	1996-2011	1996-2001	2001-2006	2006-2011	1996-2011
15-29	2.24	2.16	2.03	1.97	-0.1	-0.1	-0.1	-0.3	-3.9	-5.9	-2.9	-12.2
30-44	2.92	2.91	2.79	2.70	0.0	-0.1	-0.1	-0.2	-0.3	-4.0	-3.4	-7.6
45-64	2.86	2.85	2.80	2.75	0.0	-0.1	-0.1	-0.1	-0.1	-2.1	-1.8	-3.9
65-79	1.97	1.99	1.99	1.97	0.0	0.0	0.0	0.0	0.6	0.1	-1.1	-0.5
80+	1.55	1.59	1.60	1.70	0.0	0.0	0.1	0.2	2.7	0.9	5.9	9.8
All Households	2.60	2.60	2.52	2.46	0.0	-0.1	-0.1	-0.1	-0.3	-3.0	-2.4	-5.6

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table 9: Average Household Size by Dwelling Type, 1996-2011

Dwelling Type	Average Size				Change				% Change			
	1996	2001	2006	2011	1996-2001	2001-2006	2006-2011	1996-2011	1996-2001	2001-2006	2006-2011	1996-2011
All Dwellings	2.60	2.60	2.52	2.46	0.00	-0.08	-0.06	-0.14	0.00	-3.08	-2.45	-5.45
Houses and Low-Rises	2.82	2.80	2.74	2.72	-0.02	-0.06	-0.02	-0.10	-0.60	-2.21	-0.80	-3.58
Row/Townhouses	3.36	3.21	3.13	3.05	-0.15	-0.08	-0.08	-0.31	-4.44	-2.59	-2.63	-9.36
Apts 5+ Storeys	2.16	2.20	2.11	2.04	0.04	-0.08	-0.07	-0.12	1.84	-3.78	-3.47	-5.40

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table 10: Average PPH by Period of Construction and Dwelling Type, 1996-2011

Age of Housing Stock	1996				2011			
	Total	Houses & Low-Rises	Row & Townhouses	Apts 5+ Storeys	Total	Houses & Low-Rises	Row & Townhouses	Apts 5+ Storeys
All Years	2.60	2.82	3.36	2.16	2.46	2.69	2.99	2.04
Before 1946	2.56	2.58	2.79	1.98	2.48	2.51	2.54	2.06
1946-1960	2.52	2.60	3.48	2.04	1.69	2.55	3.20	2.09
1961-1970	2.57	2.95	3.63	2.17	2.50	2.75	3.30	2.16
1971-1980	2.72	3.39	3.47	2.27	2.52	2.90	3.14	2.16
1981-1990	2.78	3.72	3.40	2.07	2.55	3.14	3.25	2.10
1991-1996	2.39	3.18	3.05	2.04	2.42	3.06	3.13	2.09
1996-2001					2.47	3.16	2.99	1.95
2001-2006					2.28	3.21	2.95	1.72
2006-2011					2.04	2.90	2.83	1.68

Notes: Numbers in "green" indicate where the average PPH has increased for same dwelling type and period of construction from between 1996 and 2011. Numbers in "red" indicate where the average PPH has decreased between 1996 and 2011.

Source: 1996 Census and the 2011 National Household Survey, Statistics Canada

Table 11: Average PPH of Families and Non-Families by Age of Stock and Dwelling Type, 1996-2011

1996							
Age of Housing Stock	Family Households			Non-Family Households			Apts 5+ Storeys
	Houses & Low-Rises	Row/ Townhouses	Apts 5+ Storeys	Houses & Low-Rises	Row/ Townhouses	Apts 5+ Storeys	
Before 1946	3.26	3.46	3.02	1.32	1.53	1.15	
1946-1960	3.18	3.90	3.02	1.26	1.52	1.15	
1961-1970	3.42	3.93	3.07	1.31	1.56	1.18	
1971-1980	3.79	3.80	3.16	1.35	1.53	1.17	
1981-1990	4.08	3.78	2.87	1.42	1.63	1.19	
1991-1995	3.82	3.58	2.88	1.22	1.29	1.15	
All Years	3.40	3.78	3.05	1.30	1.54	1.17	
2011							
Age of Housing Stock	Family Households			Non-Family Households			Apts 5+ Storeys
	Houses & Low-Rises	Row/ Townhouses	Apts 5+ Storeys	Houses & Low-Rises	Row/ Townhouses	Apts 5+ Storeys	
Before 1946	3.12	3.09	3.06	1.27	1.24	1.15	
1946 to 1960	3.19	3.78	3.10	1.21	1.37	1.15	
1961 to 1970	3.33	3.67	3.06	1.24	1.52	1.15	
1971 to 1980	3.46	3.56	3.06	1.29	1.32	1.16	
1981 to 1990	3.65	3.65	2.95	1.30	1.31	1.17	
1991 to 1995	3.69	3.57	2.94	1.25	1.16	1.15	
1996 to 2000	3.68	3.44	2.78	1.30	1.27	1.15	
2001 to 2005	3.72	3.41	2.53	1.28	1.36	1.13	
2006 to 2010	3.55	3.28	2.49	1.29	1.26	1.15	
All Years	3.32	3.49	2.94	1.25	1.32	1.15	

Note: Compared to the 1996 Census, data in "green" denotes an increase, "red" a decrease and "black" no change.

Source: 2011 National Household Survey, Statistics Canada

The average size of non-family households generally declined in houses, low-rise apartments and in row/townhouses built before 2000. In high-rise apartments, the average size of non-family households did not vary regardless of construction date. This is important because high-rise apartments comprise the bulk of the new housing supply and non-family households are a significant component of its occupants. This suggests that the change in average PPH of high-rise apartments may level off.

MIGRATION

Net Migration Declines

Toronto is one of Canada's major urban centres and year after year increasing numbers of people choose to make Toronto their home. While enhancing Toronto's cultural diversity, migrants, as a main source of population growth, place an added demand for housing.

In the years between 2001 and 2006, Toronto received 251,400 immigrants and refugees.

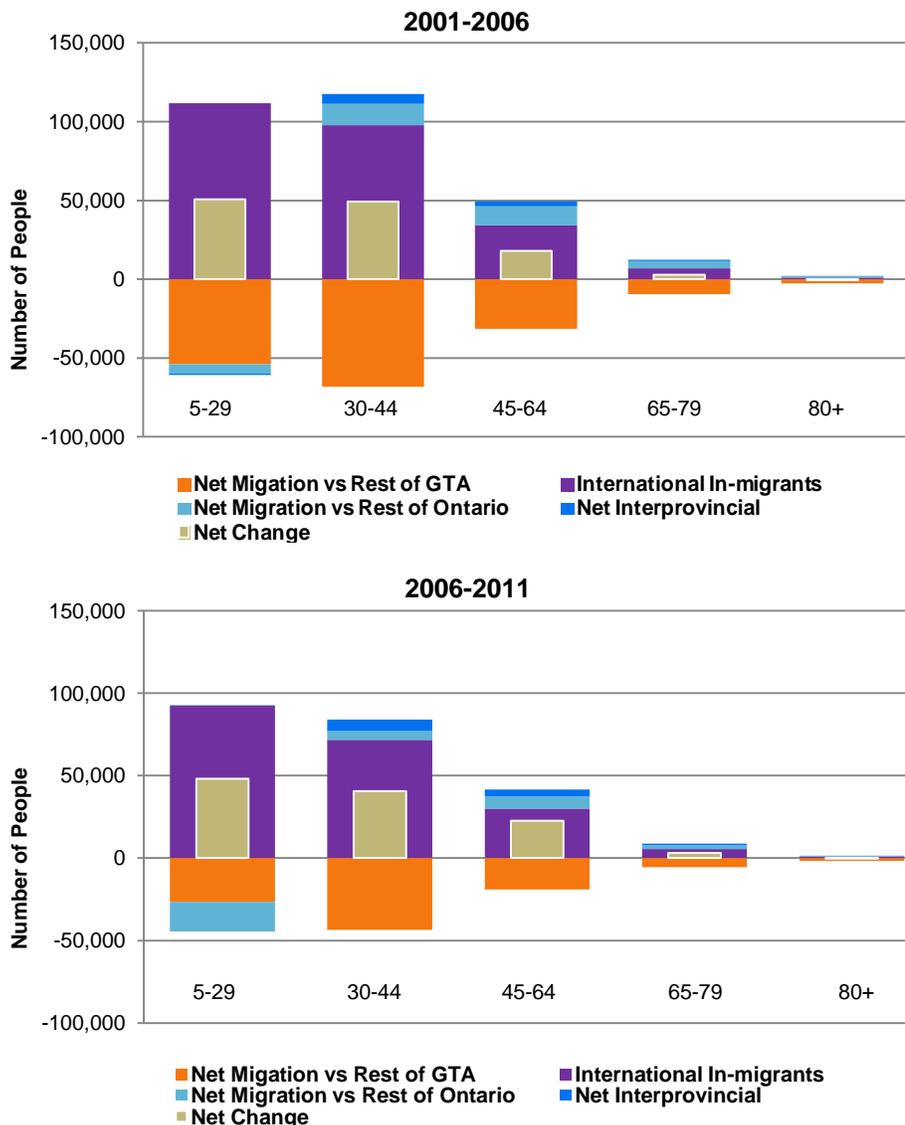
Between 2006 and 2011, Toronto received an additional 200,585 people from around the world, about 50,000 fewer people than in the previous 5-year period. The majority of these new residents were under the age of 44, and chose to rent, pushing up the demand for rental housing.

