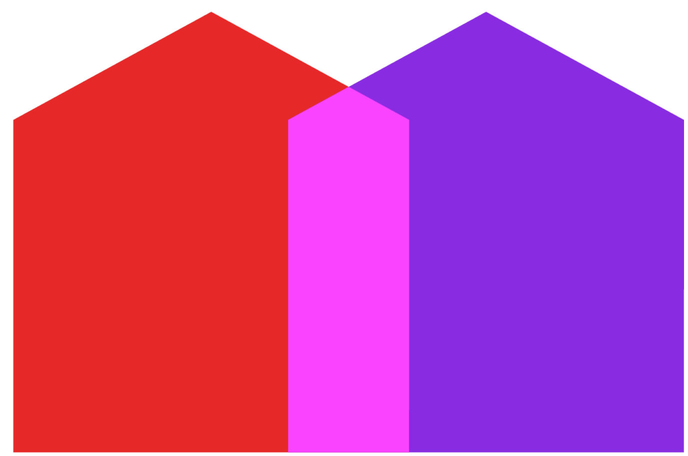
Inclusionary Zoning Assessment Report:

Housing Need and Demand Analysis

Final August 2021



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Summary

The City of Toronto is proposing to implement inclusionary zoning policies. Inclusionary zoning is a land-use planning tool that enables the City to require affordable housing units be included in new residential developments.

Ontario Regulation 232/18, which enables municipalities to implement inclusionary zoning, requires that an assessment report be developed that will be considered as part of the development of Official Plan policies. The assessment report must include an analysis of demographics, income, housing supply, and housing need and demand; current average market prices and rents; and analysis of the potential impacts of inclusionary zoning on the housing market.

This report forms part of the assessment report requirements by providing an analysis of demographics, income, and housing supply and demand, including current average market prices and rents. In undertaking this analysis, the City conducted research of key housing indicators from two previous census periods, 2006 and 2016, along with market data from 2013 to 2020, to identify trends over the past 15 years. Looking at data by census tract for both owners and renters, a number of key trends stand out.

More households are renting compared to the past

Renters comprised 47% of the City's households in 2016. Over the last 10 years, the number of renters in the City has increased at a greater rate compared to owners (17% compared to 5%), and young adults aged 20-34 and adults between 50-69 years comprised the biggest increase in renters. There was also an increase of young adults living in an owned home and a decrease in adults aged 35 to 49 years living in an owned home, which suggests that young adults could be staying in their family home longer, and then renting when they do leave home. The number of family owner households has also increased at a lower rate (5%) than family renter households (13%), indicating that more families are living in rental housing **either by choice or necessity**.

Census data also indicates that renters are more mobile and have less stability in housing compared to owners. In 2015 to 2016, 22% of renters moved compared to just 8.5% of owners. Furthermore, while the City has been experiencing strong economic and job growth, Toronto's unemployment rate was 8.2% in 2016, up 0.6% from 2006. The growth in unemployment could be putting additional pressure on the need for more affordably priced housing.

The majority of rental housing is in multi-unit buildings

In terms of the housing stock, over a quarter of ownership dwellings are in multi-unit buildings with five or more storeys, compared to 64% of rented dwellings. Approximately half of the City's rental housing stock is primary rental dwellings and approximately **18% are condominium rental units.** The remaining third are social housing units and non-condo secondary rentals (such as basement apartments). The number of rental dwellings has grown notably in the City's Centres and Downtown and Central Waterfront in particular. This growth in rental supply, which has predominately been through new condominium units that are used for rental purposes, has **not resulted in improved housing affordability in these areas**.

Rents are increasing and households are spending more on housing than before

The percentage of renter households paying more than 50% of their income on housing (23%) is almost double that of owners and has grown over the past 10 years by 21%. This growth is most pronounced in the Centres and Downtown. Rising asking rents has likely contributed to the growth in the number of households paying more than 50% of their income on housing. Purpose-built rental average market rents rose 24% in the past 5 years to reach **$1,538** across all unit types, and average condominium rents rose 17% during the same time period to reach **$2,323** across all unit types. In comparison, the average annual inflation rate during this time period was 1.7%. Based on CMHC and City commissioned data from 2018, asking rents in the City for existing purpose-built rental housing are up to **40% higher** than average market rents as reported by the Canada Mortgage and Housing Corporation (CMHC) for purpose-built rental housing.

There is limited availability in the rental market, especially for affordable rental housing

The vacancy rate across all unit types in private rental housing was just 1.5% in 2019 but rose to **3.7%** in 2020 due to the effects of the COVID-19 pandemic on the rental market. A closer look at these trends though reveals that some of the **lowest vacancy rates** are in private rental housing that have rents below 80% of average market rent. This points to how households in more affordably priced private market housing are either choosing not to move or unable to move as the gap between their current rent and asking rents would require significant increases to their housing costs. Given the **limited supply** of housing available at or below average market rents, households looking for housing today are left with little choice except to pay a significant percentage of their income on rent, and renters with lower incomes are therefore more likely to stay in lower quality units because they have been priced out of more suitable units.

Many renter households are in unsuitable and unaffordable housing

A fifth of renters were also in **unsuitable housing** (meaning their unit did not have enough bedrooms for all household members), compared to just 6% of owner households. A significantly greater proportion of renters aged 35-54 live in unsuitable housing compared to other age groups. This age group is the most likely to have children in their household, indicating that finding suitable rental housing for families in the city is a challenge. More renters (47%) are also in **unaffordable housing** (spending 30% or more of their income on housing) compared to owners (27%).

Many renter households are unable to afford housing in Toronto

In terms of income, data shows that household incomes for renters and owners varies considerably in the City, with median incomes for renter households ($50,374 in 2020 based on income estimates) **less than half** that of owner households ($102,306 in 2020 based on income estimates). Furthermore, 44% of renter households earn **less than $43,857/year** (the 30th percentile of household income in the City based on 2020 income estimates) compared to just 17% of owner households.

When looking at Toronto's asking and prevailing rents and ownership prices, it is clear that even rents for purpose-built rental units, let alone condominium ownership prices, are far out of reach for most renter households. This is demonstrated through an analysis of median incomes compared to the incomes needed to afford prices for resale and new condominium units, asking rents for purpose-built rental units and condominium rental units, and average market rents for purpose-built rental units.

The results show that the renter median income could only afford the CMHC average market rent for a purpose-built rental bachelor unit. This income level **could not afford the average market rents for larger unit types**, nor the average asking rents or average ownership prices. The median income for an ownership household could only afford new prices for bachelor condominium units, however this income level could afford average and asking rents for many of the unit types except the asking rents for the largest unit types.

These findings indicate that condominium ownership and asking rents are **unaffordable to many of the City's renter households**. Based on City commissioned data, there are also very few options in the current rental market that are affordable to households with low or fixed incomes, and of the few options that are available, they are all **shared accommodation**.

Some areas of the city are able to better support an inclusionary zoning requirement

Market data was also analyzed, along with findings from the financial viability analysis (undertaken separately), to conduct an ‘IZ market’ check to determine areas that could potentially support the implementation of an inclusionary zoning policy. In order to be considered an IZ market, the geographic area had to achieve at least fifty percent of the indicators that were assessed for that area, along with being determined to be an area where an inclusionary zoning requirement to provide affordable housing as part of a new development would not make development unfeasible. Indicators include strong prices/rents, strong escalation in prices, a high number of units in the development pipeline, and the results of the financial viability analysis.

Conclusion

The findings from the comprehensive analysis undertaken in this report will be used to inform the development of an inclusionary zoning policy framework.

Background

Purpose

The City of Toronto is proposing to implement inclusionary zoning policies. Inclusionary zoning is a land-use planning tool that enables the City to secure a percentage of residential units as affordable housing in new developments.

On April 11, 2018, Ontario Regulation 232/18 was enacted under the Planning Act to enable municipalities to implement inclusionary zoning. The regulation requires that prior to adopting inclusionary zoning polices, municipalities develop an assessment report that will be considered as part of the development of official plan policies. The assessment report must include analysis of housing need and demand, current average market prices and rents, and potential impacts on the housing market and on the financial viability of development.

This report forms part of the assessment report requirements by undertaking an analysis of demographic and housing need and demand trends. The analysis looks at population and household trends, income trends, housing supply, and housing costs and affordability, on a city-wide and area-specific basis. The Planning Act requires the Inclusionary Zoning Assessment Report to be updated at least once every 5 years.

Datasets can be found in Appendix 1.

Sources of Information

Unless otherwise stated, the data used in this report is from Statistics Canada's 2006 and 2016 censuses. 2021 Census data was not yet available at the time this report was written. Other data sources noted throughout the report include Canada Mortgage and Housing Corporation (CMHC) rental and ownership market data; Toronto Real Estate Board, Altus market housing price and Urbanation rental market data; and City data relating to proposed developments and other key indicators.

Citywide Analysis

Demographic Analysis

Demographic trends are important to highlight as past trends can help predict future housing need and demand. The following section provides context on citywide population trends, population projections, household trends, and labour and migration trends.

Population growth

Toronto is continuing to grow. The City's population increased by 9.6% from 2006 to 2016. There were a total of 1,125,425 renters in 2016, an increase of 159,850 people, or 16.6%, from 2006. In comparison, the number of owners increased just 5.1% during that same time period, to reach 1,566,180 individuals living in ownership housing.

Population trends

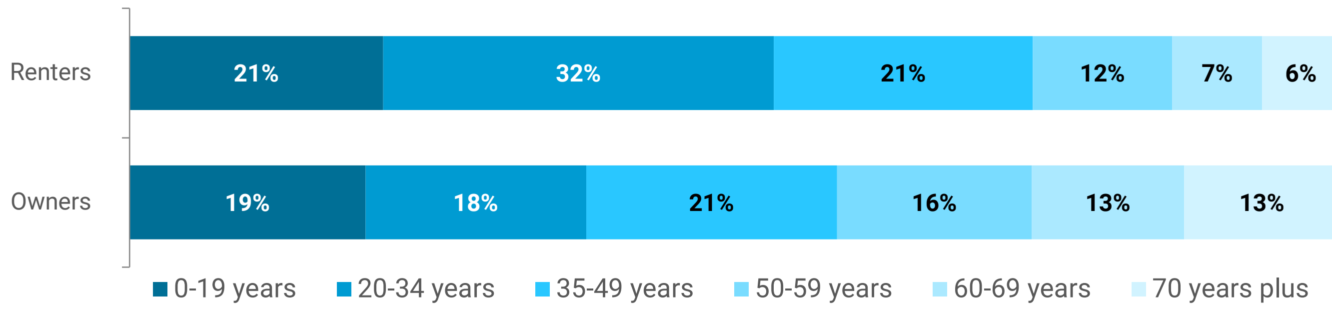
Trends by age group are important to highlight because different age groups have specific housing needs that factor into future housing demand. There was a notable increase in the number of individuals aged 20 to 34 years (18%), 50 to 59 years (22%), and 60 to 69 years (40%) from 2006 to 2016. The population aged 75 years and over has also increased over 15%.

When age groups are broken down by tenure, renters have had even more significant increases in most of the same population groups. The number of renters aged 20 to 34 years increased 31% from 2006 to 2016 and the 50 to 59 years and 60 to 69 years age groups increased 36% and 49% respectively. The population aged 20 to 34 years comprised the largest proportion of Toronto's renter population in 2016 at 32%, which has increased slightly from 29% in 2006. This is notably higher than the proportion this age group comprises of the total population (24%).

Ownership trends differ somewhat from renter trends. The number of individuals aged 20 to 34 years that lived in an owned home increased 4.5% and the number of individuals aged 35 to 49 years decreased 9.5%.

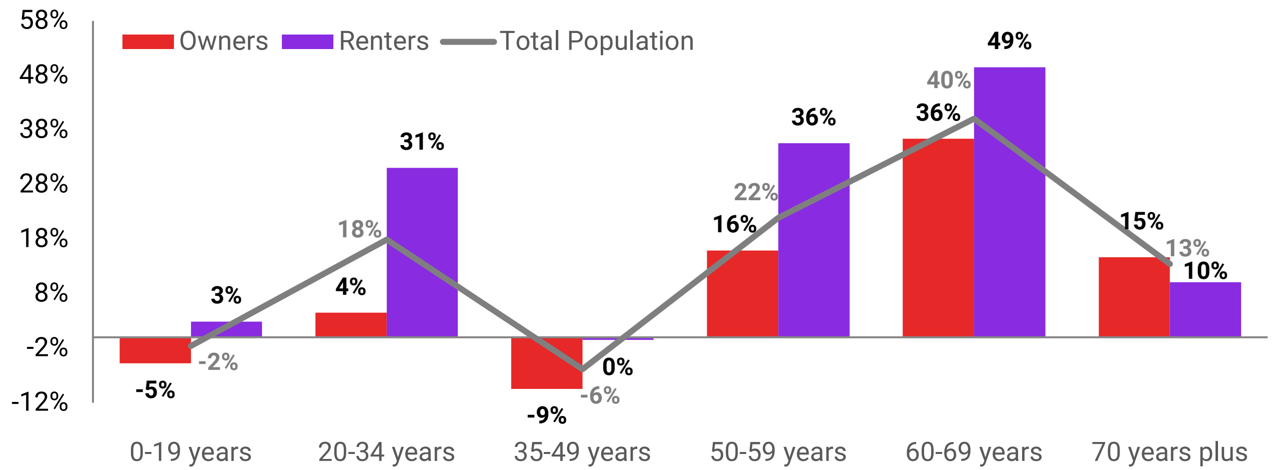
These findings indicate that renters in age groups that tend to have lower than average incomes (such as young adults aged 20 to 34 years and seniors) are increasing significantly, as are the number of renters overall compared to owners. The analysis highlights that young adults are likely staying in their parent's home longer (considering the increase of number of individuals aged 20 to 34 years that lived in an owned home) and then renting when they do leave home (as shown by the decrease in the number of individuals aged 35 to 49 years in an owned home). These trends also indicate declining ownership amongst those under 50 years of age.

Figure 1. Proportion of Population by Age Group and Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

Figure 2. Population Change by Age Group and Tenure, 2006-2016

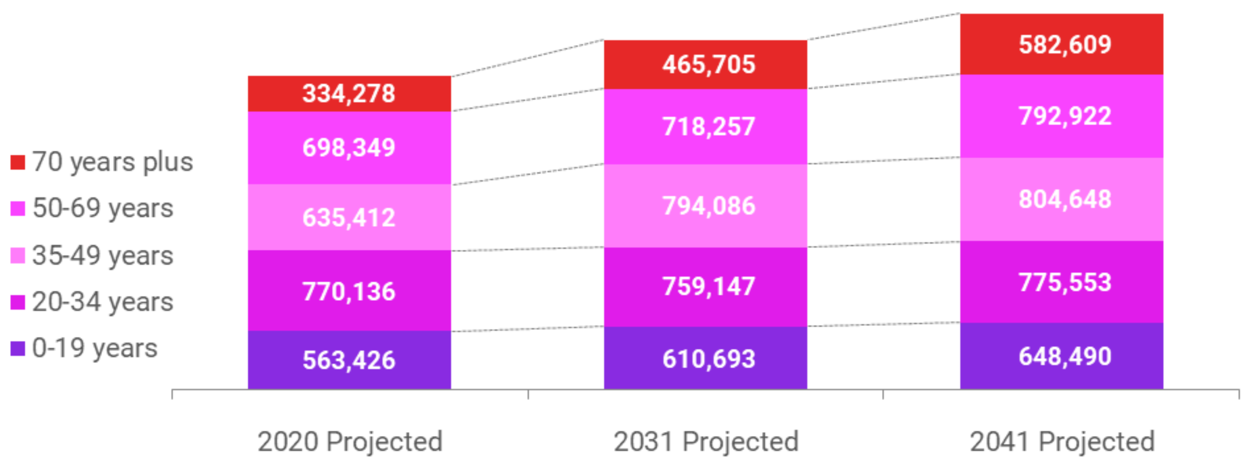


Source: Statistics Canada, 2006 and 2016 Census, Customised Table

Population projections

According to the Ontario Ministry of Finance Population Projections Update for 2019-2041, Toronto's population is expected to reach 3,347,888 by 2031 and 3,604,222 by 2041. These projections are lower than in previous years partly due to the effects of the COVID-19 pandemic on immigration. Using Ontario Ministry of Finance 2020 population projection estimates, the age group expected to see the most significant change is seniors aged 70 years and older. This group is expected to increase by 74% (248,331 people) from 2020 to 2041. The remaining age groups will increase at similar rates (approximately 13% to 15%), except for those aged 20-34 years and 35-49 years. These age groups are projected to increase by 0.7% and 26.6%, respectively, from 2020 to 2041. The population projection trends indicate that Toronto's population will be aging significantly, and young adults (those aged 20 to 34 years) may be choosing to live elsewhere as this group will not increase at nearly the same rate as the other population groups. Population growth will put increasing pressure on the housing market. A range of housing options will be needed to address this pressure and meet demand.

Figure 3. Population Projections by Age Group, 2020



Source: Ministry of Finance Population Projections, Table 10.1.

Household tenure

Household trends can help predict the amount of housing that will be needed. By tenure, Toronto's population is almost evenly split between owners and renters: in 2016, 47% of all households were renters and 53% were owners.

The proportion that renter households comprised of all households has increased from 45.5% in 2006. The number of renter households in Toronto has also increased – this household group increased 19% from 2006 to 2016, compared to a 10.5% increase in ownership households and a 14% increase in all households regardless of tenure. The growth in renters is continuing to place increasing pressure on the need for rental housing in Toronto.

Household type

The proportion of family households to non-family households decreased from 2006 to 2016. Family households have decreased from 65% of all households in 2006 to 61.5% in 2016, while the proportion of non-family households has risen correspondingly.

The number of both family and non-family households continues to increase however, although the number of non-family households has increased at a much higher rate (24%) than the number of family households (8%), indicating that individuals are choosing to live alone or with roommates at higher rates than with a spouse/ long-term partner and/or children.

By tenure, the number of family owner households has increased at a lower rate (5%) than family renter households (13%), indicating that more families are living in rental housing, either by choice or necessity.

A *census family household* is defined by Statistics Canada as a married or common law couple, with or without children; or a lone parent of any marital status with at least one child living in the same dwelling.

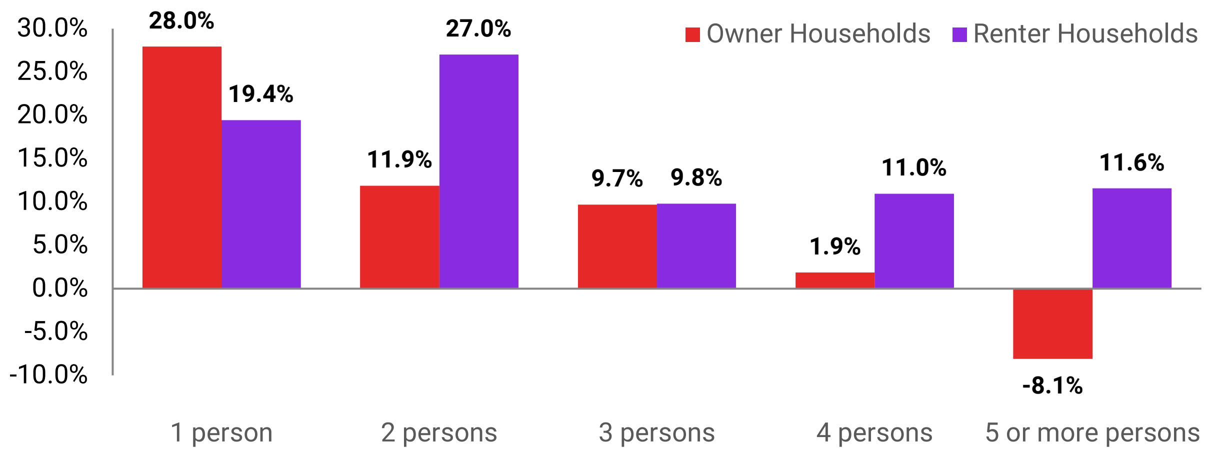
Household size

Household size trends indicate that the number of smaller households is continuing to grow, and Toronto's households are getting smaller overall. For the city as a whole, one person and two person households each comprise about a third of all households.

From 2006 to 2016, the number of one- and two-person renter households have increased the most, at 19% and 27% respectively. One-person renter households also comprised the largest proportion of all renter households, 41%, in 2016, followed by two-person households at 30%. For owner households, households with one- and two-persons have also increased the most, at 28% and 12% respectively.

These trends may indicate a growing need for housing for smaller households or may also be a symptom of the majority of new housing supply that has been built being bachelor and one-bedroom units.

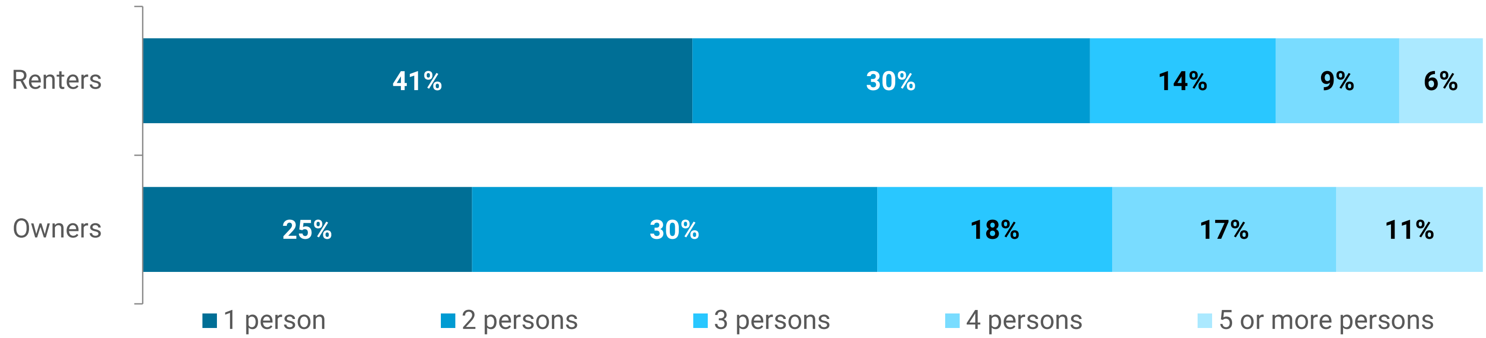
Figure 4. Change in Households by Size and Tenure, 2006-2016



Source: Statistics Canada, 2006 and 2016 Census, Customised Table

Also of note however, while 45% of owner households have 3 or more persons per household, compared to just 29% of renter households, the number of larger renter households has increased at a greater rate than the number of larger owner households. From 2006 to 2016, there was an 11% increase each for 4 and 5+ person renter households, compared to 2% increase in 4 person owner households and 8% decrease in 5+ person owner households. This trend could indicate that larger renter households, such as families, are struggling to find suitable ownership housing they can afford. This trend is also putting increasing pressure on the supply of larger rental units.

Figure 5. Proportion of Households by Size and Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

Income Analysis[1,2]

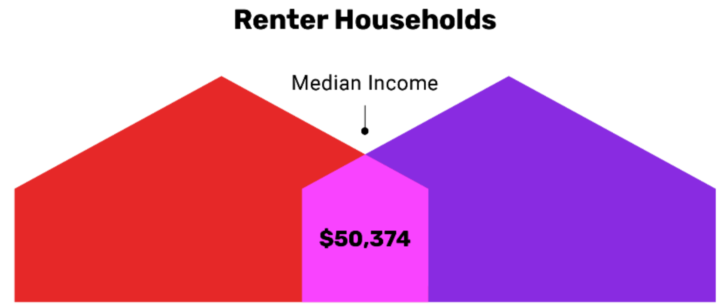
Income trends help to identify housing affordability considerations for owners and renters. The following section analyses median income, income decile, and prevalence of low-income trends.

Median income

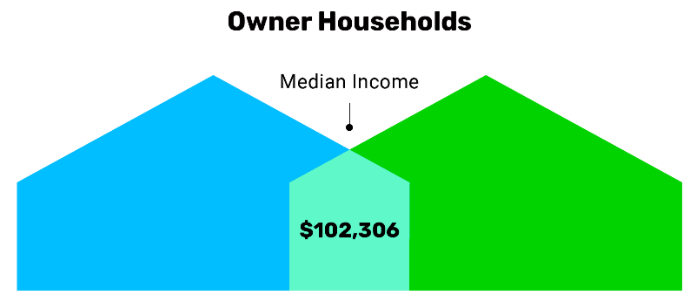
Median incomes for renters and owners differ considerably. In 2020, the median income for renter households ($50,374) was just half the median income for owner households ($102,306). However, median incomes for renters increased at a slightly higher rate (41.4%) from 2005 to 2020 compared to owners (37.7%).

Income deciles

Deciles divide the number of households into 10 equal groups. Income deciles are the income bands associated with those groups. Renter households are significantly underrepresented in the top three total household income deciles for Toronto, and overrepresented in the lowest three deciles. As shown in Figure 6, 44% of renter households were in the first three total household income deciles in 2016 (earning less than $43,857/year based on 2020 income estimates).



2016 Census, Statistics Canada



2016 Census, Statistics Canada

[1] The Statistics Canada Census reports on annual incomes for the year prior to the census year. Thus, the 2006 and 2016 Censuses report 2005 and 2015 annual incomes.

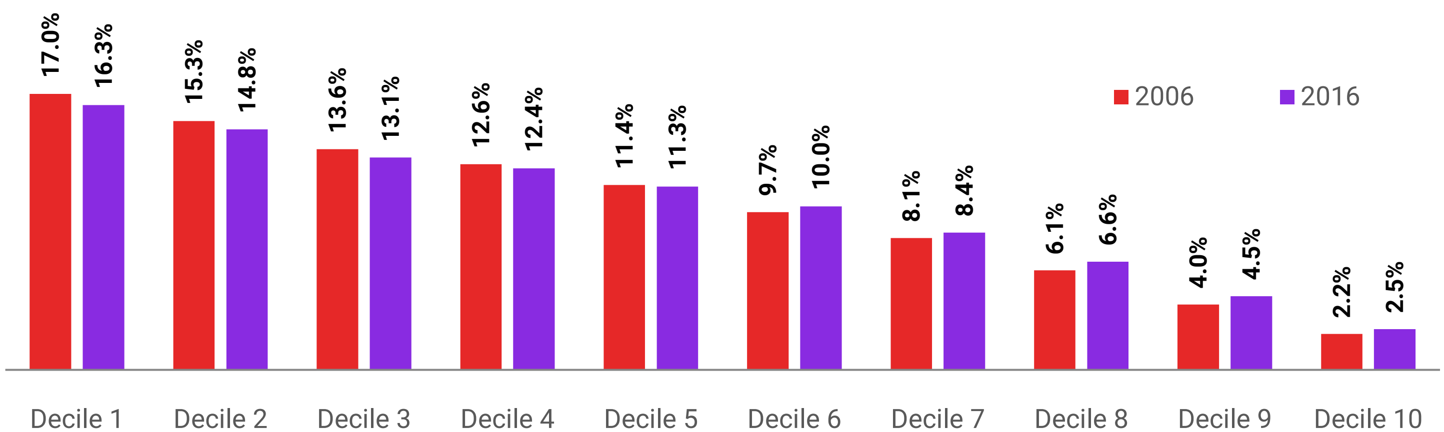
[2] 2020 incomes have been estimated by applying Statistics Canada Consumer Price Index (CPI) statistics to 2015 incomes. 2005 incomes have not been adjusted to account for inflation (average of 1.7% annually according to Statistics Canada).

Another third of renter households were in the fourth to sixth income deciles, earning between $43,858 and $90,183 a year based on 2020 income estimates. The number of renter households in the upper income deciles has increased at higher rates than the number of renter households in the lower income deciles. This finding may indicate that some higher income households are making the choice to rent long-term or are staying longer in rental housing due to the high cost of ownership housing.

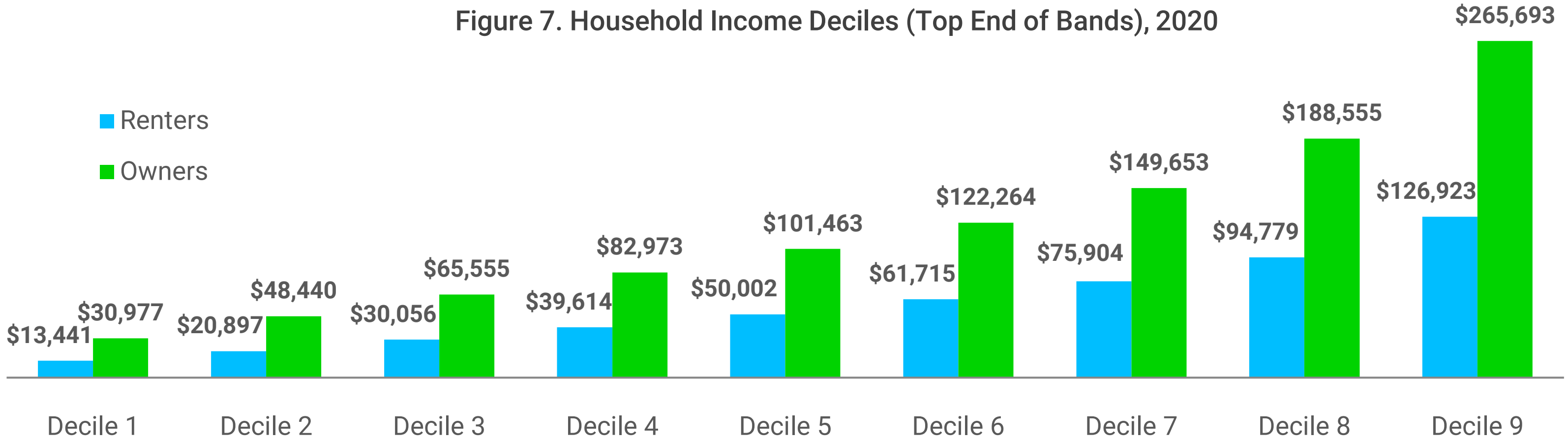
In comparison, over half (56%) of owner households earn more than $90,183/year (the 60th income percentile and higher) based on 2020 income estimates. Just 17% of owner households were in the first three total household income deciles, and over a quarter were in the fourth to sixth income deciles. However, the number of owner households in the lower half of total household income deciles has increased at slightly higher rates than owners in the upper half deciles.

As shown in Figure 7, households in the first three renter household income deciles earn less than $30,057/year based on 2020 income estimates. Households in the fourth to sixth renter household income deciles earn between $30,057 and $61,715 a year.

Figure 6. Change in Renter Households by Income Decile, 2006-2016



Source: Statistics Canada, 2006 and 2016 Census, Customised Table



Source: Statistics Canada, 2016 Census and 2020 CPI, Customised Table

Prevalence of low income

Using Statistics Canada's Low-Income Cut-Offs (LICO[3]) after-tax, 469,330 persons were considered to be in low income in 2015 (for example, earning less than $27,263/year after-tax for a two-person household) based on 2020 income estimates.

The number of individuals considered to be in low income has decreased from 2005 by 9,380 people though, and the prevalence of persons in low income has dropped from 19.4% of the City's population in 2005 to 17.4% in 2015. Although this is a positive trend, over a sixth of the population is still in low income, indicating there is likely a strong need for more deeply affordable housing for these individuals.

[3] LICO is defined by Statistics Canada as income levels at which families or persons not in economic families spend 20% more than the average of their after tax income on food, shelter and clothing.

Housing Supply Analysis

A housing supply analysis looks at the housing options available to all types of households. Toronto's housing supply includes both private market housing and non-market housing. Private market housing includes affordable housing and ownership and rental market housing. Affordable housing is not subsidized, but may receive funding or incentives for construction. Non-market housing includes short-term accommodation such as emergency shelter beds and transitional housing, as well as longer-term subsidized accommodation including supportive housing (congregate or independent living with supports) and social housing.