From 2001 to 2006, a total of 227,015 people moved from Toronto to the rest of the GTA, while 61,290 people moved to Toronto from these regions, thus net migration between 2001 and 2006 stood at +165,725. The largest net outflow from Toronto was people between 30-44 years of age, accounting for 41% of the net migration between Toronto and rest of the GTA (see Figure 14). Young children and adults under the age of 30 years accounted for 33% of the outflow. This suggests that some family households with young children are among those leaving Toronto. Those who choose to leave the city create vacancies and opportunities for those who wish to either 'move up', downsize, or become a first-time homeowner.

During the 2006-2011 period, the number of migrants who moved from Toronto to the rest of the GTA totaled 174,235, while 78,020 people came to Toronto from the rest of the GTA. Thus net migration stood at +96,215 from 2006-2011, down nearly 70,000 people from 2001-2006. Similar to the earlier time period, the largest net outflow were those aged 30-44 years, followed by those under 30.

Current research found that "net immigration flows to the GTA have been trending lower in all regions across the GTA since the 2010/2011 period."⁹ The actual decline in new arrivals has been ongoing for some years. As stated by Statistics Canada,

Figure 14: Net Migration by Age Group, 2001-2011



Note: Estimates for emigration and net temporary emigration are not included.
 Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

"between 2000 and 2010, changes in the use of immigration programs and in source countries accounted for approximately 40% of the decline in the share of new migrants settling in Toronto"¹⁰

TENURE

Affordability for Owners versus Renters

The average price of owning a home (in constant 1995 dollars) increased 61% from \$215,176 to \$347,365 between 1995 and 2010; meanwhile, homeowners' median household income grew by only 18%. Insofar as interest rates have remained low, the average house payment-to-income ratio remained steady at 26.4% in 2010; affordability for homeowners remained fairly stable (see Appendix D).

For renter households, both rent and incomes fluctuated over time. Average rents (in constant 1995 dollars) increased from a low of \$729 a month in 1995 to a high of \$825 in 2000 then dropped in the two consecutive periods to \$772 a month in 2010, resulting in a 6% increase in average monthly market rent overall. Over this same period, median renter income rose by 21%, and rent-to-income ratios fell from 30.6% in 1995 to 26.8% in 2010, showing an improvement in rental housing affordability (see note in Appendix D).

Housing affordability is a major concern to owners and renters. However, owners with mortgages are building equity and ultimately future wealth, whereas renters are not. Owners also have the option of renting out flats or basement apartments to reduce carrying costs. In 2011, 28% of owners were spending a third or more of their income on housing in 2011, up from 11% in 2001. Meanwhile, 44% of renters were spending

30% or more of their income on housing in 2011, up from 21% ten years earlier. Income disparity, limited rental supply, low vacancy rates, single income households, and tight market conditions have greatly contributed to Toronto's growing housing affordability problems.

Increased Ownership of Small Units

The total number of owner households increased between 1996 and 2011. Home ownership in high-rises contributed the most to this growth with an increase of 82,375 units, nearly double that of owners in houses and low-rise apartments. The share of home ownership grew by 11% in high-rises, while it decreased by 13% in houses and low-rise apartments between 1996 and 2011 (see Table 12).

Home ownership in high-rise and row and townhomes increased in all age cohorts. However, in 2011, home ownership in the age cohort 15-29 was five times what it was in 1996; for those in ages 30-44, it was 2.8 times, and for those 45-64 years it was 2.5 times. Ownership also grew among households 45-64 years and 80+ years in houses and low-rise apartments, by 36,520 and 16,335 respectively.

Occupancy rates as shown in Figure 15 reveal an increasing proportion in ownership apartments among all households, including the first-time home buyers' group and those near or entering retirement. Some of this is due to housing costs or the increase in single occupant households who are supported by a single income.

Although highly desired, single detached housing is the most expensive type of housing in City of Toronto. As of December

2014, the average resale price for a detached house was \$934,039, nearly 40% more than the cost of an average condominium apartment at \$387,612. Condominium unit sales are almost double that of single-detached dwellings.¹¹ As stated by CMHC in their 2014 Condominium Owners Report as of August 2014, condominium apartments address the needs of a diverse clientele. "For first time buyers, condominiums can be a relatively more affordable housing option. For empty nesters, they can represent a lower maintenance housing unit. For some condominium owners, condominiums may represent an investment vehicle in the housing market."¹²

The ownership rate of households 80 years of age and older in houses and low-rises increased between 1996 and 2006, and has remained flat. In 2011, 49% of all 80+ year olds lived in houses or low-rise apartments. The share of owners in row and townhomes by age of the PHM varied little over the 15-year period.

Change in Renter Occupancy Rates

For the last decade and a half, the total number of renter households has not changed significantly, but their occupancy has. The total number of renter households grew only slightly from 474,520 in 1996 to 476,050 in 2011. The number of renter households in apartments in Toronto high-rises increased 3% or by 15,785 households. About 6 of every 10 renter households were living in a rented high-rise apartment unit in 2011 (see Table 12).

The increase in high-rise rentals is largely due to the substantial number of condominium apartments coming on to the rental market.

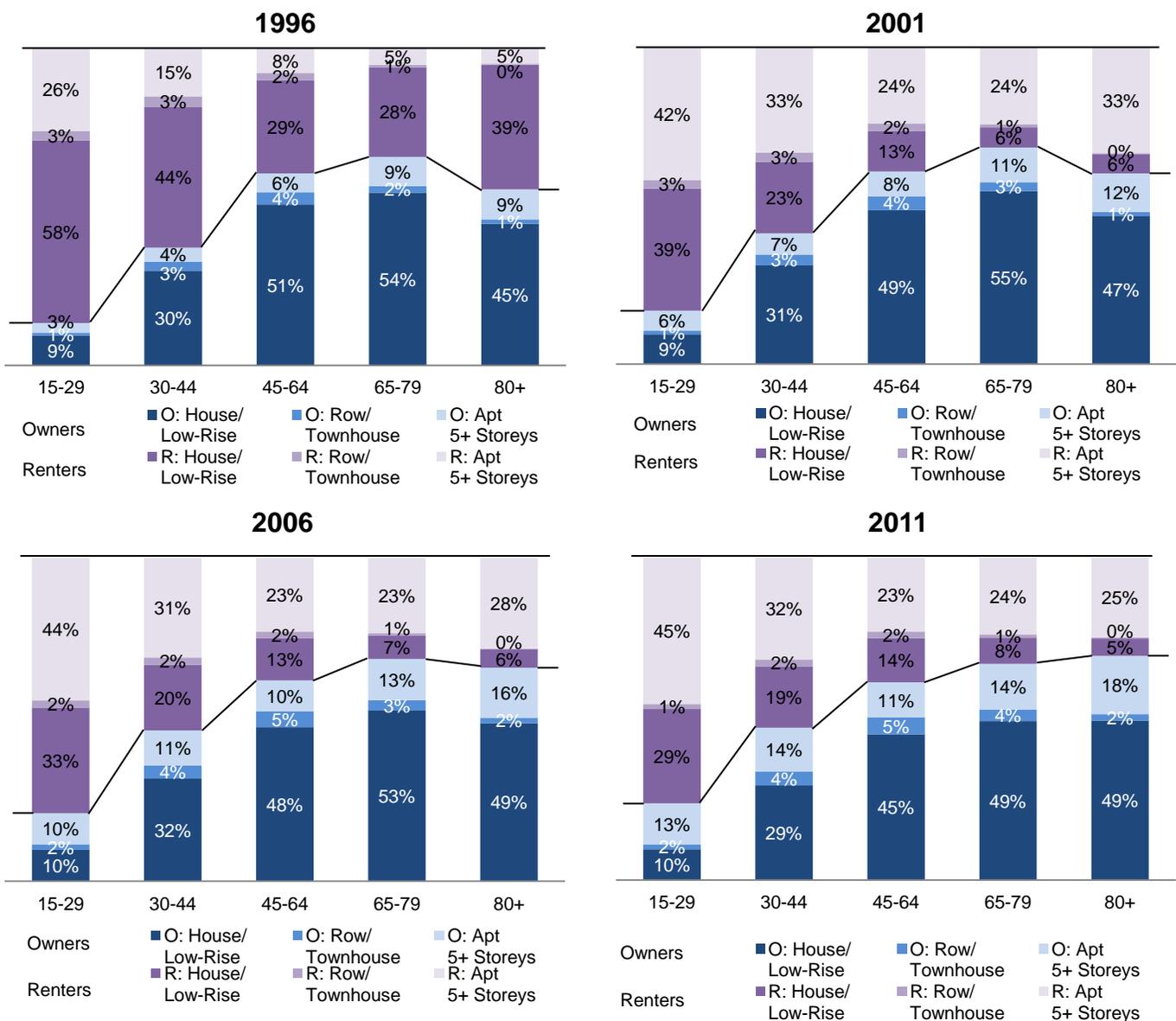
According to CMHC, 31.3% of the condominium units in the City were rented as of October 2014, up from 27.6% in 2013 and 23.6% in 2012. In 2013, the vacancy rate of rented condominium apartments stood at 1.7%, almost the same rate as for the purpose-built market (1.6%), thus attracting large numbers of renters. As of October 2014, the vacancy rate of rented condominium apartments had declined to 1.3% signifying an increased demand for condominium rentals.¹³