The following section provides an overview of private market housing, and takes a deeper look at rental market trends.

The City is currently reviewing its definitions of affordable rental and affordable ownership housing to incorporate an income based approach. The current definitions for affordable, mid-range, and high-end housing are[4]:

Affordable rental housing: housing where the total monthly shelter cost is at or below one times the average market rent for the City of Toronto, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation.

Mid-range rental housing: housing where the total monthly shelter costs exceed affordable rents but fall below one and one-half times the average market rent for the City of Toronto, by unit type (number of bedrooms), as reported annually by Canada Mortgage and Housing Corporation.

High-end rental housing: housing where the total monthly shelter costs exceed one and one-half times the average market rent for the City of Toronto, by unit type (number of bedrooms), as reported annually by Canada Mortgage and Housing Corporation.

Affordable ownership housing: housing which is priced at or below an amount where the total monthly shelter cost (mortgage principal and interest – based on a 25-year amortization, 10 per cent down payment and the chartered bank administered mortgage rate for conventional 5-year mortgages as reported by the Bank of Canada at the time of application – plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.

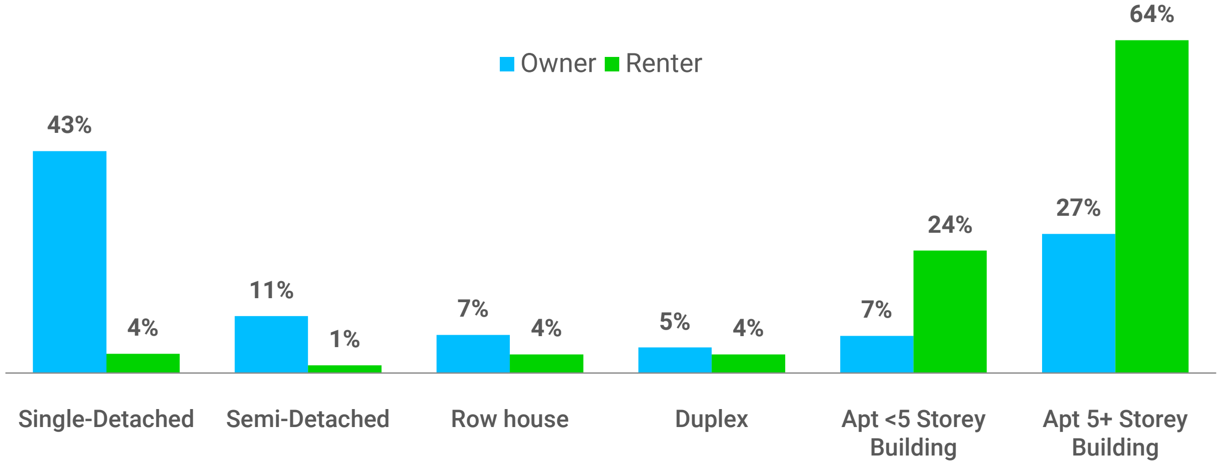
[4] Total monthly shelter cost is the gross monthly rent including utilities – heat, hydro and hot water – but excluding parking and cable television charges

Housing stock[5]

The largest proportion of Toronto's housing stock are apartments in multi-unit buildings with five or more storeys. These apartments comprised over 44% of the stock in 2016. Another 36% of the City's housing stock were single-detached, semi-detached, and row houses. Apartments in low rise buildings (duplexes and multi-unit buildings with less than five storeys) comprised the remaining fifth of the stock.

The City's stock of multi-unit buildings with five or more storeys increased by 30% from 2006 to 2016, compared to a 14% increase in housing stock overall and just a 3% increase in the low-rise stock (single-detached houses, semi-detached houses, row houses, duplexes and multi-unit buildings with less than five storeys). This indicates that a large portion of the City's new housing supply over the past decade has been in mid and high-rise developments.

Figure 8. Occupied Dwelling Types by Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

[5] All data in this sub-section refer to occupied dwellings.

Broken down by tenure, 64% of rental dwellings were in multi-unit buildings with five or more storeys. The remainder (36%) were in low-rise buildings, although the majority of these are in low-rise multi-unit buildings.

Just 12% of renter dwellings were single-detached, semi-detached, and row houses and duplexes. The breakdown of rental housing by private dwelling type has not notably changed since 2006, although the proportion of rentals in low-rise stock overall has decreased from 39% in 2006 to 36% in 2016.

In 2016, 66% of ownership dwellings were single-detached, semi-detached, row houses, and duplexes. Another 27% were in multi-unit buildings with five or more storeys. The number of ownership dwellings in multi-unit buildings with five or more storeys has increased by 48% since 2006, whereas the number of ownership single and semi-detached houses has actually declined. This data confirms that most of the City's new ownership supply over the past decade has been in mid and high-rise condominium developments.

Condominium housing characteristics

In 2016, 26% of Toronto households were in condominium dwellings. Broken down by tenure, 18% of renters lived in condominium units in 2016, compared to a third of owners. In 2017, 35% of all condominium units were used for rental purposes.

Rental housing characteristics

Private market rental accommodation is found in both primary rental housing and secondary rental housing. Primary rental is housing that is purpose-built for rental purposes, and secondary market housing includes other types of rental such as condominium units that are rented, mixed use properties that contain commercial and residential spaces, and house rentals and secondary suites. Secondary market rental housing can be brought online more quickly to meet demand compared to purpose-built rental housing, however there is less stability as secondary market rental housing can just as easily be taken out of the market.

According to CMHC rental data, there were 261,873 private market primary rental[6] units and 92,658 condominium rental units in 2016. Considering there were 525,825 renter households in 2016, approximately half of the rental housing stock in the City are primary rental units and half are secondary market rentals. Of the secondary market rentals, approximately a third are condominium rental units and two thirds are social housing units and non-condo secondary rentals (such as basement apartments).

[6] Rental housing in privately initiated, purpose-built apartment and row house structures of three units or more

Purpose-built rental universe by rent

In 2020, there were 141,208 private market purpose-built rental units in Toronto with rents that fell under the City's affordable rent thresholds (100% of AMR). There were a further 106,573 units that had mid-range rents (between 100% and 150% of AMR). The remaining units generally had rents above mid-range. This suggests that the majority of rents for sitting tenants in purpose-built rental units are below the City's affordable rent thresholds.

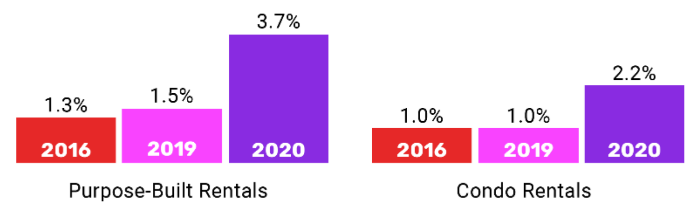
From 2016 to 2020, the number of units with rents either between 81% and 100% of AMR or above mid-range rents have decreased by 33% and 20%, respectively, while units with mid-range rents have increased by 17%. These numbers indicate that the City's stock of affordable purpose-built rental housing is shrinking, and little new purpose-built rental housing, which typically have higher market rents, is coming online. The number of larger mid-range purpose-built rental units are likely increasing because of a lack of supply and increased demand is starting to drive up rents.

Rental vacancy rates

Toronto has had low vacancy rates for purpose-built rental housing for many years, however in 2020, the vacancy rates have increased dramatically due to the effects of the COVID-19 pandemic. The vacancy rate for all purpose-built rental unit types was 3.7% in 2020, compared to 1.5% in 2019 (the highest the vacancy rate has been since 2015) and 1.3% in 2016. A 3% vacancy rate threshold is typically thought to be a healthy vacancy rate as it represents an adequate supply of rental housing to meet demand while providing enough housing. The 2019 vacancy rates were as low as 1.0% for three-bedroom units and as high as 2.1% for bachelor units, but the 2020 rates were as high as 5.7% for bachelor units and as low as 2.5% for three-bedroom units.

Vacancy rates for condominium units that are rented have also risen, although at a slower rate, from 1.0% in 2016 and 2019 to 2.2% in 2020. A vacancy rate of 2.2% is still below what would be considered a healthy vacancy rate.

Apartment Condo Vacancy Rates



Vacancy rates for purpose-built rental units with rents between 81% and 100% of AMR have increased just slightly from 2016 to 2020 (from 1.1% to 1.4% for one-bedroom units, for example) and have actually decreased for three-bedroom units from 1.0% to 0.7% in 2020, while vacancy rates for mid-range and above units have generally increased during this time period. This indicates that the market for affordable units has remained tight even throughout the COVID-19 pandemic, compared to less demand in the overall rental market.

Units with rents above mid-range have consistently had the highest vacancy rate, potentially indicating that these units could be unaffordable to larger households and thus not renting as quickly.

In a tight rental market there is high competition for all types of rental units, resulting in limited selection and high rents for units that do become available. Renters with lower incomes are therefore more likely to stay in lower quality units because they have been priced out of more suitable units.

Rental market listings

A City-commissioned web scrape of rental housing listed for rent in Toronto was conducted between October 31 and November 15, 2018[7] to analyze asking rents, rental unit types, and the geographic distribution of units listed for rent on four popular public rental listing websites. 9,000 unique rental listings were analyzed, of which 71% (6,397 listings) were for self-contained units and 29% (2,603 listings) were for rooms in shared accommodation. A sub-sample of 3,212 listings was also created to analyze the distribution of listed rentals by accommodation type and the proportion of listings with utilities included in asking rents.

Key findings from the survey regarding listings for self-contained units include:

- **14%** were primary rentals[8]
- **46%** were condo rentals
- **40%** were non-condo secondary rentals
- A third were two-bedroom and two-bedroom plus den listings
- Just under 20% were three-bedroom listings

In terms of listings for shared accommodation, 58% of these listings were in non-condo secondary rentals and another 31% in condo rentals.

The 2018 survey also collected data on shared rooms (where a room/space is being rented to share with another person). These listings formed 8% of all shared accommodation listings and 2.4% of the total 9,000 rental listings surveyed.

These findings suggest that secondary rentals are more likely to use public rental listing websites to advertise units for rent and the majority of self-contained rental listings are for units not suitable for large families. The findings also indicate that shared accommodation is a central component of Toronto's affordable rental stock, although this stock is also suitable for only one segment of the rental market (i.e. single-person households).

[7] This City-commissioned survey was not repeated in 2019 or 2020

[8] Primary rentals may rely more heavily on their own listing websites to advertise for units, as opposed to public rental listing websites such as Kijiji

Housing construction[9]

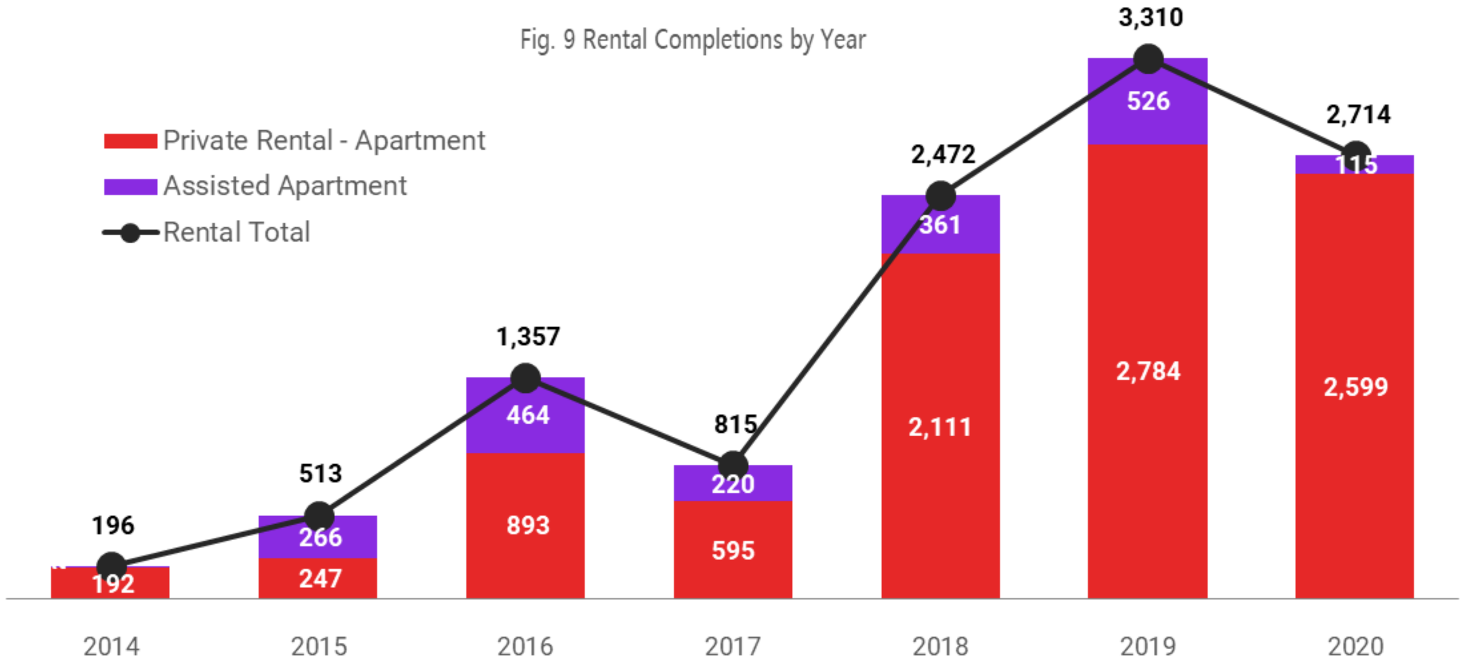
After a long period of little new purpose-built rental housing supply being built in Toronto, purpose-built rental completions increased significantly in 2018 compared to the previous 5 years, and increased even further in 2019 at nearly triple the previous highest year for rental completions (2016). In 2018, 2,472 rental units were completed and in 2019, 3,310 rental units were completed. In 2020, 2,714 rental units were completed, compared to just 815 rental units completed in 2017. Of the 2,714 completions in 2020, 115 (4%) were assisted/affordable housing[10].

Rental housing construction is also increasing. According to Urbanation data, there were 12,521 purpose-built market rental units under construction in the Greater Toronto Area at the end of 2020, which is a 58% increase compared to the same period three years prior. Furthermore, there were 57,197 proposed purpose-built rental units at the end of 2019[11], a 70% increase compared to the same period two years prior.

However, there were 4,447 condo completions in 2020, which represents over three-quarters of all completions in the City. This data shows that condominiums, by far, continue to form the majority of new housing built in Toronto. Considering that the number of Toronto renter households grew by 82,995 households from 2006 to 2016 but only 11,337 new purpose-built rental units were completed in the past 7 years, new rental housing supply for this household growth has mainly been in the secondary rental market. Furthermore, while rental housing construction is increasing, rising rents and declining vacancy rates indicate that this additional supply is not enough to meet the demand. A recent City research bulletin, Right-Sizing Housing and Generational Turnover (2021) found that the annual additional units required to be built beyond recent completion trends to fulfill residual demand is 2,549 units a year. Additionally, in order to fulfill the increase in younger generations' demands in the 35 years between 2016 and 2051, a total of 4,114 rental units would need to be built annually to satisfy the demand.

[9] Rental completions data are net numbers, where the number of completed number of units completed is net of units demolished.
[10] "Private Rental" units are units produced by the private market. "Assisted Rental" units include social housing units or other forms of below-market housing which are subsidized.

[11] Data not available for 2020.



Source: Canada Mortgage and Housing Corporation, Completions and Starts Survey

Housing Need

Access to affordable, adequate and suitable housing is key to a healthy, complete community and the well-being of its residents. Some households struggle to access housing that meets their needs however. There are some 81,000 households on the subsidized housing waitlist. This section provides an overview of Toronto household's spending on housing, core housing need, and housing affordability challenges.

Shelter cost to income

18% of all households in Toronto are spending more than 50% of their income on housing costs. When broken down by tenure, 23% of renter households and 12% of owner households are spending more than 50% of their income on housing costs. These proportions have stayed at the same level since 2006, however the actual number of households spending more than 50% of their income on housing costs has increased by 21% for renter households and 12% for owner households.

Housing is considered affordable if the household spends less than 30% of their total before-tax income on housing costs.

Core housing need

Almost a fifth (19%) of renter households were in unsuitable housing in 2016, compared to just 6% of owners. This proportion of renters in unsuitable housing has dropped from 24% in 2006 however, and the actual number of renters in unsuitable housing has gone down by 7.2%.

More renters are in unaffordable housing compared to owners as well - 27% of owners compared to 47% of renters.

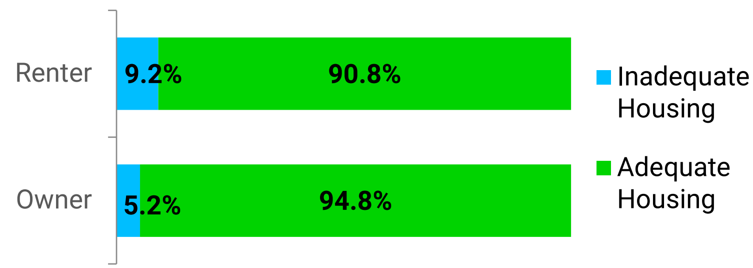
Broken down by household type, 56% of non-family renter households were in unaffordable housing in 2016 while approximately a third of renter family households were in unaffordable housing. On the ownership side, over 40% of non-family owner households were in unaffordable housing, compared to 22% of family owner households. While this data shows that family households are more likely to be in affordable housing, they may also be in housing that is unsuitable as a result of choosing an affordable option. Furthermore, according to a recent Statistics Canada bulletin, visible minorities in Canada were almost twice as likely (13.9%) to be in core housing need compared to non-visible minority groups (7.2%) in 2018.

Statistics Canada's definitions for unsuitable and unaffordable housing are:

Unsuitable Housing: a household is in unsuitable accommodations if their dwelling does not have enough bedrooms for all of the occupants, as calculated according to the National Occupancy Standard.

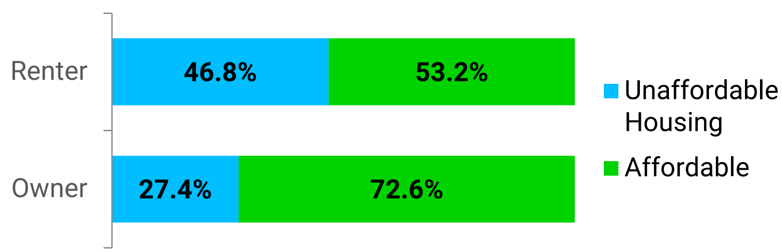
Unaffordable Housing: a household is in unaffordable housing if they spend 30% or more of their total household income on shelter expenses (includes utilities, mortgage payments/rent, condominium fees, and property taxes).

Figure 10. Inadequate Housing by Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

Figure 11. Unaffordable Housing by Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

By age of the household maintainer, renters in the 35-54 year age group reside in unsuitable housing at a far greater proportion than other age groups (over a quarter of the age group). This is likely because this age group is the most likely to have children in their household, indicating that finding suitable rental housing for families in the city is a challenge.

The City's Right-Sizing Housing and Generational Turnover, bulletin (2021) found that households with children collectively have lower rates of overhousing (households with a surplus of bedrooms), and higher rates of underhousing (living in dwellings with an insufficient number of bedrooms) than households without children. Two in ten couple family with children households and three in ten lone-parent households were underhoused in 2016 (59,675 and 40,185 households respectively).

Underhousing rates are also higher when the number of children in a family are higher, with almost half of all family households with three or more children being underhoused in 2016 (equating to 40,705 households). The underhousing rates for lone-parent households with three or more children (62.4%) are significantly higher than for couple family with children households (47.6). The bulletin also noted that Indigenousl, immigrant, refugee and racialized populations in Canada often experience higher rates of underhousing than the general population.

Furthermore, in 2016, 17.2% of all mid/high-rise households were underhoused compared to 7.6% of households living in the houses and low-rises. About a third of all underhoused households, are experiencing affordability issues as well as underhousing.

Younger (aged 15-24 years) and senior (65 years and over) renter households are more likely to be in unaffordable housing. Three-quarters of young renter households and approximately 60% of seniors renter households are in unaffordable housing, compared to around 40% of households aged 35 to 64 years.

Housing affordability

In 2020 the estimated median income for renter households was $50,374 and the estimated median income for owner households was $102,306. As shown in Table 1, the median income for a renter household ($50,374) could only afford the CMHC average market rent for a purpose-built rental bachelor unit. This income level could not afford the average market rents for larger unit types, nor the average asking rents or average ownership prices. The median income for an ownership household ($102,306) could also only afford the ownership average prices for new bachelor units, however would be able to afford average and asking rents for many of the unit types except the asking rents for the largest unit types.

With the data showing that average condominium ownership prices and average asking rents are unaffordable to many of the City's renter households, these demonstrate that there is a disconnect between incomes and housing costs in Toronto, meaning that many of the City's low and moderate income households likely struggle to find suitable and adequate housing they can afford. Considering that at least half of Toronto's renter households cannot afford nearly all of the prices and in rents noted in the table below, the majority of low and moderate-income households in Toronto are likely experiencing housing affordability issues.

Table 1. Income Needed to Support Typical Prices* and Rents**, 2020

Category	Resale Condo Prices	Income Needed	New Condo Prices***	Income Needed	Asking Rent, Condo Rentals ****	Income Needed	Asking Rent, Purpose-Built Rentals *****	Income Needed	CMHC Average Market Rent******	Income Needed
Bachelor	$415,622	$93,550	$439,650	$98,959	$1,359	$54,360	$1,450	$58,000	$1,211	$48,440
One-Bedroom	$554,822	$124,882	$488,500	$109,954	$1,510	$60,400	$1,725	$69,000	$1,431	$57,240
Two-Bedroom	$699,179	$157,375	$732,750	$164,931	$2,265	$90,600	$2,111	$84,440	$1,661	$66,440
Three-Bedroom	$718,431	$161,708	$928,150	$208,913	$2,869	$114,760	$2,549	$101,960	$1,887	$75,480
Total	$625,409	$140,770	$1,096,620	$246,833	$2,083	$83,320	$1,851	$74,040	$1,538	$61,520

Source: TREB, Realnet (Altus), Urbanation Market Data, and CMHC Rental Market Survey Data, 2020

* Income needed for ownership housing prices based on:
  - Spending maximum of 30% of gross income on housing costs (the housing affordability threshold)
  - Standard inputs for amortization period, down payment, interest rate and taxes

** Income needed for rental housing based on:
  - Spending maximum of 30% of gross income on housing costs (the housing affordability threshold)

*** New condo prices by unit type based on average price per square foot in 2020 and typical unit sizes, and total new condo price is from 2020 actual sale data.

**** Asking rents for condo rentals as per Q4 2020 Urbanation Data

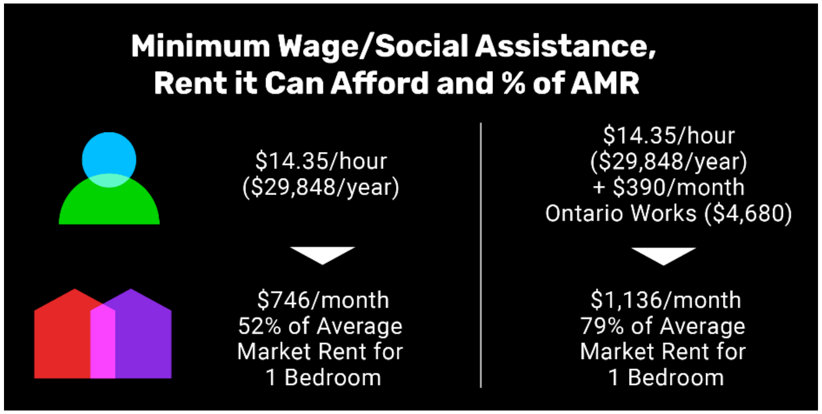
***** Asking rents for vacant purpose-built rentals as per CMHC 2020 Rental Market custom data

****** CMHC average market rents represent average rents for both vacant and occupied purpose-built rental unit

Furthermore, the average condominium resale price increased an average of 10% annually over the past five years and average market rents rose an average of 4% annually over that same time period, although they have been increasing at greater rates in more recent years, whereas median household incomes have only risen an average of 2.5% annually in the past decade. With housing prices and rents rising notably faster than incomes, the lack of balance between housing costs and incomes is having a significant impact on housing affordability in Toronto.

Housing affordability for fixed incomes

Minimum wage for the Province of Ontario is $14.35/hour. Even working full time at 40 hours a week, a minimum wage salary can only afford $746/month on housing costs (assuming spending 30% of income on housing). The maximum shelter allowance under Ontario Works is $390/month for a one-person household. As shown in the asking rent data, there are very few options in the current rental market at these rent levels, and of the few options that are available, they are all shared accommodation.



Area Analysis

Incomes and Housing Costs

As shown in Figure 12 below, areas where the majority (more than 60%) of households are renters tend be concentrated along major transit lines and educational institutions. In particular, renters generally live in Downtown Toronto, Midtown Toronto up to Yonge and Eglinton, the High Park area, along Finch West and around York University, parts of south Etobicoke, the Don Mills-York Mills area, the Sheppard Corridor, and around Scarborough City Centre and parts of south Scarborough.

When median income data is mapped, as shown in Figure 13, the data indicates that renter household median incomes across the City generally fall within the 'moderate' renter income range, which for the purposes of this analysis is the 30th to 60th renter household income deciles ($29,925 to $61,732 per year, based on 2020 income estimates). Renter household median incomes in 428 of the 572 census tracts fall within this range.

While median renter household incomes do not vary considerably across the City, the amount of income that renters spend on housing costs does vary considerably.

Figure 14 depicts the number of renter households in the City of Toronto spending more than 50% of their income on housing costs by census tract. As shown in this figure, the top 10% of census tracts with the highest numbers of renter households spending more than 50% are concentrated in the following market areas: Yonge Corridor North, Sheppard Corridor, Toronto North, Yonge-St. Clair, Bloor-Yorkville, Downtown Core, Downtown West, Downtown East, Central Waterfront, and Etobicoke Waterfront.

These areas are important to highlight because the rental housing costs may be high in these areas while renter household incomes may be at or below the median. Figure 15 adds to this analysis by highlighting median monthly shelter costs for renter households across the City. The moderate renter income range ($29,925 to $61,732 per year, based on 2020 income estimates) can afford monthly rents of $748 to $1,543/month.

As shown in Figure 15, median monthly renter shelter costs beyond that range are concentrated in similar areas as the areas with the highest numbers of renter households spending more than 50% of their income on housing. In particular, median monthly renter shelter costs are highest in North York East, Yonge Corridor North, the Don Mills-York Mills area, Midtown Toronto, the Downtown, and south Etobicoke.

Figure 12.