Despite the increase in condominium rentals, the majority of renters live in purpose-built rental apartments or in Toronto's secondary housing market (such as rented rooms, flats, basement apartments).¹⁴ However there has been only a modest increase in the supply of private rental housing units. In 2014, the number of private rental units totalled 261,098 versus 249,408 in 1996, an increase of only 11,690 units or 650 units annually since 1996.¹⁵ Furthermore, private rental apartment vacancy rates averaged under 1%

between 1996 and 2001, peaked at 4.3% in 2004, and has since decreased to 1.6% in 2014.¹⁶

Demand for purpose-built rental is unlikely to be fully addressed in the near future. In 2011, 45% of all Toronto households were renters. Development proposals received by the City between May 2006 and April 2011 considered active contain 48,642 rental units out of 99,801 units in total, or 49% of the potential near-term supply. However, over the next three years, May 2011 to April 2014, there were only 24,243 rental

Figure 15: Occupancy Rates by Tenure, 1996-2011



Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

units proposed out of 110,879 units in total, representing only 22% of the supply.

Insofar as some of the proposed units are condominiums that are likely to be rented, these potential rental units should also be considered as part of the rental supply. If we take into consideration the 27.6% of all condominium units that were rented as of 2013, then 38,031 additional units of the potential supply to 2014 might also be available for rent.¹⁷ This compares unfavourably with a current rental demand that represents 45% of all households in 2014, suggesting a growing mismatch between the demand for rental housing and the potential supply.

A LOOK BACK

Households and Housing Choices

The City of Toronto's housing stock and household composition has changed noticeably from 1996 to 2011. Demographic change and social trends, such as housing affordability, household equity, change of household formation and delay in having children, affect the demand for housing types.

There was a net increase of 144,230 households between 1996 and 2011. Of these households, 68% were living in high-rise apartments, 22% were in houses and low-rise apartments, and 10% were in row and townhouses. Of the total households in 2011, 60% of them were 45 years of age or older.

There has been a substantial shift into high-rise apartment units by households of almost all ages, with demand being strongest for households under the age of 44. This shift has been driven partially

by the condominium market which has accounted for 7 of every 10 net new units added to Toronto's housing stock. With the increase in supply and favourable market conditions (low interest and lending rates), ownership tenure of these now affordable, yet smaller units, has increased substantially in high-rises. Conversely, there has been shift out of houses and low-rise apartments among households aged 15-29 and 30-44 years.

The relative share of households 45-64 also declined in ground-related housing, although in absolute terms the number of households occupying these dwellings increased due to aging of the population into this age cohort over the 15-year period.

Row and townhouses have provided a market niche for households 65-79 years or who are close to retirement age and who wish to downsize yet still build equity. Lastly, Toronto's share of senior households 80+ years of age are aging in place. This will be a growing share of occupied households. In time, the turnover of large amounts of ground-related housing will provide opportunities for younger generations with larger families, multi-generational households and non-family households.

Household Type

Over time, the changes in household type have been considerable. The growth rate of non-family households outpaced that of family households.

The absolute number of non-family households grew by 25% or 78,500 households, between 1996 and 2011, accounting for 54% of Toronto's net household growth. As well, their share of the total households increased from 34.6% in 1996 to 37.3% in 2011.

Families without children and lone-parent families increased significantly between 1996 and 2011 (16% and 20% respectively), however their share of the total households remained unwavering. Families with children had marginal growth at 4%. Families with children continue to be the primary type of household living in houses and low-rise apartments, while non-families dominate high-rise apartment market. However, there has been a shift into high-rise apartments among families with children under the age of 5 years, especially in Toronto's Downtown. Accommodating the increased demand of families with growing children in high-rises may prove to be difficult with the shortfall of large-size units and the decrease in physical size of these units. With the lack of supply, there is an increasing number of family households with young children migrating to the Rest of the GTA in search of more affordable and larger homes.

Household Size

Toronto households have become smaller. The average size of households declined for all households between the ages of 15 to 64 years. Cohorts in the 15-29 year age group showed the greatest decline. Average household size among households 65-79 years remained almost unchanged. Households 80+ years and over had the lowest average PPH of all five cohort groups.

The average size of family households declined in ground-related dwellings. It also declined in recently built high-rise apartment units, while in older high-rise apartment units average family size increased. No substantial differences were found in the average size of non-family

households in high-rises, regardless of the age of the stock.

Research indicates that young adults are delaying marriage, having fewer children, and taking longer to live independently. As well, many households in the 45 to 64 year cohort are near or entering retirement, or becoming empty nesters. These life events may help to explain why the number of persons living alone accounted for over half of the household growth between 1996 and 2011. These changes in family structure are important because there is a strong relationship between household size and unit size – namely, smaller households require smaller dwellings and larger households require bigger dwellings. The growth of smaller households has contributed heavily to the demand for multi-unit structures. Over the past 18 years, 78% of all housing completions or nearly 8 out of every 10 new units have been either low or high-rise condominium units which have become smaller over time.

The decline in average PPH is slowing in the new stock by period of construction and as the large stock of ground-related housing turns over, the average PPH will rise in those parts of the city characterized by this kind of housing. Due to demographic and social changes since World War II, it is unlikely that the average PPH will rise to Baby Boom levels, but the past 15 years have shown remarkable variety in average PPH by dwelling type by period of construction in cyclical patterns across the city. These cyclical patterns need to be considered in establishing long-term planning policies.

Renters and Owners

Toronto renters and the City's rental housing stock is a key concern for the City.

In Toronto, the income gap between owners and renters has widened substantially (see Appendix D). As prices escalate home ownership may no longer be an affordable option for many. With the increase in single occupant households with a single income, affordability issues arise. Despite the recent decline in net migration, demand for high-rise rental apartments remains strong due to the increase in the number of renters and household formation rates in high-rises.

The vacancy rate of rented condominium apartments in 2014 was 1.3% (down from 2013), despite a significantly higher average market rent. At the same time, there has also been no substantial increase in the purpose-built rental supply in recent years, keeping the demand for rental housing high as evidenced by the fact that almost half of all Toronto households rent.

Low vacancy rates create a situation where existing tenants stay put, leaving new potential renters to seek other housing options; this signals to the market a perceived unmet need. The average household size is larger in the City's older apartment stock, which suggests that many of these renters are families with children. It also suggests doubling up, crowding or the presence of multi-generational families living together to cut costs as affordability has decreased over time.

Ownership housing has increased over the last 15 years, most notably in high-rises. Along with low interest and lending rates,

recently built high-rise condominium units have attracted thousands of new owners as well as investors. Contributing to the increased supply and demand are changes in relative prices. In 2014, the average price of a low-rise home in the Greater Toronto Area was \$705,813, up 8% from the year before, while the average price of a high-rise unit rose just 4% to \$454,476.¹⁸ The number of owned condominium units in high-rises rose steadily for households of all ages, especially for those aged 30-44 and 45-64 years.

Despite escalating house prices, the number of households owning houses or low-rise units increased for households 15-29, 45-64, and 80+ years of age, with the 45-64 cohort showing the largest increase of 25%. The number of owned row and townhouses also increased for households of all ages.

Looking back to 1996, changing demographics and market trends have influenced the types of housing demanded. Demand for high-rise apartments, row and townhouses increased, while the supply of houses and low-rise apartments increased more slowly. Demand varied in response to age, life events and changing social norms. These factors along with affordability, availability of supply, and development trends have signaled different preferences to the housing market.