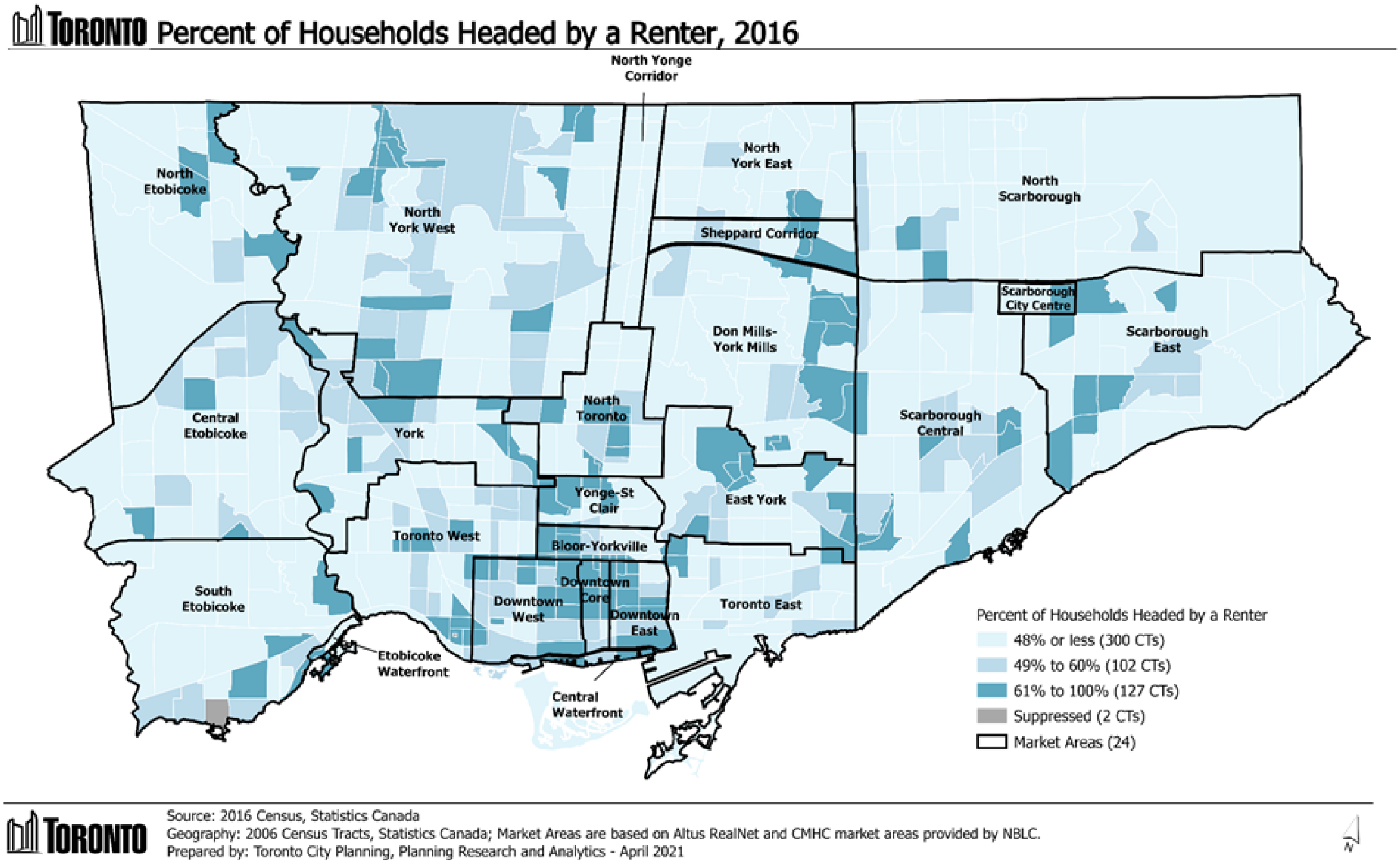

TORONTO Percent of Households Headed by a Renter, 2016
North Yonge Corridor
North Etobicoke
North York West
North York East
Sheppard Corridor
North Scarborough
Scarborough City Centre
Scarborough East
Don Mills-York Mills
Central Etobicoke
York
North Toronto
Scarborough Central
Yonge-St Clair
East York
Toronto West
Bloor-Yorkville
South Etobicoke
Downtown Core
Downtown West
Downtown East
Toronto East
Etobicoke Waterfront
Central Waterfront
Percent of Households Headed by a Renter
48% or less (300 CTs)
49% to 60% (102 CTs)
61% to 100% (127 CTs)
Suppressed (2 CTs)
Market Areas (24)
TORONTO
Source: 2016 Census, Statistics Canada
Geography: 2006 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021
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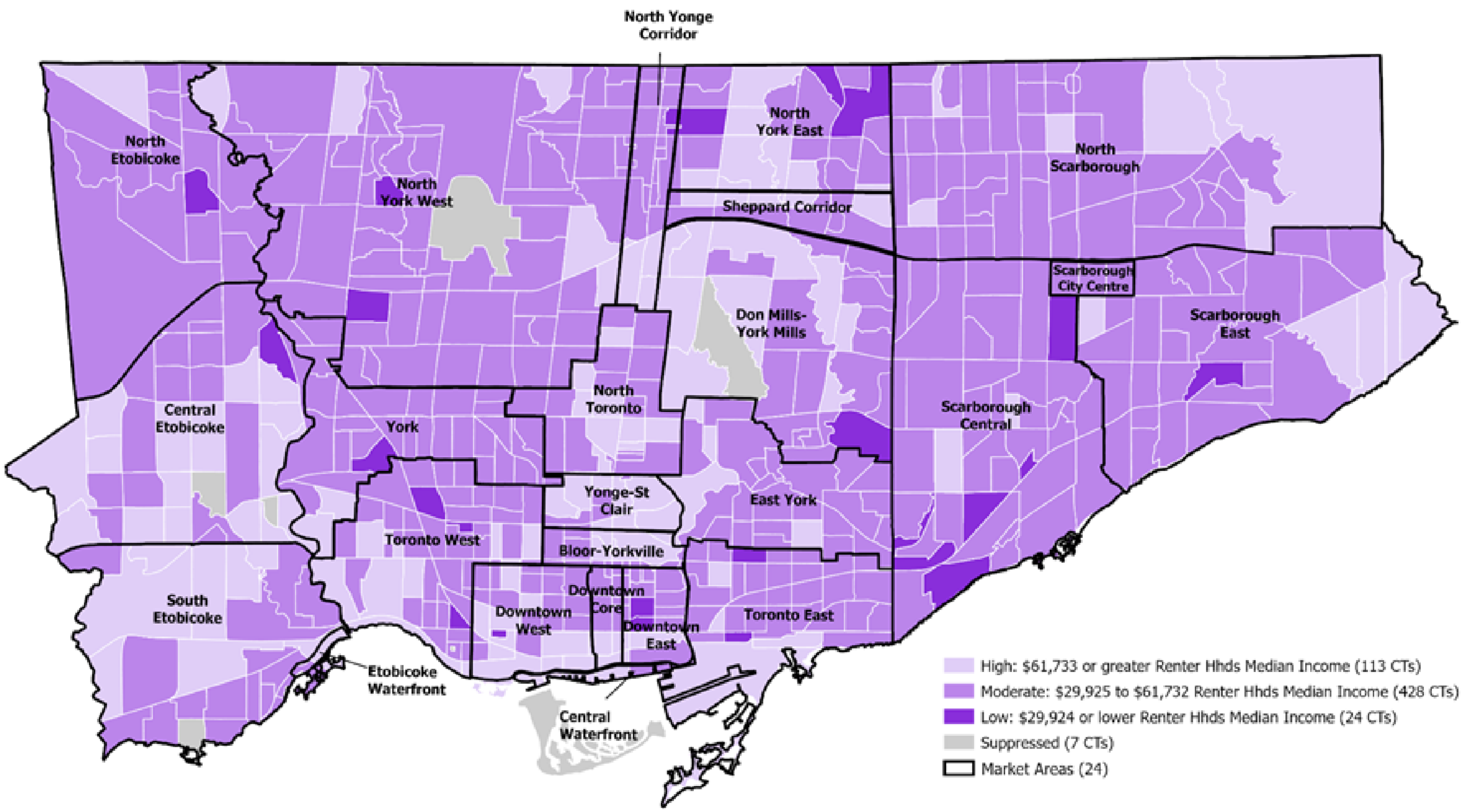
Figure 13.

TORONTO Renter Households Median Household Income, 2015 (expressed as 2020 dollar values)

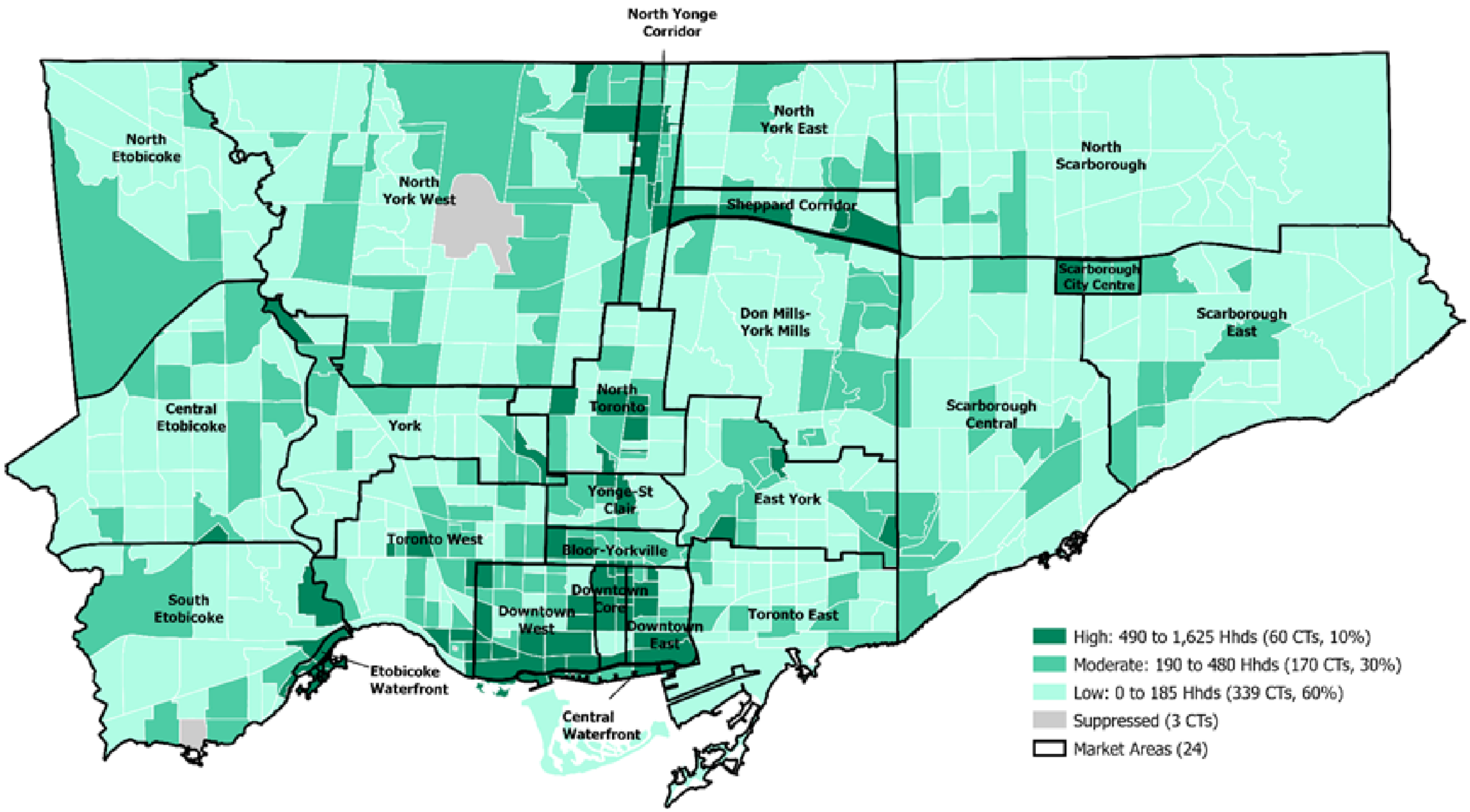


TORONTO

Source: 2016 Census, Statistics Canada custom tables. The 2015 income values are adjusted to 2020 dollars using CPI data.
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021

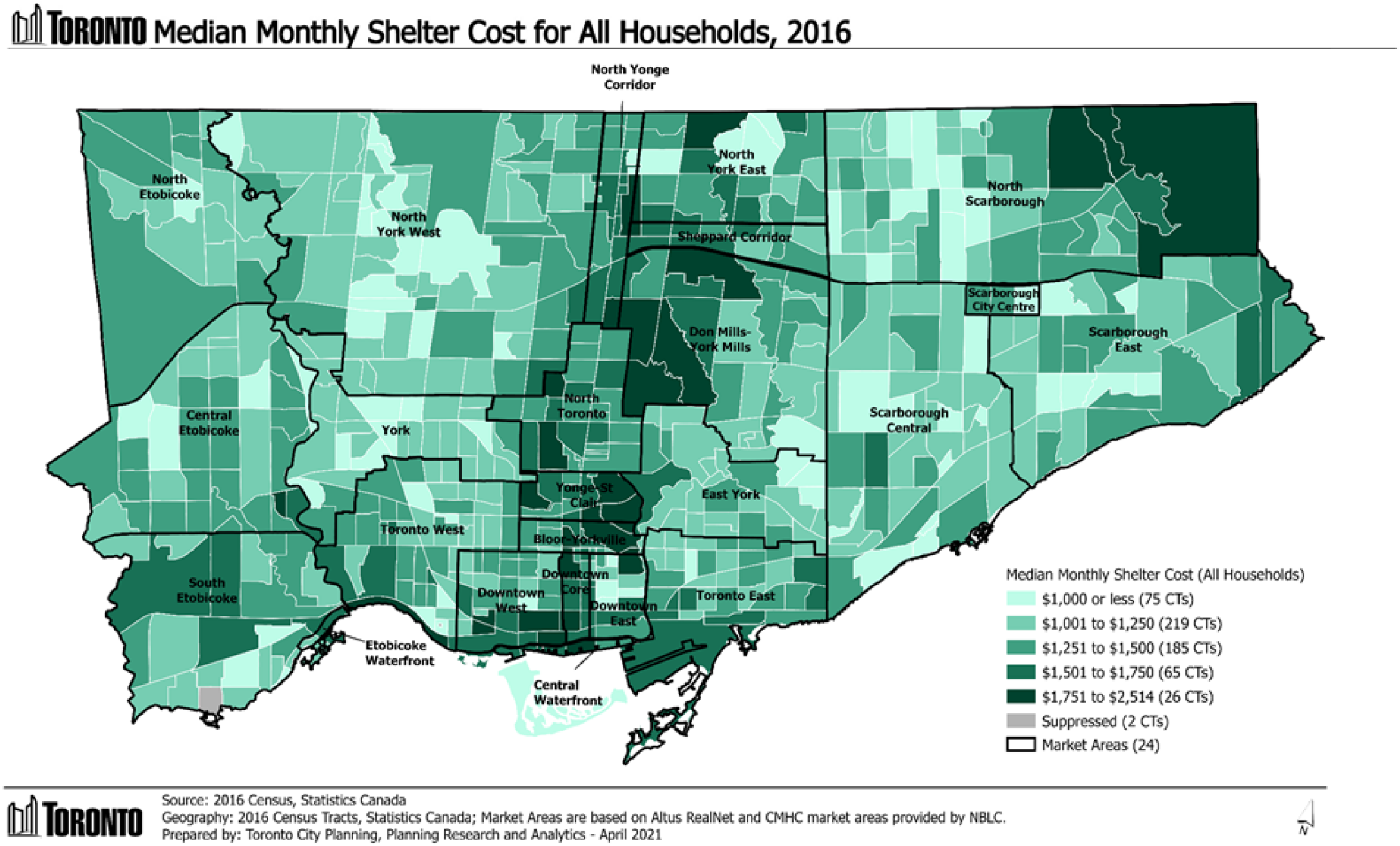
Figure 14.

TORONTO Number of Renter Households with a Shelter-Cost-to-Income Ratio of 50% or Greater, 2016



TORONTO Source: 2016 Census, Statistics Canada custom tables.
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021

Figure 15.



TORONTO Median Monthly Shelter Cost for All Households, 2016
North Yonge Corridor
North Etobicoke
North York West
North York East
Sheppard Corridor
North Scarborough
Scarborough City Centre
Scarborough East
Don Mills-York Mills
North Toronto
Central Etobicoke
York
Scarborough Central
Yonge-St Clair
East York
Toronto West
Bloor-Yorkville
South Etobicoke
Downtown Core
Downtown West
Downtown East
Toronto East
Etobicoke Waterfront
Central Waterfront
Median Monthly Shelter Cost (All Households)
$1,000 or less (75 CTs)
$1,001 to $1,250 (219 CTs)
$1,251 to $1,500 (185 CTs)
$1,501 to $1,750 (65 CTs)
$1,751 to $2,514 (26 CTs)
Suppressed (2 CTs)
Market Areas (24)
TORONTO
Source: 2016 Census, Statistics Canada
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021
N

When income and housing cost trends are examined across all tenures, the data shows that household median incomes across the City follow a 'U' shape across the City, where they are lowest in the outer and inner suburbs of the City and the Downtown, and highest in Etobicoke Central, Etobicoke South, Etobicoke Waterfront, North Toronto, Don Mills-York Mills, Yonge-St Clair and parts of East York, Scarborough North and Scarborough East.

In terms of spending on housing costs, across all tenures households spending more than 50% of their income on housing costs tend to be concentrated in the Downtown areas and Bloor-Yorkville, and along the major transit station lines and stations.

Median monthly shelter costs for both owners and renters, as seen in Figure 16, are also highest in the centre of the City, including all the Downtown areas, Bloor-Yorkville, and Yonge-St. Clair, as well as North Toronto, North Yonge Corridor, Sheppard Corridor, Don Mills – York Mills, North York East, and parts of Toronto West, Etobicoke South and Scarborough North.

Housing Suitability

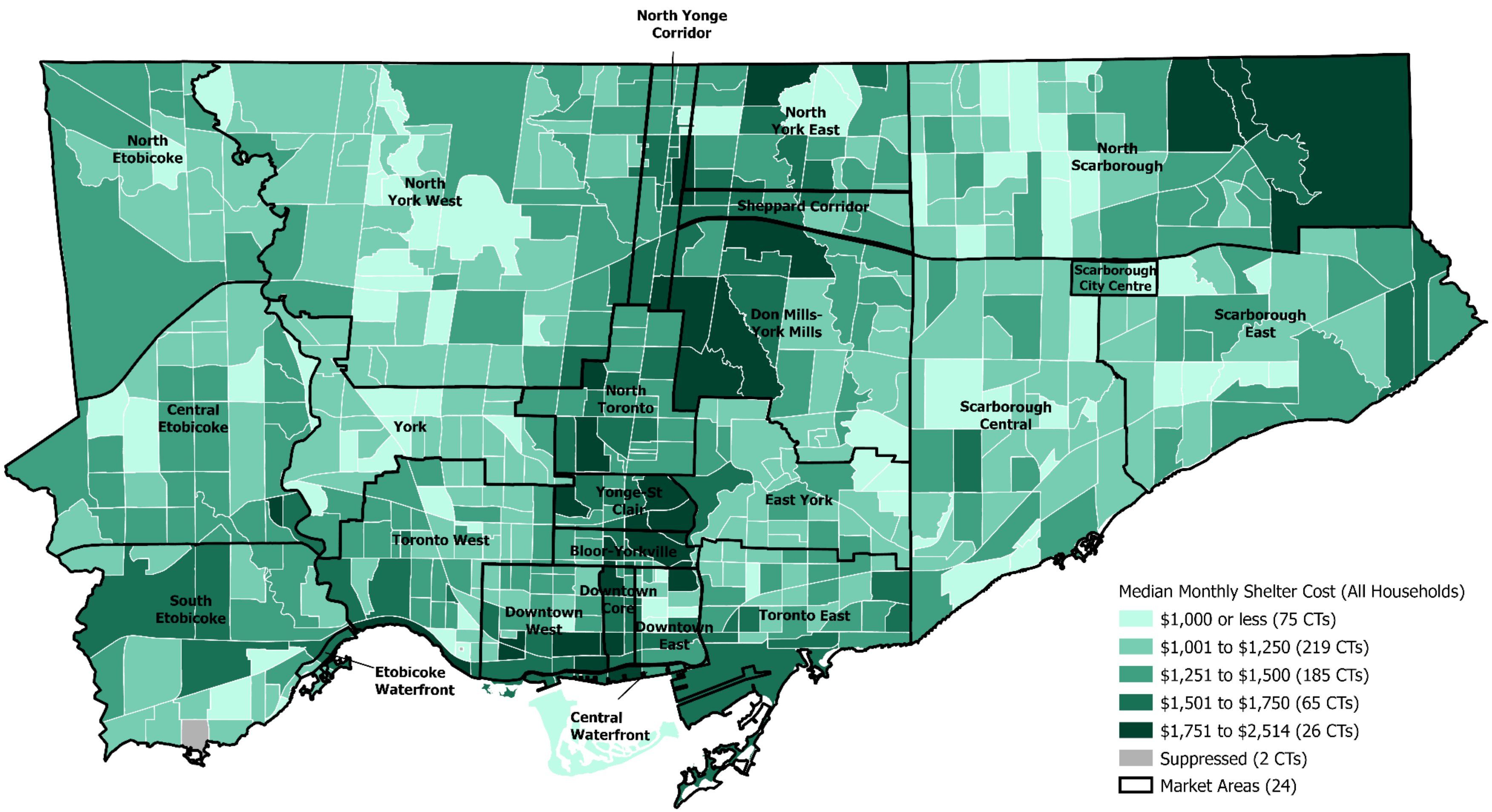
Figure 17 highlights the areas where there are high concentrations of renters in unsuitable housing[12]. As shown in this figure, these areas are more widely spread across the City, indicating that there is a need for larger units for renters across the City.