A LOOK AHEAD

Toronto continues to experience a rapid rate of development. At present, there are 130 high-rise buildings under construction, more than any other city in North America.¹⁹

In the coming years, Toronto's population will continue to grow

and its age profile will change, placing an increased demand for housing. People will live longer and the number of senior citizens will rise dramatically. "Those over 65 years of age will represent an increasing share of the total population, up from 12.8% in 1996 to 16.5% by 2031. Meanwhile, the share of children as a percentage of Toronto's total population is expected to increase minimally, from 16.6% in 1996 to 16.7% in 2031".²⁰

By 2011, the leading edge of Toronto's Baby Boomers became senior citizens and reached retirement age, the time in life when people often re-think their housing needs. As they retired, some downsized, others moved to retirement communities or relocated to be near children or family members, while others stayed put. These changes paved the way for their children, the Echo Boomers, to enter the housing market for the first time. Future housing demand will be greatly affected by the housing decisions of this cohort due to their size and general affluence. In time, the ground-related and low-rise housing largely occupied by older households will be replaced by the next generation, but unlike their predecessors who entered the buying market in the 1970s, they will face a different economic climate, one of slow prolonged economic growth. The Conference Board of Canada's *Canadian Outlook: Long-Term Economic Forecast* observes: "Beyond 2014, economic growth will be restrained by the exodus of baby boomers from the labour market, a dominant trend that will continue until 2028."²¹ If the Echo Boomers can afford the ground-related housing of their parents, demand will remain high; if not, demand will slow and house prices will soften.

The extent to which present-day owners of single-family dwellings age in place and the pace at which they shift to other types of housing, will continue to affect the availability of houses to young family households. Current data shows that senior households prefer to stay in their homes, thus we can expect low turnover rates to continue for some time. Given these trends we can also expect the number of families with children in high-rises to grow, indicating a need for larger units in terms of number of bedrooms and physical space.

Over the next few years, condominium apartments in the Toronto's development pipeline will continue to account for an increasing share of Toronto's housing stock, appealing to a variety of households of all ages, and especially to the young millennials who wish an urban lifestyle. Statistics show that 2014 set another record for Toronto's condominium rental market, demonstrating continued demand in the absence of any substantial increase in purpose-built rental housing stock.²² Furthermore, while mortgage lending rates remain low, there is no sign of an investor-market slow-down.

Over the past 15 years, demographic change, growth in the condominium market, and assorted social and economic factors have all lead to an increase in smaller-size households. This trend is expected to continue as the average size of households in Toronto will continue to decline for most ages in most dwelling types. As noted by the Canadian Mortgage and Housing Corporation, "non-family households, the vast majority of which are households comprising one person, are expected to show the strongest pace of growth,

women are expected to continue outliving men, contributing to a growing number of one-person households.

Also contributing to the rise in gains in one-person household is the trend of non-senior adults living alone, which is expected to persist."²³ Nevertheless, the average number of persons per household will not decline in perpetuity, and can be expected to rise in neighbourhoods where ground-related housing turns over from senior households to younger families.

A LOOK AT GROWTH AND DEVELOPMENT

Toronto is on its way to meeting the future demand for housing. "City Council has approved an average of 21,952 residential units per year over the last five years (2010-2014), and a large proportion of the development proposed in that period has yet to be built indicating a continuation of strong construction activity in Toronto".²⁴ Furthermore, residential development and population growth are on track to meet the Provincial Growth Plan forecast and Official Plan target of 3.19 million people in 2031 and 3.40 million people in 2041.²⁵ The types and tenures of housing needed to accommodate this growth is a key policy issue, as there appears to be little gain in purpose-built rental stock, seniors are aging in place and the City has no room to grow outward.

Toronto's Official Plan provides a strategic vision for housing. It sets the policy direction for how physical growth will occur, and where it should occur in terms of its social, environment, economic and built form policies. The Plan endeavours to maintain and expand the City's housing stock, provides for a range of housing

Table 12: Households by Tenure, Age of PHM and Dwelling Type, 1996-2011

Owner Households															
Age	1996			2001			2006			2011			1996-2011		
	House/ Low-Rise	Row/Town- house	Apt 5+ Storeys												
15-29	9,695	950	3,175	8,805	1,025	5,935	9,490	1,645	9,465	11,015	1,740	14,745	1,320	790	11,570
30-44	95,655	9,160	14,290	101,555	11,025	21,740	99,150	12,765	33,810	88,025	12,745	40,825	(7,630)	3,585	26,535
45-64	146,200	10,950	17,400	153,720	14,080	24,580	170,205	17,440	34,210	182,720	20,730	44,300	36,520	9,780	26,900
65-79	82,270	3,120	13,895	85,930	4,435	17,310	80,775	4,910	19,495	78,530	5,765	22,590	(3,740)	2,645	8,695
80+	17,820	535	3,785	21,585	555	5,615	28,935	980	9,175	34,155	1,390	12,460	16,335	855	8,675
Total	351,640	24,715	52,545	371,595	31,120	75,180	388,555	37,740	106,155	394,445	42,370	134,920	42,805	17,655	82,375
Share	82%	6%	12%	78%	7%	16%	73%	7%	20%	69%	7%	24%	-13%	2%	11%
% Change vs. 1996													12%	71%	157%
Renter Households															
Age	1996			2001			2006			2011			1996-2011		
	House/ Low-Rise	Row/Town- house	Apt 5+ Storeys												
15-29	42,315	3,030	44,420	36,070	2,450	39,075	31,935	2,175	43,150	33,760	1,715	52,465	(8,555)	(1,315)	8,045
30-44	80,700	10,620	110,340	73,245	9,380	107,905	63,485	6,910	96,040	57,115	6,445	94,770	(23,585)	(4,175)	(15,570)
45-64	37,215	6,795	69,640	40,435	7,440	75,865	46,835	6,925	81,475	55,025	8,375	92,790	17,810	1,580	23,150
65-79	10,695	1,160	39,850	10,060	1,350	38,160	10,920	1,210	35,635	12,920	1,540	38,035	2,225	380	(1,815)
80+	2,500	120	15,120	2,770	210	15,320	3,305	180	16,595	3,755	235	17,105	1,255	115	1,985
Total	173,425	21,725	279,370	162,580	20,830	276,325	156,480	17,400	272,895	162,575	18,310	295,165	(10,850)	(3,415)	15,795
Share	37%	5%	59%	35%	5%	60%	35%	4%	61%	34%	4%	62%	-2%	-1%	3%
% Change vs. 1996													-6%	-16%	6%

Note: These figures represent the occupancy status of households as reported through the Census, and thus show households in rented condominium units as renter households.

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

options in terms of structure, size, tenure and affordability. It encourages residential intensification in the Downtown, Centres and along major roads identified as Avenues and on other large sites designated as Mixed Use Areas in places close to transit, amenities and employment. Policies are also in place to protect Toronto's rental housing stock from conversion or demolition and to encourage new rental and affordable housing opportunities.

The City has requested the Province to enable the City to enact inclusionary zoning powers for affordable housing to assist the City to effectively provide a full range of housing needs.

At present, specific housing policies within the City's Official Plan are under review. Under this review, the affordable housing provisions, as well as new policies to support larger apartment units suitable to households with children, are being considered so that in the years to come, Toronto will continue to be the city of choice for individuals and families.

APPENDICES

APPENDIX A – METHODOLOGY

This Profile contains data from both the 2011 National Household Survey (NHS) and the 1996, 2001, 2006 and 2011 Censuses of Canada.

It examines households living in private dwellings occupied by its usual residents. A private dwelling is a dwelling in which a person or a group of persons permanently reside. Information on the NHS and the Census does not include information on collective dwellings. Collective dwellings are used for commercial, institutional or communal purposes, such as a hotel or a hospital.

In June 2010 Statistics Canada discontinued the long-form Census replacing it with the National Household Survey (NHS). However, the questions contained on the long-form Census became part of the NHS along with some additional questions.

The NHS was conducted in May 9, 2011 the same day as the 2011 Census. The NHS was distributed to one out of every three households and participation was voluntary. In contrast, the Census was distributed to one out of every five households in Canada and participation was mandatory. The NHS data in this Profile include custom tabulated data on Structural Type of Dwelling; Families and Households; Age of the PHM; Number of Bedrooms, Period of Construction, Tenure, Mobility and Migration; and Income data. Census data include: Population counts by Age.

Reclassification of Dwelling Type Data

In 2006, Statistics Canada made changes that resulted in the reclassification of ground-related dwellings that was different from the way Dwelling Type data was collected in the past.

Prior to the 2006 Census, single and semi-detached dwelling structures that contained apartments could have been classified as either single-detached or semi-detached structures. In 2006, ground-related dwellings with apartments were classified as apartments or flats in duplexes, units in apartments with less than 5 storeys.

Any change in the classification of dwelling units impacts our understanding of housing demand. To effectively deal with the re-classification issue, the dwelling structure data types were re-grouped into three dwelling structure types: houses and low-rise units; row/townhouses; and apartment units in buildings with 5 or more storeys. Houses and low-rise units include single and semi-detached houses, apartments or flats in duplexes, units in apartments with less than 5 storeys and other dwellings such as mobile homes. It is our hypothesis that structures originally built as detached or semi-detached homes which were converted over the years to include multiple units were reclassified in 2006 as "duplexes" or "apartments under 5 storeys". Consequently, in order to maintain a consistent set of dwelling types both before and after 2006, the dwelling types have been collapsed into three types: (1) ground-related houses, duplexes and apartments in buildings under 5 storeys; (2) row and townhouses; and (3) apartments in buildings of 5 or

more storeys. With the 2011 Census and the introduction of the NHS in 2011, Statistics Canada classified the dwelling type data as it did in 2006, thus the data reclassification used throughout this bulletin allows comparisons to be made over time. See the tables below.

However, not all NHS data should be compared to the Census data. The NHS is a voluntary instrument and as such introduces a certain amount of bias into its results which cannot be controlled. M.A. Sheikh in *The National Household Survey 2011: An Evaluation* (forthcoming) demonstrated that when dwelling type data is broken down to the Census tract level there are large differences in response rates making the data unreliable. For this reason, analysis by dwelling type should not be generalized to the Census tract level.²⁶ Results presented throughout this bulletin represent findings for the City of Toronto as a whole. For further information, see Appendix F – Data Notes.

Appendix A: Dwelling Units by Type, 1996, 2001, 2006 and 2011

Dwelling Type	1996		2001		2006		2011		Absolute Change			Percent Change		
	Dwellings	%	Dwellings	%	Dwellings	%	Dwellings	%	1996-2001	2001-2006	2006-2011	1996-2001	2001-2006	2006-2011
Single Detached	285,375	31.6	300,925	31.9	266,880	27.3	274,815	26.2	15,550	-	7,935	5.4	-11.3	3.0
Semi-detached	84,625	9.4	91,015	9.7	69,465	7.1	73,635	7.0	6,390	21,550	4,170	7.6	-23.7	6.0
Row/Townhouse	46,440	5.1	52,315	5.5	54,685	5.6	60,660	5.8	5,875	2,370	5,975	12.7	4.5	10.9
Duplexes	29,440	3.3	23,795	2.5	44,100	4.5	43,005	4.1	-5,645	20,305	-1,095	-19.2	85.3	-2.5
Apt < 5 Storeys	122,545	13.6	116,915	12.4	162,980	16.6	163,435	15.6	-5,630	46,065	455	-4.6	39.4	0.3
Apt 5+ Storeys	331,930	36.7	354,995	37.6	379,695	38.8	430,080	41.0	23,065	24,700	50,385	6.9	7.0	13.3
Other Dwellings	3,230	0.4	3,115	0.3	1,505	0.2	2,150	0.2	-115	-1,610	645	-3.6	-51.7	42.9
Total	903,585	100.0	943,075	100.0	979,310	100.0	1,047,780	100.0	39,490	36,235	68,470	4.4	3.8	7.0

Reclassified

Dwelling Type	1996		2001		2006		2011		Absolute Change			Percentage Change		
	Dwellings	%	Dwellings	%	Dwellings	%	Dwellings	%	1996-2001	2001-2006	2006-2011	1996-2001	2001-2006	2006-2011
Houses and Low-Rises	525,215	58.1	535,765	56.8	544,930	55.6	557,040	53.2	10,550	9,165	12,110	2.0	1.7	2.2
Row/Townhouses	46,440	5.1	52,315	5.5	54,685	5.6	60,660	5.8	5,875	2,370	5,975	12.7	4.5	10.9
Apts 5+ Storeys	331,930	36.7	354,995	37.6	379,695	38.8	430,080	41.0	23,065	24,700	50,385	6.9	7.0	13.3
Total	903,585	100.0	943,075	100.0	979,310	100.0	1,047,780	100.0	39,490	36,235	68,470	4.4	3.8	7.0

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Appendix B: Population in Toronto, the Downtown Core and the Rest of Toronto by Age Group, 1996, 2001, 2006, 2011 (without undercount)

City of Toronto									
	1996		2001		2006		2011		1996-2011
Age Group	Population	%	Population	%	Population	%	Population	%	% Change
0-4	156,285	6.6	143,510	5.8	134,980	5.4	140,510	5.4	-10.1
5-9	138,055	5.8	149,635	6.0	133,595	5.3	128,060	4.9	-7.2
10-14	131,135	5.5	140,675	5.7	141,045	5.6	132,290	5.1	0.9
15-19	133,720	5.6	143,275	5.8	146,205	5.8	150,045	5.7	12.2
20-24	162,855	6.8	165,140	6.7	172,450	6.9	183,470	7.0	12.7
25-29	211,725	8.9	196,470	7.9	190,255	7.6	211,850	8.1	0.1
30-34	234,615	9.8	216,550	8.7	195,670	7.8	201,165	7.7	-14.3
35-39	209,515	8.8	226,040	9.1	203,020	8.1	190,405	7.3	-9.1
40-44	179,930	7.5	203,820	8.2	212,595	8.5	197,400	7.5	9.7
45-49	164,195	6.9	178,360	7.2	193,985	7.7	207,625	7.9	26.5
50-54	125,555	5.3	159,110	6.4	168,440	6.7	191,290	7.3	52.4
55-59	110,775	4.6	117,975	4.8	148,120	5.9	162,535	6.2	46.7
60-64	107,205	4.5	103,105	4.2	109,465	4.4	140,960	5.4	31.5
65-69	102,145	4.3	96,435	3.9	93,830	3.7	102,445	3.9	0.3
70-74	88,265	3.7	88,745	3.6	85,165	3.4	86,185	3.3	-2.4
75-79	58,340	2.4	72,980	2.9	74,900	3.0	74,215	2.8	27.2
80-84	39,675	1.7	43,420	1.7	56,450	2.3	59,630	2.3	50.3
85+	31,425	1.3	36,265	1.5	43,100	1.7	54,965	2.1	74.9
Total	2,385,415	100.0	2,481,510	100.0	2,503,270	100.0	2,615,045	100.0	9.6

City of Toronto Downtown Core									
	1996		2001		2006		2011		1996-2011
Age Group	Population	%	Population	%	Population	%	Population	%	% Change
0-4	6,275	5.1	6,600	4.3	5,955	3.6	6,590	3.3	5.0
5-9	4,645	3.8	5,560	3.6	4,850	2.9	4,225	2.1	-9.0
10-14	4,155	3.4	4,655	3.0	4,545	2.7	4,100	2.1	-1.3
15-19	4,665	3.8	5,415	3.5	5,930	3.5	6,545	3.3	40.3
20-24	10,690	8.7	13,425	8.7	16,180	9.7	22,070	11.1	106.5
25-29	17,070	14.0	20,780	13.4	22,570	13.5	32,030	16.1	87.6
30-34	16,500	13.5	20,010	12.9	20,145	12.0	25,530	12.8	54.7
35-39	12,285	10.1	16,755	10.8	16,205	9.7	17,385	8.7	41.5
40-44	9,340	7.6	12,740	8.2	14,420	8.6	14,285	7.2	52.9
45-49	8,120	6.6	10,320	6.7	11,765	7.0	13,795	6.9	69.9
50-54	6,055	5.0	9,515	6.2	10,200	6.1	12,215	6.1	101.7
55-59	5,005	4.1	7,155	4.6	9,430	5.6	10,310	5.2	106.0
60-64	4,625	3.8	5,740	3.7	6,980	4.2	9,165	4.6	98.2
65-69	4,120	3.4	4,840	3.1	5,415	3.2	6,630	3.3	60.9
70-74	3,155	2.6	4,125	2.7	4,365	2.6	5,045	2.5	59.9
75-79	2,265	1.9	3,005	1.9	3,560	2.1	3,870	1.9	70.9
80-84	1,685	1.4	1,965	1.3	2,510	1.5	2,960	1.5	75.7
85+	1,535	1.3	2,040	1.3	2,460	1.5	2,745	1.4	78.8
Total	122,190	100.0	154,645	100.0	167,485	100.0	199,495	100.0	63.3

Source: 1996, 2001, 2006 and 2011 Census, Statistics Canada

Rest of Toronto									
	1996		2001		2006		2011		1996-2011
Age Group	Population	%	Population	%	Population	%	Population	%	% Change
0-4	150,010	6.6	136,910	5.9	129,025	5.5	133,920	5.5	-10.7
5-9	133,410	5.9	144,075	6.2	128,745	5.5	123,835	5.1	-7.2
10-14	126,980	5.6	136,020	5.8	136,500	5.8	128,190	5.3	1.0
15-19	129,055	5.7	137,860	5.9	140,275	6.0	143,500	5.9	11.2
20-24	152,165	6.7	151,715	6.5	156,270	6.7	161,400	6.7	6.1
25-29	194,655	8.6	175,690	7.6	167,685	7.2	179,820	7.4	-7.6
30-34	218,115	9.6	196,540	8.4	175,525	7.5	175,635	7.3	-19.5
35-39	197,230	8.7	209,285	9.0	186,815	8.0	173,020	7.2	-12.3
40-44	170,590	7.5	191,080	8.2	198,175	8.5	183,115	7.6	7.3
45-49	156,075	6.9	168,040	7.2	182,220	7.8	193,830	8.0	24.2
50-54	119,500	5.3	149,595	6.4	158,240	6.8	179,075	7.4	49.9
55-59	105,770	4.7	110,820	4.8	138,690	5.9	152,225	6.3	43.9
60-64	102,580	4.5	97,365	4.2	102,485	4.4	131,795	5.5	28.5
65-69	98,025	4.3	91,595	3.9	88,415	3.8	95,815	4.0	-2.3
70-74	85,110	3.8	84,620	3.6	80,800	3.5	81,140	3.4	-4.7
75-79	56,075	2.5	69,975	3.0	71,340	3.1	70,345	2.9	25.4
80-84	37,990	1.7	41,455	1.8	53,940	2.3	56,670	2.3	49.2
85+	29,890	1.3	34,225	1.5	40,640	1.7	52,220	2.2	74.7
Total	2,263,225	100	2,326,865	100	2,335,785	100	2,415,550	100	6.7