When this indicator is examined across all households, households in unsuitable housing tend to be concentrated in the familiar 'U' shape that consists of the outer and inner suburbs of the City and the Downtown.

[12] Statistics Canada definition of housing suitability: 'Housing suitability' refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household.

Figure 16.

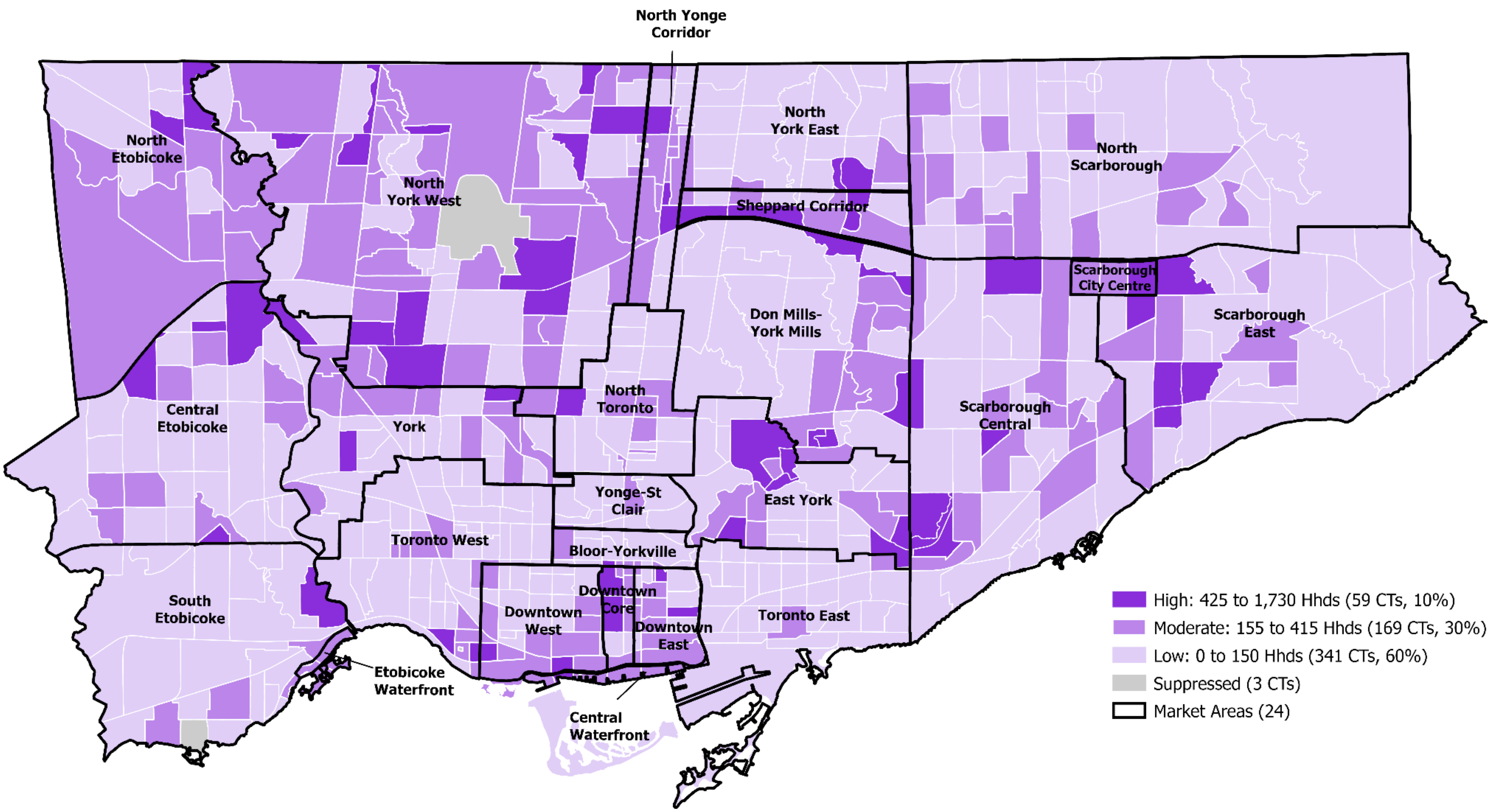
TORONTO Median Monthly Shelter Cost for All Households, 2016



Source: 2016 Census, Statistics Canada
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021

Figure 17.

TORONTO Number of Renter Households not in Suitable Housing, 2016



TORONTO

Source: 2016 Census, Statistics Canada custom tables.
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021

Housing Growth

Development pipeline

As of the fourth quarter of 2020, there were 476,407 units in the Residential Development Pipeline[13] in the City of Toronto. These 476,407 proposed units are located in 1,342 development projects across the city. About 91% of these proposed units are in high-rise projects (12 storeys or taller). Around 7% of the proposed units are in mid-rise projects (5 to 11 storeys[14] in height).

The market areas with the largest number of proposed units (more than 20,000 units per market area) are the Downtown Core, Downtown East, Downtown West, Toronto North, North York West, Scarborough Central, South Etobicoke, and Toronto West areas. The Downtown West area had the largest number of proposed units at 50,540 units in 147 projects, representing almost 11% of all units proposed or approved but not yet built.

When visualized in Figure 18, the proposed units are generally clustered in the Downtown and in Centres.

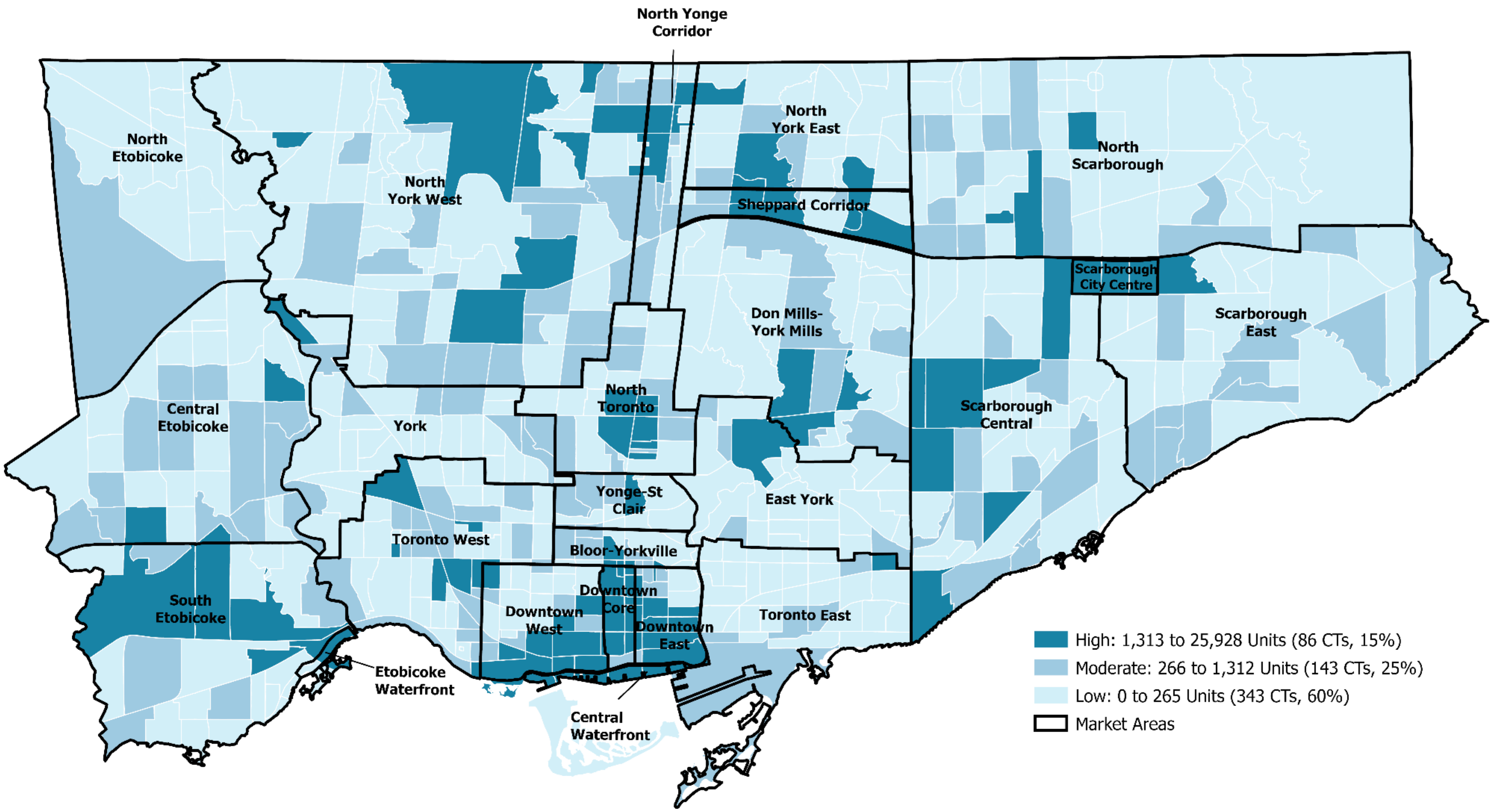
More information on the development pipeline can be found in the City's 2021 Development Pipeline Bulletin.

[13] The Development Pipeline consists of projects with approval and/or construction activity between January 1, 2016 and December 31, 2020, excluding those projects built prior to the 2016 Census Day. It includes proposals under review, those with their first Planning approval and projects under construction but not yet built. A project is the collection of planning applications having to do with a single site.

[14] The City of Toronto Mid-Rise Design Guidelines defines mid-rise as 5 to 11 storeys.

Figure 18.

TORONTO Proposed Residential Units by Census Tract



TORONTO

Source: Residential development projects based on Q4 2020 Pipeline, excluding units built prior to 2016 Census Day; IBMS / Land Use Information System II.
Geography: 2016 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021

Market Price Analysis

New and resale prices [15]

The average condominium resale price increased 47.5% from $423,951 in 2016 to $625,409 in 2020. The area with the highest average condominium resale price in the latter period was Yonge-St Clair with an average resale price of $889,547 in 2020. The Bloor-Yorkville, Central Waterfront, Downtown areas, Etobicoke Waterfront, Etobicoke South, North York East, Toronto North, Toronto East, Toronto West, and Yonge Corridor North market areas also had average condominium resale prices in 2020 that were higher than the city average.

The market areas which experienced price escalations greater than the 47.5% for the city as a whole generally differed than those with high average condominium resale prices. The following market areas in particular had notable price escalations from 2016 to 2020: Etobicoke North (96%), Scarborough North (74%), Scarborough Southwest (87%), and Scarborough Southeast (96%).

The average new condominium end prices increased 121% from $497,140 in 2016 to $1,096,620 in 2020, which is notably higher than the 47.5% increase in average condominium resale prices during that same time period.

The area with the highest average new condominium end price was Bloor-Yorkville with an average new condominium end price of $2,762,826 in 2020. The Central Waterfront, Downtown Core and Downtown West, East York, North York West, and Yonge- St. Clair market areas also had average new condominium end prices in 2020 that were higher than the city average.

Many market areas also experienced price escalations greater than the city average of 121% for new condominiums. This includes Bloor-Yorkville with a 309% increase in average new condominium end price from 2016 to 2020, followed by North York West (254%), Yonge-St. Clair (205%), Toronto West (161%), Downtown West (143%), Sheppard Corridor (141%), Yonge Corridor North (137%), East York (136%), and Don Mills-York Mills (128%).

Some areas, such as North York West, have experienced significant price escalations because prices were notably lower in those areas five years ago when there was far less development and demand in those areas. Other areas may have not experienced significant price escalations due to prices that were already notably high five years ago due to high demand and other market factors, such as the Downtown Core.

By unit type, from 2016 to 2020, average condominium resale prices increased 54% for bachelor units, 51% for one-bedroom units, and 49% for three-bedroom units, compared to 44% for

[15] New and resale prices exclude outliers that are not within three standard deviations of the mean

two-bedroom units. Notable escalations for smaller units include a 91% increase in bachelor units in Scarborough City Centre, and a 90% increase in one-bedroom prices in Etobicoke North and a 86% increase in Scarborough Southwest.

For two-bedroom units, notable price escalations include an 84% increase in resale price for two-bedroom units in Etobicoke North, and 78% increase in resale price for two-bedroom units in Scarborough Southwest. Resale prices for two-bedroom units in Bloor-Yorkville increased just 22%.

For three-bedroom units, the largest price escalations were seen in Etobicoke North with a 176% increase in resale prices, followed by a 128% increase in Etobicoke South, a 121% increase in Scarborough Southwest. Toronto East saw a price escalation of just 28% for the resale price for three-bedroom units and prices actually declined 11% in Yonge-St Clair for three-bedroom resales.

Number of new sales and resales

In 2016, there were 14,607 condominium resales, compared to 18,135 condominium resales in 2020, which is a 24% increase in the number of sales. The largest number of condominium resales in 2020 were in Etobicoke Central, Central Waterfront, Downtown Core, Downtown West, Scarborough North, Yonge Corridor North, and North York West.

In terms of new condominium sales, there was an 81% increase in the number of new condominium sales from 2016 to 2020, for a total of 28,935 new condominium sales in 205 projects in the latter period. The size of projects have also increased between these two time periods, from an average of 48 units per project in 2016 to 141 units per project in 2020.

The area with the most amount of new condominium sales in 2020 by a significant margin was the Downtown West market area with 3,946 new condominium sales in just 34 projects. The Central Waterfront, Downtown East, and Scarborough North areas also had a large number of new condominium sales. These four areas comprised 42% of all new condominium sales in that time period.

Market Rent Analysis

Rental housing is typically more affordable than ownership housing due to not requiring a down payment, and payment of property taxes, condo fees and maintenance, and other costs associated with home ownership. However, rents in Toronto are increasing substantially, pricing many households out of both the ownership and rental housing markets.

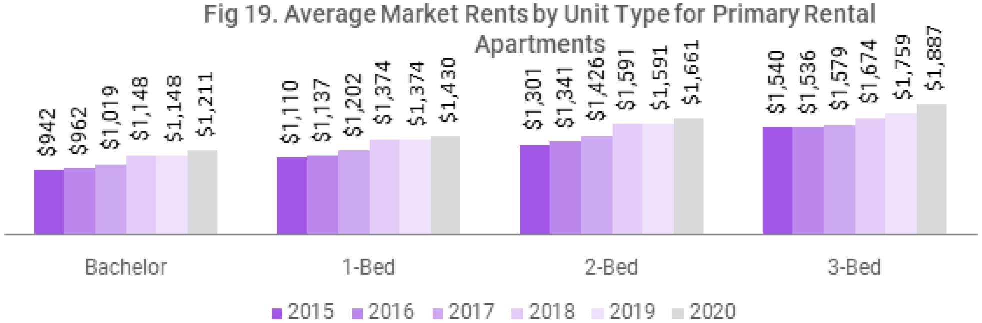
Average market rents

Rental apartment average market rents (AMRs) in 2020 were $1,211 for a bachelor unit, $1,430 for a one-bedroom unit, $1,661 for a two-bedroom unit, and $1,887 for a three-plus bedroom unit.