Source: 1996, 2001, 2006 and 2011 Census, Statistics Canada

Appendix C: Households by Age of PHM, Dwelling and Household Type, 1996, 2001, 2006, 2011

Number of Households																
Age	Houses & Low-Rises Families				Houses & Low-Rises Non-Families				Apartments 5+ Storeys Families				Apartments 5+ Storeys Non-Families			
	1996	2001	2006	2011	1996	2001	2006	2011	1996	2001	2006	2011	1996	2001	2006	2011
	15-19	720	540	680	945	725	620	710	730	575	550	570	640	585	630	990
20-24	5,710	4,740	4,445	3,855	8,035	7,460	7,870	9,395	5,410	4,600	5,190	5,490	6,585	7,705	10,505	14,155
25-29	21,780	18,150	16,230	15,840	18,970	17,205	15,300	17,425	18,430	16,595	15,465	18,315	15,990	15,750	19,880	27,310
30-34	42,830	36,910	31,705	29,700	20,165	17,920	15,570	16,000	28,685	27,475	24,705	25,745	19,170	16,690	18,390	23,470
35-39	51,995	54,290	45,625	40,760	15,600	16,535	14,545	13,070	28,095	31,000	28,565	26,600	15,095	15,825	15,450	17,985
40-44	52,145	57,285	59,050	51,395	13,360	13,480	15,830	13,280	21,650	26,880	28,415	26,590	11,930	13,615	14,325	15,205
45-49	53,185	55,470	58,575	60,965	11,375	11,730	14,240	14,920	17,340	21,815	23,710	25,070	11,500	11,565	13,455	15,995
50-54	41,585	51,475	53,015	57,920	9,040	11,035	13,130	14,605	12,045	16,360	18,680	20,860	9,790	11,790	12,495	15,575
55-59	36,020	37,915	46,815	49,325	7,630	8,870	12,525	14,580	9,030	10,550	13,680	16,280	9,395	10,255	12,945	14,880
60-64	34,305	31,360	32,695	40,435	8,010	8,080	10,335	14,045	8,010	8,795	9,350	13,035	9,950	9,885	11,360	15,390
65-69	30,960	29,215	26,685	27,895	9,960	8,700	8,990	10,485	8,075	8,180	7,600	9,660	11,420	10,620	11,060	13,125
70-74	23,070	24,635	23,485	22,700	11,400	10,160	8,580	9,265	7,055	7,445	7,395	8,060	11,800	11,165	10,665	12,230
75-79	12,990	18,595	19,950	18,995	8,815	10,375	10,125	9,400	5,000	6,360	7,010	6,925	10,405	11,790	11,375	10,620
80-84	6,675	8,440	11,890	13,645	6,495	6,840	9,295	8,560	2,970	3,675	4,605	5,650	8,130	8,090	10,130	9,925
85+	2,895	4,470	5,905	9,095	4,835	5,260	6,295	8,150	1,620	2,230	2,955	4,455	6,170	6,945	8,080	9,540
All Households	416,865	433,490	436,750	443,470	154,415	154,270	163,340	173,910	173,990	192,510	197,895	213,375	157,915	162,320	181,105	216,675

Shares by Age Group																
Age	Houses & Low-Rises Families				Houses & Low-Rises Non-Families				Apartments 5+ Storeys Families				Apartments 5+ Storeys Non-Families			
	1996	2001	2006	2011	1996	2001	2006	2011	1996	2001	2006	2011	1996	2001	2006	2011
	15-19	49.8	46.6	48.9	56.4	50.2	53.4	51.1	43.6	49.6	46.6	36.5	33.5	50.4	53.4	63.5
20-24	41.5	38.9	36.1	29.1	58.5	61.1	63.9	70.9	45.1	37.4	33.1	27.9	54.9	62.6	66.9	72.1
25-29	53.4	51.3	51.5	47.6	46.6	48.7	48.5	52.4	53.5	51.3	43.8	40.1	46.5	48.7	56.2	59.9
30-34	68.0	67.3	67.1	65.0	32.0	32.7	32.9	35.0	59.9	62.2	57.3	52.3	40.1	37.8	42.7	47.7
35-39	76.9	76.7	75.8	75.7	23.1	23.3	24.2	24.3	65.0	66.2	64.9	59.7	35.0	33.8	35.1	40.3
40-44	79.6	81.0	78.9	79.5	20.4	19.0	21.1	20.5	64.5	66.4	66.5	63.6	35.5	33.6	33.5	36.4
45-49	82.4	82.5	80.4	80.3	17.6	17.5	19.6	19.7	60.1	65.4	63.8	61.0	39.9	34.6	36.2	39.0
50-54	82.1	82.3	80.1	79.9	17.9	17.7	19.9	20.1	55.2	58.1	59.9	57.3	44.8	41.9	40.1	42.7
55-59	82.5	81.0	78.9	77.2	17.5	19.0	21.1	22.8	49.0	50.7	51.4	52.2	51.0	49.3	48.6	47.8
60-64	81.1	79.5	76.0	74.2	18.9	20.5	24.0	25.8	44.6	47.1	45.1	45.9	55.4	52.9	54.9	54.1
65-69	75.7	77.1	74.8	72.7	24.3	22.9	25.2	27.3	41.4	43.5	40.7	42.4	58.6	56.5	59.3	57.6
70-74	66.9	70.8	73.2	71.0	33.1	29.2	26.8	29.0	37.4	40.0	40.9	39.7	62.6	60.0	59.1	60.3
75-79	59.6	64.2	66.3	66.9	40.4	35.8	33.7	33.1	32.5	35.0	38.1	39.5	67.5	65.0	61.9	60.5
80-84	50.7	55.2	56.1	61.5	49.3	44.8	43.9	38.5	26.8	31.2	31.3	36.3	73.2	68.8	68.7	63.7
85+	37.5	45.9	48.4	52.7	62.5	54.1	51.6	47.3	20.8	24.3	26.8	31.8	79.2	75.7	73.2	68.2
All Households	73.0	73.8	72.8	71.8	27.0	26.2	27.2	28.2	52.4	54.3	52.2	49.6	47.6	45.7	47.8	50.4

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Appendix D: Shelter Costs and Median Household Income

	1995	2000	2005	2010
Owner Households				
Average Price of Housing Current \$ ¹	215,176	266,899	361,055	468,247
Average Price of Housing Constant 1995 \$	215,176	242,856	292,589	347,364
Index, 1995 = 100 ²	100.0	112.9	136.0	161.4
Median Owner Hhd Income Current \$ ³	59,487	68,973	74,290	94,634
Median Owner Hhd Income Constant 1995 \$	59,487	62,760	60,203	70,203
Index, 1995 = 100 ²	100.0	105.5	101.2	118.0
Monthly Payment for Average House Price \$ ⁴	1,297	1,571	1,623	2,079
Monthly Payment for Average House Price 1995 \$	1,297	1,429	1,315	1,542
Index, 1995 = 100 ²	100.0	110.2	101.4	118.9
Average House Payment to Income Ratio	26.2	27.3	26.2	26.4
Renter Households				
Average Monthly Rent, CMHC Rents ⁵	729	907	972	1,041
Average Monthly Rent Constant 1995 \$	729	825	788	772
Index, 1995 = 100 ²	100.0	113.2	108.0	105.9
Median Renter Hhd Income Current \$ ³	28,587	35,271	35,624	46,622
Median Renter Hhd Income Constant 1995 \$	28,587	32,094	28,869	34,586
Index, 1995 = 100 ²	100.0	112.3	101.0	121.0
Rent to Income Ratio, CMHC Rents	30.6	30.9	32.7	26.8

¹ Refers to Single-Family Dwelling sales reported by the Toronto Real Estate Board (TREB). Single-Family Dwelling structures include freehold houses (detached, semi-detached, row/townhouses, link housing), condominium apartments and townhouses, and detached condominiums and co-operative apartments.

² Based on the Consumer Price Index, Statistics Canada.

³ 1995 to 2005 Median owner and rental household income is as reported in results of the Census of Canada. 2010 Median Owner and rental household income is as ported in the results of the National Household Survey (see Methods Section for further information).

⁴ As reported by TREB. Assumes a 25% down payment, a 25-year mortgage term and a 5-year fixed interest rate The interest rate is CMHC's average rate for June.

⁵ Average rents are based on the Primary Rental Market as defined by CMHC, 55% of all rental units. This includes private rental housing that is privately owned in buildings of 3 or more units, and was generally purpose-built for rental. It also includes rented condominium units where more than 50% of the units are rented out and the owner maintains a rental office on-site. It excludes 45% of all units in the Rental Market Universe, specifically Assisted Rental units, Condominium buildings of which less than 50% of the units are rented, and other rental units such as basement apartments, rented rooms and flats in houses.

Note: Median household income is the point in the income distribution where one half of the households have higher incomes than the other half. It is the best overall indicator of the income distribution because the median is not skewed by very high or low values.

Sources: CMHC Rental Market Reports; Toronto Real Estate Board MarketWatch reports; custom tabulations from Statistics Canada 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada.

Appendix E: Households and Occupancy Rate by Age of PHM, Tenure and Dwelling Type, 1996, 2001, 2006, and 2011

Households							
1996	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	9,695	950	3,175	59,695	3,030	27,040	103,585
30-44	95,655	9,160	14,290	142,310	10,620	48,730	320,765
45-64	146,200	10,950	17,400	84,350	6,795	22,505	288,200
65-79	82,270	3,120	13,895	42,685	1,160	7,860	150,990
80+	17,820	535	3,785	15,675	120	1,945	39,880
All Units	351,640	24,715	52,545	344,715	21,725	108,080	903,420
2001	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	8,805	1,025	5,935	36,070	2,450	39,075	93,360
30-44	101,555	11,025	21,740	73,245	9,380	107,905	324,850
45-64	153,720	14,080	24,580	40,435	7,440	75,865	316,120
65-79	85,930	4,435	17,310	10,060	1,350	38,160	157,245
80+	21,585	555	5,615	2,770	210	15,320	46,055
All Units	371,595	31,120	75,180	162,580	20,830	276,325	937,630
2006	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	9,490	1,645	9,465	31,935	2,175	43,150	97,860
30-44	99,150	12,765	33,810	63,485	6,910	96,040	312,160
45-64	170,205	17,440	34,210	46,835	6,925	81,475	357,090
65-79	80,775	4,910	19,495	10,920	1,210	35,635	152,945
80+	28,935	980	9,175	3,305	180	16,595	59,170
All Units	388,555	37,740	106,155	156,480	17,400	272,895	979,225
2011	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	11,015	1,740	14,745	33,760	1,715	52,465	115,440
30-44	88,025	12,745	40,825	57,115	6,445	94,770	299,925
45-64	182,720	20,730	44,300	55,025	8,375	92,790	403,940
65-79	78,530	5,765	22,590	12,920	1,540	38,035	159,380
80+	34,155	1,390	12,460	3,755	235	17,105	69,100
All Units	394,445	42,370	134,920	162,575	18,310	295,165	1,047,785

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Appendix E: Households and Occupancy Rate by Age of PHM, Tenure and Dwelling Type, 1996, 2001, 2006, and 2011

Occupancy Rate							
1996	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	9%	1%	3%	58%	3%	26%	100%
30-44	30%	3%	4%	44%	3%	15%	100%
45-64	51%	4%	6%	29%	2%	8%	100%
65-79	54%	2%	9%	28%	1%	5%	100%
80+	45%	1%	9%	39%	0%	5%	100%
All Units	39%	3%	6%	38%	2%	12%	100%
2001	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	9%	1%	6%	39%	3%	42%	100%
30-44	31%	3%	7%	23%	3%	33%	100%
45-64	49%	4%	8%	13%	2%	24%	100%
65-79	55%	3%	11%	6%	1%	24%	100%
80+	47%	1%	12%	6%	0%	33%	100%
All Units	40%	3%	8%	17%	2%	29%	100%
2006	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	10%	2%	10%	33%	2%	44%	100%
30-44	32%	4%	11%	20%	2%	31%	100%
45-64	48%	5%	10%	13%	2%	23%	100%
65-79	53%	3%	13%	7%	1%	23%	100%
80+	49%	2%	16%	6%	0%	28%	100%
All Units	40%	4%	11%	16%	2%	28%	100%
2011	Owners			Renters			All
Age	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House/ Low-Rise	Row/ Townhouse	Apartment 5+ Storeys	House- holds
15-29	10%	2%	13%	29%	1%	45%	100%
30-44	29%	4%	14%	19%	2%	32%	100%
45-64	45%	5%	11%	14%	2%	23%	100%
65-79	49%	4%	14%	8%	1%	24%	100%
80+	49%	2%	18%	5%	0%	25%	100%
All Units	38%	4%	13%	16%	2%	28%	100%

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

APPENDIX F – DATA NOTES

Table Totals and Random Rounding

The figures shown in the tables have been subjected to a confidentiality procedure known as "random rounding" by Statistics Canada, wherein each of the numbers is randomly rounded up or down by 5 or 10. This is intended to prevent the possibility of associating these data with any identifiable individual. The totals of each table are the sum of the individual population characteristics in that table as provided by Statistics Canada, each of which may have been randomly rounded. As a result, due to random rounding, the totals for any one table may vary from the total population count for that area as reported by Statistics Canada. For more information see Statistics Canada - Catalogue no. 98-301-X, *2011 Census Dictionary*.

Census Data and National Household Survey Data

This Profile contains data from both the 2011 National Household Survey and the 1996, 2001, 2006 and 2011 Census of Canada.

In June 2010, Statistics Canada discontinued the long-form Census, replacing it with the National Household Survey (NHS). The questions contained on the long-form Census became part of the NHS along with some additional questions.

The NHS was conducted in May 9, 2011, the same day as the 2011 Census. The Census was distributed to one out of every five households in Canada. Participation was mandatory. The NHS was distributed to one out of every three households. Participation in the NHS was voluntary.

The NHS data in this Profile include custom cross-tabulated data on Structural Type of Dwelling; Families and Households; Age of the PHM; Number of Bedrooms, Period of Construction, Tenure, Mobility and Migration; and Income data. Census data includes Population counts by Age.

Comparability of 2011 NHS data to 2006 Census Data and Previous Census Years

Statistics Canada has cautioned that because of the methodological change from a mandatory to voluntary survey, data from the 2011 NHS may not be readily comparable to those from earlier Censuses.

Since there is no current long-form Census nor survey equivalent to the NHS and no information available on the Coefficients of Variation for NHS variables specific to the City of Toronto, the 2011 NHS data in this Profile was reviewed against the 2006 Census results to determine if the data results are similar (see Tables F.1 to F.7).

The percent change between the 2011 and 2006 data was calculated for Dwellings Units by Type, Households by Age of PHM, , Households by Type, Households by Size and Households by Age and Dwelling Type . The results are shown in Table F.1. A total of 36 variables were examined. Results yielded values ranging from a drop of -3.9% for householders aged 25-39 living in houses and low-rises to a high of 4.4% for householders also aged 25-39 living in apartments with 5 or more storeys. More than half of data show less than a 1% difference. The percent change between 2006-2011 was also calculated for the data in Tables F.2 through F.7. The results for Average

Household Size by Dwelling Type; Households by Type and Dwelling Type; Average PPH by Period of Construction and Dwelling Type; and Households by Tenure and Age of PHM and Dwelling Type show promising results with less than a 5% change.

The Net Change in Households by Dwelling Type (Table F.2) and Change in Percent of Units by Bedroom Counts by Period of Construction by Dwelling Type (Table F.5) show large differences. The absolute change in households by dwelling type between the 2006 Census and the 2011 NHS show an absolute increase of 50,385 units in Apartments with 5 or more Storeys, double the number built in the previous two Census periods. For this reason the change in percentage statistics for dwelling type appear reasonable.

The Change in Percentage of Units by Bedroom Count and Period of Construction (Table F.5) show an 8% decrease in the number of units built with no bedroom between 2001-2006 and 2006-2011. When the absolute number of units constructed with no bedroom by period of construction are examined they show varied results. Between 1981 and 2000 the number fell in each 5-year period, then increased 2001-2006 and 2006-2011. These observations are not consistent with the data in Table F.5 and cannot be readily explained.

However promising most of these findings are, NHS data must be viewed with caution due to the following factors.

Drop in Response Rates

Canada-wide, 97.1% of the population responded to the 2011 Census. In Ontario 97.2% of the population responded. The

comparable 2011 NHS response rates are about 1/3 lower at 68.6% and 67.6% respectively. Global non-response rates by Toronto Census Tract are, for some areas of Toronto, above the Census suppression level of 25%. Consequently, analysis of CT-level data and cross-tabulations of NHS variables must be considered with caution.