AMRs for private market rental apartments in Toronto have increased 24% across all unit types from 2016 to 2020[16] (according to CMHC Rental Market Survey data). The increase in AMRs for bachelor, one-bedroom, two-bedroom, and three-bedroom units is similar to the overall increase.

The city's annual affordable rent thresholds are 100% of the CMHC AMRs by unit type. Mid-range rent thresholds are 150% of the CMHC AMRs by unit type.

Fig 19. Average Market Rents by Unit Type for Primary Rental Apartments

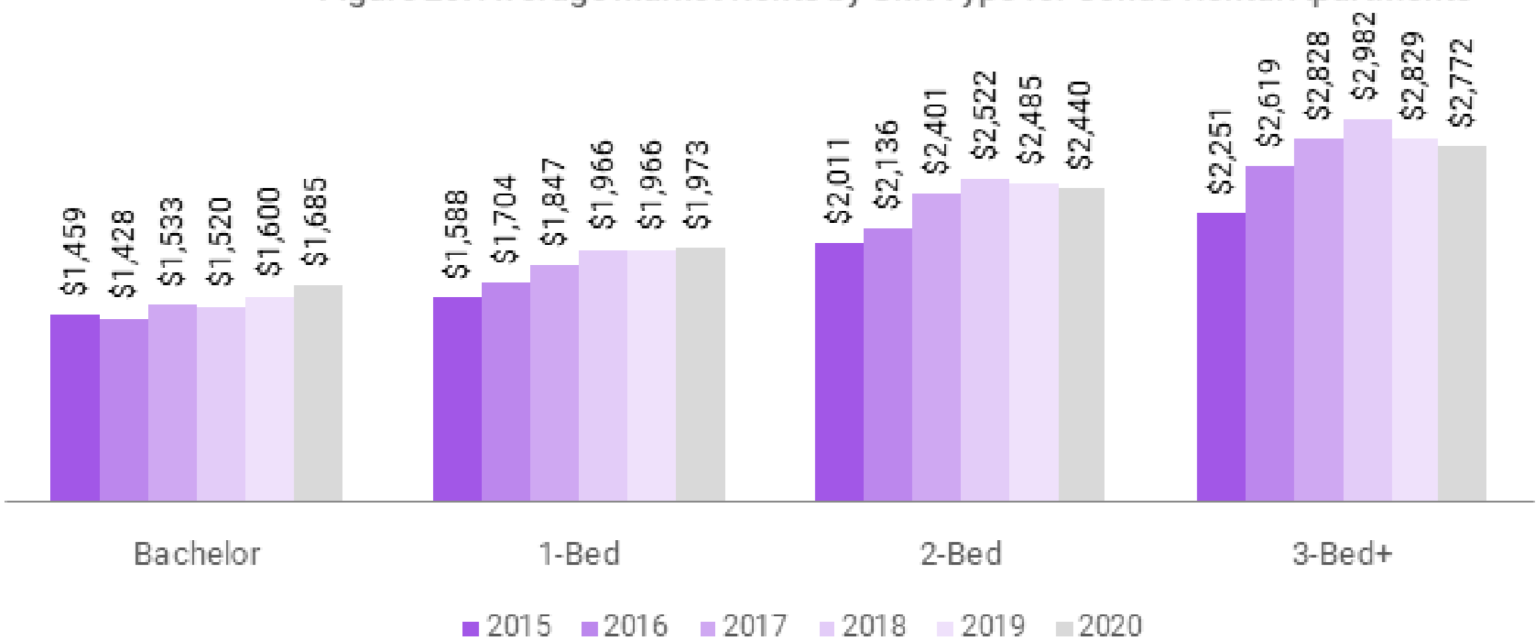


Source: CMHC Rental Market Survey Information

[16] 2016 and 2020 average market rents have not been adjusted for inflation (average of 1.7% annually according to Statistics Canada Consumer Price Index (CPI) statistics).

Condominium rentals (according to CMHC rental market data) had notably higher rents - $1,685 for a bachelor unit, $1,973 for a one-bedroom unit, $2,440 for a two-bedroom unit, and $2,772 for a three-plus bedroom unit. These rents have increased 17% across all unit types from 2016 to 2020[17], and notably rents for three-plus bedroom units have increased just 6% compared to 18% for one-bedroom units and 16% for two-bedroom units.

Figure 20. Average Market Rents by Unit Type for Condo Rental Apartments



Source: CMHC Rental Market Survey Information

[17] 2016 and 2020 condo average market rents have not been adjusted for inflation (average of 1.7% annually according to Statistics Canada Consumer Price Index (CPI) statistics).

Average asking rents

According to CMHC 2020 Rental Market custom data, average asking rents for vacant purpose-built rentals as of October 2020 were $1,450 for bachelor units, $1,725 for 1-bedroom units, $2,111 for 2-bedroom units, and $2,549 for 3-bedroom units. In comparison, according to Q4 2020 Urbanation data, average asking rents for condominium rentals in Q4 2020 were $1,359 for bachelor units, $1,510 for 1-bedroom units, $2,265 for 2-bedroom units, and $2,869 for 3-bedroom unit. Condominium rental average asking rents were notably lower in 2020 compared to 2019, likely due to the effects of the pandemic.

Low end of market rents

For shared accommodation, 80% of the AMR for bachelor units was used as the affordable threshold. According to the 2018 survey on rental housing listings noted earlier, the average asking rent for rooms is 8.3% lower than this threshold, which suggests that most shared accommodation is in the low-end of the market. The exception to this is rooms in rental condominium units, which have an average asking rent that is 28.3% higher than the 80% of AMR for bachelor units threshold.

Of the 9,000 rental listings surveyed in 2018, just over 25% of the listings were considered 'low-end of market' (LEM) - meaning the asking rent for those listings fell under the City's affordable rent thresholds for rental units or below 80% of the AMR for a bachelor unit for shared accommodation. Of these LEM listings, over 80% were shared accommodation. Just 7.0% of self-contained units have average asking rents below the City's AMR by unit type.

New rental rents

There were 201 new purpose-built rental projects in 2020, compared to just 78 projects in 2016. The average rental rate for new purpose-built rentals in 2020 was $2,381/month, a 21% increase in the average rental rate from 2016 when the average rental rate for new purpose-built rentals was $1,962/month.

In 2020, the Bloor-Yorkville, Downtown Core, Downtown East, Downtown West, Toronto North, Toronto East and Yonge-St. Clair market areas all had average rental rates greater than the city average for new purpose-built rentals. However, only Central Etobicoke, the Downtown Core, Downtown East and Downtown West market areas experienced escalations in the average rental rate for new purpose-built rentals greater than the city average.

IZ Market Analysis

Using findings from the market data analyzed for this report, along with findings from the financial viability analysis (undertaken separately), an 'IZ market' check was conducted to determine areas that could potentially support the implementation of an inclusionary zoning policy. The analysis looks at the following 'checks' for each of the market areas (where applicable):

- If the average condominium resale price for 2020 is greater than the average condominium resale price for the city as a whole during that time period
- If the escalation in average condominium resale price over the last five years (from 2016 to 2020) is greater than the escalation in average condominium resale price for the city as a whole
- If the average price for a new condominium for 2020 is greater than the average price for a new condominium for the city as a whole
- If the escalation in average price for a new condominium over the last five years (from 2016 to 2020) is greater than the escalation in average price for a new condominium for the city as a whole
- If the average rents for new rental units for 2020 is greater than the average rents for new rental units for the city as a whole
- If the number of condominium units in the development pipeline as of the fourth quarter of 2020 is greater than the average number of units in the development pipeline for all market areas
- If the financial viability analysis determined that a typical condo development in the market area could support a 20% or 10% inclusionary zoning requirement if affordable ownership is provided (i.e. providing 20% or 10% of the total residential gross floor area as affordable ownership housing)
- If the financial viability analysis determined that a typical condo development in the market area could support a 20% or 10% inclusionary zoning requirement if affordable rental is provided (i.e. providing 20% or 10% of the total residential gross floor area as affordable rental housing)
- If the financial viability analysis determined that a typical rental development could support a 5% inclusionary zoning requirement (i.e. providing 5% of the total residential gross floor area as affordable rental housing)

A market area was determined to be a 'IZ market' if it achieved at least fifty percent of a minimum number of indicators that were assessed for that area. Data was not uniformly available for all areas, as not every market had new condominium and rental project transactions during the 5 year time period.

Passing at least half the checks indicates that a market area has had strong prices/rents, strong escalation in prices, and/or a high number of units in the development pipeline, along with being determined to be an area where development can feasibly support an inclusionary zoning requirement.

The complete data sets can be found in Appendix 1.

As shown in the table below, the following market areas have been determined to be 'IZ market' areas: Bloor-Yorkville, Central Waterfront, Downtown Core, Downtown East, Downtown West, North York West Scarborough Southwest, Scarborough City Centre, South Etobicoke, Toronto East, Toronto North, Toronto West, Yonge-St Clair, and Yonge Corridor North. Based on the analysis noted above, these market areas have strong enough markets where an inclusionary zoning requirement to provide affordable housing as part of a new development would not negatively impact development.

As part of the legislative requirements, market areas are to be assessed at least every five years in order to evaluate whether the market has changed over the past five years and if inclusionary zoning requirements should be adjusted and/or applied to new areas.

Table 2. IZ Market Check by Market Area, 2021

Market Area	Resale Price (2020)	Resale Escalation (2016-2020)	New Condo Price (2016)	New Condo Escalation (2016-2020)	New Rental Price (2020)	Pipeline (2020)	Condo (Ownership)		Condo (Rental)		Rental	--
							Viable @ 20%	Viable @ 10%	Viable @ 20%	Viable @ 10%	Viable @ 5%	IZ Market?
Bloor-Yorkville	✓	✗	✓	✓	✓	✗	✓	✓	✓	✓	✓	**Yes**
Central Waterfront	✓	✗	✓	✗	–	✗	✓	✓	✓	✓	✓	**Yes**
Don Mills-York Mills	✗	✓	✗	✓	–	✗	–	–	–	–	–	No
Downtown Core	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	✓	**Yes**
Downtown East	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	**Yes**
Downtown West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	**Yes**
East York	✗	✓	✗	✓	–	✗	–	–	–	–	–	No
Etobicoke Central	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	No
Etobicoke North	✗	✓	–	–	–	✗	–	–	–	–	–	No
Etobicoke South	✓	✓	✗	✗	–	✓	–	–	–	–	–	**Yes**
Etobicoke Waterfront	✓	✓	✗	✗	–	✗	–	–	–	–	–	No
North York East	✓	✓	✗	✗	–	✗	–	–	–	–	–	No
North York West	✗	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	**Yes**
Scarborough City Centre	✗	✓	–	–	–	✗	✓	✓	✗	✓	✗	**Yes**
Scarborough North	✗	✓	✗	✗	–	✓	–	–	–	–	–	No
Scarborough Southwest	✗	✓	✗	✗	–	✓	✓	✓	✓	✓	✗	**Yes**
Scarborough Southeast	✗	✓	✗	✗	–	✗	–	–	–	–	–	No
Sheppard Corridor	✗	✓	✗	✓	✗	✗	–	–	–	–	–	No
Toronto East	✓	✗	✗	✗	✓	✗	✓	✓	✓	✓	✓	**Yes**
Toronto North	✓	✗	✗	✗	✓	✓	✓	✓	✓	✓	✓	**Yes**
Toronto West	✓	✓	✗	✓	✗	✓	✓	✓	✗	✓	✓	**Yes**
Yonge-St Clair	✓	✗	✓	✓	✓	✗	–	–	–	–	–	**Yes**
Yonge Corridor North	✓	✗	✗	✓	✗	✗	✓	✓	✓	✓	✗	**Yes**
York	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	No

Source: TREB, Realnet (Altus), and Urbanation Market Data, 2020; City of Toronto, City Planning Division; Land Use Information System II, 2020; Financial Viability Impact Analysis, NBLC, 2021

Demand for Affordable Housing

This report analyzes demographic and income trends, and provides an overview of housing supply in the city. These findings can be used to identify potential future demand for affordable housing. The City examined affordable housing demand and set appropriate affordable housing targets as part of the development of the City's 10 year housing and homelessness plan, the HousingTO Action Plan for 2020 to 2030. This overarching plan provides a roadmap to guide all City actions, policies and investments in housing and homelessness over the next decade, and sets a target of delivering 40,000 new affordable rental and supportive housing units by 2030, plus provide a range of supports to help residents secure and maintain their homes.

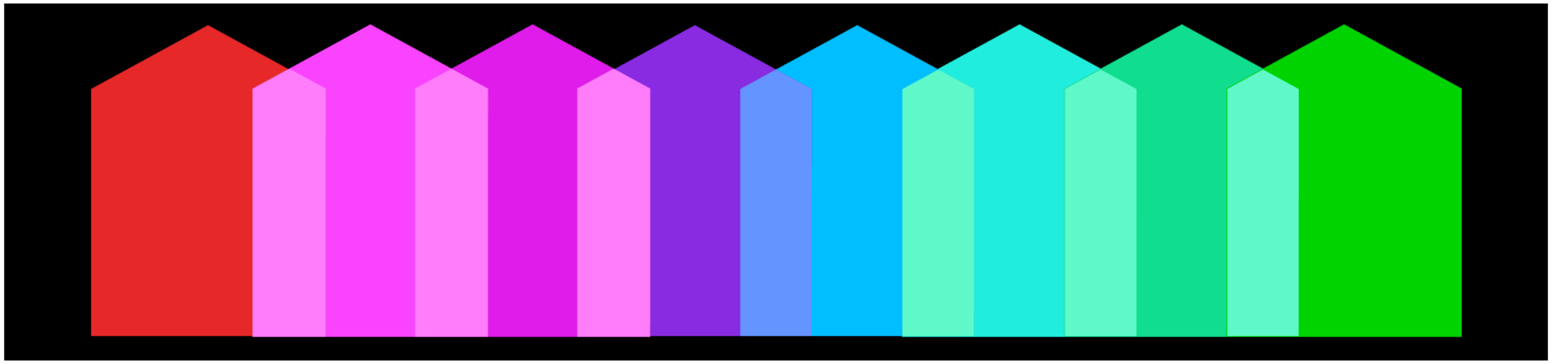
An Implementation Plan for the HousingTO Action Plan for 2020 to 2030 was adopted by Council in October of 2020 and guides the City's actions to achieve its affordable housing targets.

Conclusion

This report provides an overview of demographic and housing need and demand trends in the City of Toronto. There are a number of factors that influence housing need, demand and supply, and the analysis of these factors demonstrates that for Toronto, housing affordability is a concern for many households.

The findings from the comprehensive analysis undertaken in this report were used to inform the development of an inclusionary zoning policy framework. The findings demonstrate there is a strong need for more affordable housing in Toronto and thus a strong rationale for implementing an inclusionary zoning policy to help address the housing needs of low to moderate households.

This report was refined and supplemented throughout the policy development process.



Appendix 1

Demographic Data Tables

Unless otherwise noted, the following data tables contain data from Statistics Canada: Standard Profiles and Custom Tabulations of 2006 Census and 2016 Census.