Change in Data Suppression

Canada-wide the global NHS non-response rate is 26.1% which is 1.1% higher than the suppression cut-off employed in 2006 and prior Census years. Prior to the 2011 NHS, Statistics Canada suppressed survey responses with a non-response rate of over 25%. In 2011, NHS only data with a non-response rate of 50% or higher was suppressed

Counts of Population and Dwelling Counts

All of the questions on the mandatory 2011 Census were repeated in the voluntary NHS questionnaire, including population and dwelling counts. For this reason, wherever applicable, this Profile uses the population and dwelling count data from the Census.

Undercoverage

Reported Census and NHS counts from Statistics Canada do not include undercoverage. Although Statistics Canada makes a great effort to count every person, in each Census a notable number of people are left out for a variety of reasons. For example, people may be travelling, some dwellings are hard to find, and some people simply refuse to participate. While Statistics Canada takes this into account and estimates an 'undercoverage' rate for the urban region (CMA) every Census, it does not estimate the amount of undercoverage for the City of

Toronto. However, based on the Annual Demographic Estimates, Cat. No. 91-214-XWE released March 7, 2012, the implied net undercoverage rate for the City of Toronto in 2011 is estimated to be 4.69%. Revised population estimates by Statistics Canada released in February 2014 and 2015 indicate an estimated net undercoverage rate of 3.31%.

Table F.1: Comparison of Census and NHS Data

Variable	2006 Census		2011 NHS		2006-2011
	Number	Percent	Number	Percent	Change in Percent
Dwelling Units by Type					
All Dwellings	979,310		1,047,780		
Houses and Low-Rises	544,930	55.6	557,040	53.2	-2.5
Row/Townhouses	54,685	5.6	60,660	5.8	0.2
Apts 5+ Storeys	379,695	38.8	430,080	41.0	2.3
Households by Age of PHM					
All Ages	979,415		1,047,875		
15-24 years	30,975	3.2	36,595	3.5	0.3
25-39 years	261,525	26.7	272,290	26.0	-0.7
40-59 years	411,030	42.0	427,570	40.8	-1.2
60-74 years	168,245	17.2	196,375	18.7	1.6
75+ years	107,640	11.0	115,045	11.0	0.0
Households by Type					
Family Households	634,865	64.8	657,105	62.7	-2.1
Families with Children	289,645	29.6	290,030	27.7	-1.9
Families without Children	194,025	19.8	207,710	19.8	0.0
Lone Parent Families	118,555	12.1	128,040	12.2	0.1
Multiple Families	32,640	3.3	31,325	3.0	-0.3
Non-Family Households	344,565	35.2	390,770	37.3	2.1
Households by Size					
All Households	979,330	100.0	1,047,870	100.0	
1 person	295,825	30.2	330,680	31.6	1.4
2 persons	282,685	28.9	307,575	29.4	0.5
3 persons	161,440	16.5	168,695	16.1	-0.4
4-5 persons	200,735	20.5	203,070	19.4	-1.1
6+ persons	38,645	3.9	37,850	3.6	-0.3
Households by Age of PHM and Dwelling Type					
15-24					
Houses and Low-Rises	12,675	40.9	14,100	38.5	-2.4
Row/Townhouses	1,030	3.3	890	2.4	-0.9
Apartments 5+ Storeys	17,260	55.7	21,590	59.0	3.3
25-39					
Houses and Low-Rises	124,435	47.6	118,960	43.7	-3.9
Row/Townhouses	14,580	5.6	13,890	5.1	-0.5
Apartments 5+ Storeys	122,455	46.8	139,420	51.2	4.4
40-59					
Houses and Low-Rises	244,845	59.6	245,470	57.4	-2.2
Row/Townhouses	28,395	6.9	31,610	7.4	0.5
Apartments 5+ Storeys	137,730	33.5	150,450	35.2	1.7
60-74					
Houses and Low-Rises	102,080	60.7	113,920	58.0	-2.7
Row/Townhouses	8,705	5.2	10,920	5.6	0.4
Apartments 5+ Storeys	57,445	34.1	71,505	36.4	2.3
75+					
Houses and Low-Rises	61,035	56.7	64,610	56.2	-0.5
Row/Townhouses	2,450	2.3	3,340	2.9	0.6
Apartments 5+ Storeys	44,160	41.0	47,105	40.9	-0.1

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.2: Net Change in Households by Dwelling Type

Dwelling Type	2006 Census		2011 NHS		2006-2011
	Number	Net Change	Number	Net Change	Net Change in Percent
Houses and Low-Rises	19,880	26.3	31,870	22.1	-4.2
Row/Townhouses	8,725	11.5	14,215	9.9	-1.6
Apartments 5+ Storeys	47,125	62.2	98,145	68.0	5.8

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.3: Average Household Size by Dwelling Type

Dwelling Type	2006 Census	2011 NHS	2006-2011 Change
All Dwellings	2.52	2.46	-0.06
Houses and Low-Rises	2.74	2.72	-0.02
Row/Townhouses	3.13	3.05	-0.08
Apartments 5+ Storeys	2.11	2.04	-0.07

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.4: Share of Households by Type and Dwelling Type

Households by Type	Houses & Low-Rises	Row/Townhouses	Apartments 5+ Storeys
Families with Children			
2006	66.1	7.1	26.6
2011	57.4	5.2	37.7
Change 2006-2011	-8.7	-1.9	11.1
Families without Children			
2006	60.2	4.9	35
2011	65.9	7.6	26.5
Change 2006-2011	5.7	2.7	-8.5
Lone Parent Families			
2006	50.8	9.7	39.5
2011	48.8	9.7	41.5
Change 2006-2011	-2.0	0.0	2.0
Multiple Families			
2006	70.7	9.7	19.6
2011	71.9	10.1	18
Change 2006-2011	1.2	0.4	-1.6
Non-Families			
2006	44.4	3.1	52.6
2011	41.4	3.2	55.5
Change 2006-2011	-3.0	0.1	2.9

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.5: Change in Percent of Units by Bedroom Count and Period of Construction 2001-2006 versus 2006-2011

Number of Bedrooms		Houses & Low-Rises	Row/Townhouses	Apartments 5+ Storeys
No bedroom		-1.32	-2.29	-7.79
1 bedroom		7.17	-4.83	5.59
2 bedrooms		3.95	-1.11	2.43
3 or more bedrooms		-9.8	8.23	-0.22

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.6: Average PPH by Period of Construction and Dwelling Type

Period of Construction	2006 Census				2011 NHS				2006-2011			
	Total	Houses & Low-Rises	Row/Town-houses	Apartments 5+ Storeys	Total	Houses & Low-Rises	Row/Town-houses	Apartments 5+ Storeys	Total	Houses & Low-Rises	Row/Town-houses	Apartments 5+ Storeys
All Years	2.52	2.74	3.13	2.11	2.46	2.72	3.05	2.04	-0.06	-0.02	-0.08	-0.07
Before 1946	2.46	2.48	2.58	2.21	2.48	2.51	2.54	2.06	0.02	0.03	-0.04	-0.15
1946-1960	2.49	2.57	3.30	2.12	2.49	2.58	3.37	2.11	0.00	0.01	0.07	-0.01
1961-1970	2.52	2.78	3.39	2.18	2.50	2.75	3.30	2.16	-0.02	-0.03	-0.09	-0.02
1971-1980	2.60	3.06	3.27	2.20	2.52	2.90	3.14	2.16	-0.08	-0.16	-0.13	-0.04
1981-1990	2.66	3.35	3.37	2.12	2.55	3.14	3.25	2.10	-0.11	-0.21	-0.12	-0.02
1991-1995	2.39	3.22	3.02	2.03	2.42	3.06	3.13	2.09	0.03	-0.16	0.11	0.06
1996-2000	2.58	3.29	3.13	1.94	2.47	3.16	2.99	1.95	-0.11	-0.13	-0.14	0.01
2001-2005	2.33	3.29	2.80	1.79	2.28	3.21	2.95	1.72	-0.05	-0.08	0.15	-0.07
2006-2011					2.04	2.90	2.83	1.68				

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

Table F.7: Change in Percent of Households by Tenure and Age of PHM and Dwelling Type, 2006-2011

Age of PHM	Owners			Renters		
	Houses & Low-Rises	Row/Townhouses	Apartments 5+ Storeys	Houses & Low-Rises	Row/Townhouses	Apartments 5+ Storeys
15-24	0.2	-0.1	0.4	0.1	-0.9	0.7
25-39	-1.2	-2.8	1.4	-2.5	-4.9	-0.2
40-59	-1.0	0.3	-1.5	-0.5	1.4	-1.3
60-74	1.3	1.3	0.4	2.9	4.0	1.8
75+	0.7	1.3	-0.7	-0.1	0.5	-0.9

Source: 1996, 2001, 2006 Censuses and the 2011 National Household Survey, Statistics Canada

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 - ⁵ Urbanation Inc., special tabulation for the City of Toronto.
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 - ²⁶ M.A. Sheikh, *The National Household Survey 2011: An Evaluation* (preliminary report, forthcoming), p. 48.

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