Table 1: Population by Age Cohorts, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Age Cohorts	Persons	%	Persons	%	% Change	Persons	%	Persons	%	% Change	Persons	%	Persons	%	% Change
0 to 4 years	134,010	5.5%	135,545	5.0%	1.1%	72,910	4.9%	72,435	4.6%	-0.7%	61,095	6.3%	63,110	5.6%	3.3%
5 to 9 years	132,545	5.4%	134,650	5.0%	1.6%	75,210	5.0%	74,955	4.8%	-0.3%	57,335	5.9%	59,685	5.3%	4.1%
10 to 14 years	140,005	5.7%	126,685	4.7%	-9.5%	83,690	5.6%	74,065	4.7%	-11.5%	56,315	5.8%	52,615	4.7%	-6.6%
15 to 19 years	143,380	5.8%	144,425	5.4%	0.7%	88,775	6.0%	83,830	5.4%	-5.6%	54,605	5.7%	60,580	5.4%	10.9%
20 to 24 years	169,445	6.9%	193,510	7.2%	14.2%	92,095	6.2%	94,920	6.1%	3.1%	77,345	8.0%	98,590	8.8%	27.5%
25 to 29 years	187,995	7.7%	231,860	8.6%	23.3%	85,340	5.7%	92,215	5.9%	8.1%	102,650	10.6%	139,635	12.4%	36.0%
30 to 34 years	192,990	7.9%	223,480	8.3%	15.8%	95,940	6.4%	98,540	6.3%	2.7%	97,050	10.1%	124,940	11.1%	28.7%
35 to 39 years	200,160	8.2%	195,105	7.2%	-2.5%	109,990	7.4%	101,155	6.5%	-8.0%	90,170	9.3%	93,945	8.3%	4.2%
40 to 44 years	209,380	8.5%	181,225	6.7%	-13.4%	125,935	8.5%	105,545	6.7%	-16.2%	83,440	8.6%	75,680	6.7%	-9.3%
45 to 49 years	191,495	7.8%	189,540	7.0%	-1.0%	122,915	8.2%	118,170	7.5%	-3.9%	68,585	7.1%	71,370	6.3%	4.1%
50 to 54 years	166,630	6.8%	200,605	7.5%	20.4%	113,155	7.6%	130,715	8.3%	15.5%	53,475	5.5%	69,885	6.2%	30.7%
55 to 59 years	146,335	6.0%	180,940	6.7%	23.6%	104,205	7.0%	121,200	7.7%	16.3%	42,130	4.4%	59,730	5.3%	41.8%
60 to 64 years	107,930	4.4%	152,060	5.6%	40.9%	77,330	5.2%	105,570	6.7%	36.5%	30,600	3.2%	46,485	4.1%	51.9%
65 to 69 years	92,645	3.8%	128,900	4.8%	39.1%	67,300	4.5%	91,745	5.9%	36.3%	25,345	2.6%	37,150	3.3%	46.6%
70 to 74 years	83,420	3.4%	91,320	3.4%	9.5%	62,020	4.2%	65,560	4.2%	5.7%	21,400	2.2%	25,760	2.3%	20.4%
75 years +	157,405	6.4%	181,830	6.8%	15.5%	113,375	7.6%	135,560	8.7%	19.6%	44,035	4.6%	46,265	4.1%	5.1%
Total Population	**2,455,770**	**100%**	**2,691,680**	**100%**	**9.6%**	**1,490,185**	**100%**	**1,566,180**	**100%**	**5.1%**	**965,575**	**100%**	**1,125,425**	**100%**	**16.6%**

Table 2: Households by Household Size, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
HHold Size	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
1 person	293,340	30.1%	359,985	32.3%	22.7%	112,780	21.2%	144,305	24.6%	28.0%	180,565	40.8%	215,675	41.0%	19.4%
2 persons	281,415	28.9%	333,445	30.0%	18.5%	158,640	29.8%	177,490	30.2%	11.9%	122,775	27.7%	155,955	29.7%	27.0%
3 persons	160,235	16.4%	175,830	15.8%	9.7%	93,845	17.7%	102,930	17.5%	9.7%	66,385	15.0%	72,890	13.9%	9.8%
4 persons	139,955	14.4%	146,555	13.2%	4.7%	96,285	18.1%	98,090	16.7%	1.9%	43,665	9.9%	48,455	9.2%	11.0%
5 + persons	99,360	10.2%	97,115	8.7%	-2.3%	69,920	13.2%	64,265	10.9%	-8.1%	29,440	6.6%	32,850	6.2%	11.6%
Total	**974,305**	**100%**	**1,112,930**	**100%**	**14.2%**	**531,470**	**100%**	**587,080**	**100%**	**10.5%**	**442,830**	**100%**	**525,825**	**100%**	**18.7%**

Table 3: Households by Household Type, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
HHold Type	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
Family	632,235	64.9%	685,980	61.2%	8.5%	403,505	75.9%	425,585	72.6%	5.5%	228,730	51.7%	260,395	49.6%	13.8%
Non-Family	342,075	35.1%	426,760	38.4%	24.8%	127,980	24.1%	162,510	27.7%	27.0%	214,095	48.3%	264,250	50.4%	23.4%
Total	**974,305**	**100%**	**1,110,735**	**100%**	**14.0%**	**531,475**	**100%**	**586,090**	**100%**	**10.3%**	**442,830**	**100%**	**524,645**	**100%**	**18.5%**

Table 4: Household Income Deciles, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Income Deciles	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
1st Decile	97,405	10.0%	110,930	10.0%	Not Applicable	22,275	4.2%	25,470	4.3%	14.3%	75,130	17.0%	85,465	16.3%	13.8%
2nd Decile	97,460	10.0%	111,185	10.0%		29,710	5.6%	33,530	5.7%	12.9%	67,750	15.3%	77,655	14.8%	14.6%
3rd Decile	97,420	10.0%	111,090	10.0%		37,340	7.0%	42,595	7.3%	14.1%	60,075	13.6%	68,500	13.1%	14.0%
4th Decile	97,530	10.0%	111,115	10.0%		41,520	7.8%	46,105	7.9%	11.0%	56,010	12.6%	65,010	12.4%	16.1%
5th Decile	97,370	10.0%	111,060	10.0%		47,055	8.9%	51,865	8.8%	10.2%	50,315	11.4%	59,190	11.3%	17.6%
6th Decile	97,345	10.0%	111,075	10.0%		54,370	10.2%	58,360	10.0%	7.3%	42,980	9.7%	52,710	10.0%	22.6%
7th Decile	97,450	10.0%	111,100	10.0%		61,560	11.6%	66,790	11.4%	8.5%	35,890	8.1%	44,315	8.4%	23.5%
8th Decile	97,390	10.0%	110,925	10.0%		70,325	13.2%	76,050	13.0%	8.1%	27,070	6.1%	34,875	6.6%	28.8%
9th Decile	97,545	10.0%	111,230	10.0%		79,715	15.0%	87,425	14.9%	9.7%	17,825	4.0%	23,800	4.5%	33.5%
10th Decile	97,400	10.0%	111,020	10.0%		87,610	16.5%	97,895	16.7%	11.7%	9,790	2.2%	13,125	2.5%	34.1%
Total	**974,315**	**100%**	**1,110,730**	**100%**		**531,480**	**100%**	**586,085**	**100%**	**10.3%**	**442,835**	**100%**	**524,645**	**100%**	**18.5%**

Table 5: Housing Suitability, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Housing Suitability	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
Suitable	825,955	84.3%	978,105	87.9%	18.4%	484,540	91.0%	550,075	93.7%	13.5%	341,415	76.4%	428,010	81.4%	25.4%
Not Suitable	153,470	15.7%	134,825	12.1%	-12.1%	48,040	9.0%	37,005	6.3%	-23.0%	105,440	23.6%	97,815	18.6%	-7.2%
Total	**979,425**	**100%**	**1,112,930**	**100%**	**13.6%**	**532,580**	**100%**	**587,080**	**100%**	**10.2%**	**446,855**	**100%**	**525,825**	**100%**	**17.7%**

Table 6: Dwellings by Condominium Status, 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Condo Status	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
Condo	N/A	N/A	292,265	26.3%	N/A	N/A	N/A	195,295	33.3%	Not Applicable	N/A	N/A	96,965	18.4%	N/A
Not Condo	N/A	N/A	820,665	73.7%	N/A	N/A	N/A	391,785	66.7%		N/A	N/A	428,855	81.6%	N/A
Total	-	-	**1,112,930**	**100%**	-	-	-	**587,080**	**100%**	-	-	-	**525,820**	**100%**	-

Table 7: Shelter Cost to Income Ratio (STIR), 2006 and 2016, City of Toronto

Year/ Time Period	All Tenure					Owned					Rented				
	2006		2016		2006-16 Change	2006		2016		2006-16 Change	2006		2016		2006-16 Change
-	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
Spending 50% or more of income on shelter costs	165,805	17.0%	194,440	17.5%	17.3%	64,565	12.1%	71,995	12.3%	11.5%	101,245	22.9%	122,440	23.3%	20.9%
Total HHolds[18]	**974,305**	**100%**	**1,110,735**	**100%**	**14.0%**	**531,475**	**100%**	**586,090**	**100%**	**10.3%**	**442,830**	**100%**	**524,645**	**100%**	**18.5%**

Table: Households in Unsuitable, Inadequate and Unaffordable Housing by Household Type, 2006 and 2016, City of Toronto[19]

[18] With income greater than $0

[19] Data source: Canada Mortgage and Housing Corporation, Housing in Canada Online

Table 8: Households in Unsuitable, Inadequate and Unaffordable Housing by Household Type, 2006 and 2016, City of Toronto[20]

Tenure	Owned					Rented				
Year/Time Period	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Household Type and Need	HHolds	%	HHolds	%	% Change	HHolds	%	HHolds	%	% Change
Family Households	**391,230**		**425,585**		**8.8%**	**214,850**		**260,395**		**21.2%**
- In unsuitable housing	43,585	11.1%	34,270	8.1%	-21.4%	85,385	39.7%	82,835	31.8%	-3.0%
- In inadequate housing	22,355	5.7%	22,005	5.2%	-1.6%	24,400	11.4%	26,410	10.1%	8.2%
- In unaffordable housing	80,880	20.7%	93,200	21.9%	15.2%	76,240	35.5%	97,880	37.6%	28.4%
Non-Family Households	**117,015**		**162,510**		**38.9%**	**188,325**		**264,250**		**40.3%**
- In unsuitable housing	1,905	1.6%	18,055	11.1%	847.8%	10,965	5.8%	15,355	5.8%	40.0%
- In inadequate housing	6,705	5.7%	30,070	18.5%	348.5%	16,675	8.9%	21,715	8.2%	30.2%
- In unaffordable housing	39,755	34.0%	67,270	41.4%	69.2%	88,055	46.8%	147,720	55.9%	67.8%
All Households	**508,245**		**588,095**		**15.7%**	**403,175**		**524,645**		**30.1%**
- In unsuitable housing	45,490	9.0%	52,325	8.9%	15.0%	96,350	23.9%	98,190	18.7%	1.9%
- In inadequate housing	29,060	5.7%	52,075	8.9%	79.2%	41,075	10.2%	48,125	9.2%	17.2%
- In unaffordable housing	120,635	23.7%	160,470	27.3%	33.0%	164,295	40.8%	245,600	46.8%	49.5%

[20] Data source: Canada Mortgage and Housing Corporation, Housing in Canada Online

Dwelling, Vacancy Rate and Rent Data Tables

Unless otherwise noted, the following data tables contain data from the Canada Mortgage and Housing Corporation Rental Market Survey Data.

Table 9: Occupied Private Dwellings by Structural Type, 2006 and 2016, City of Toronto[21]

Tenure	Owned					Rented				
Year/Time Period	2006		2016		2006-16 Change	2006		2016		2006-16 Change
Structural Type	Dwellings	%	Dwellings	%	% Change	Dwellings	%	Dwellings	%	% Change
Single-detached house	252,640	47.4%	250,245	42.6%	-0.9%	14,800	3.3%	19,405	3.7%	31.1%
Semi-detached house	64,220	12.1%	64,250	10.9%	0.0%	6,210	1.4%	7,825	1.5%	26.0%
Row house	37,755	7.1%	42,955	7.3%	13.8%	17,405	3.9%	18,915	3.6%	8.7%
Apartment/flat in a duplex	26,985	5.1%	28,725	4.9%	6.4%	16,465	3.7%	18,850	3.6%	14.5%
Apartment in building with >five storeys	44,395	8.3%	42,060	7.2%	-5.3%	117,980	26.4%	123,585	23.5%	4.8%
Apartment in building with five+ storeys	106,160	19.9%	156,845	26.7%	47.7%	272,890	61.1%	336,290	64.0%	23.2%
Other single-attached house	330	0.1%	1,930	0.3%	484.8%	1,055	0.2%	910	0.2%	-13.7%
Total Occupied Private Dwellings	**532,485**	**100%**	**587,010**	**100%**	**10.2%**	**446,805**	**100%**	**525,780**	**100%**	**17.7%**

[21] Data source: Statistics Canada: Standard Profiles and Custom Tabulations of 2006 Census and 2016 Census.

Table 10: Rental Apartment Universe by Unit Type and Rents Below, At and Above Average Market Rent (AMR), 2016 and 2020, City of Toronto[22,23]

Unit Type	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
Year/Time Period	2016	2020	% Change '16-'20	2016	2020	% Change '16-'20	2016	2020	% Change '16-'20	2016	2020	% Change '16-'20	2016	2020	% Change '16-'20
Rent Band[24]:															
<=80% AMR	3,577	6,143	72%	17,778	29,179	64%	19,098	29,077	52%	3,632	6,053	67%	44,085	70,452	60%
81% to 100% AMR	8,379	6,148	-27%	44,430	29,900	-33%	43,667	28,230	-35%	9,838	6,478	-34%	106,314	70,756	-33%
101% to 150% AMR	9,035	10,988	22%	43,025	49,946	16%	33,086	38,312	16%	5,586	7,327	31%	90,732	106,573	17%
>150% AMR	**	**		2,718	**		4,728	5,932	25%	**	**		7,446	5,932	-20%
Total	**20,991**	**23,279**	**11%**	**107,951**	**109,025**	**1%**	**100,579**	**101,551**	**1%**	**19,056**	**19,858**	**4%**	**248,577**	**253,713**	**2%**

Table 11: Vacancy Rates by Unit Type and Rents Below, At and Above Average Market Rent (AMR), 2016 and 2020, City of Toronto

Unit Type	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
Year	2016	2020	2016	2020	2016	2020	2016	2020
Rent Band[25]:								
<=80% AMR	2.4	2.1	1.2	1.2	1.4	0.9	4.5	0.6
81% to 100% AMR	1.6	2.3	1,1	1.4	0.9	1.2	1.0	0.7
101% to 150% AMR	1.4	8.5	1.6	7.0	1.5	4.4	1.9	5.0
>150% AMR	1.7	**	2.1	12.9	2.9	9.5	3.0	**
All units	1.5	5.7	1.3	4.3	1.2	2.8	1.9	2.5

22 ** = data is supressed/not available
23 Data is for privately initiated rental apartment structures of three units and over and as such is not representative of the entire rental universe.
24 Rent bands are based on a proportion of Average Market Rent (AMR), as reported by the Canada Mortgage and Housing Corporation
25 Rent bands are based on a proportion of Average Market Rent (AMR), as reported by the Canada Mortgage and Housing Corporation

Table 12: Average Market Rents (AMR) for Primary Rental Apartments, 2013 to 2020, City of Toronto

Year	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	All Units
2013	$876	$1,035	$1,225	$1,493	$1,134
2014	$899	$1,071	$1,264	$1,488	$1,166
2015	$942	$1,110	$1,301	$1,544	$1,206
2016	$962	$1,137	$1,341	$1,549	$1,236
2017	$1,019	$1,202	$1,426	$1,595	$1,308
2018	$1,089	$1,270	$1,492	$1,664	$1,372
2019	$1,148	$1,374	$1,591	$1,766	$,1472
2020	$1,211	$1,430	$1,661	$1,896	$1,538
% Change 2016-2020	**25.9%**	**25.8%**	**23.9%**	**22.4%**	**24.4%**

Table 13: Average Market Rents (AMR) for Condominium Rental Apartments, 2013 to 2020, City of Toronto[26]

Year	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	All Units
2013	**	$1,576	$1,835	$1,727	$1,742
2014	**	$1,565	$1,895	$1,682	$1,758
2015	$1,459	$1,588	$2,011	$2,251	$1,892
2016	$1,428	$1,704	$2,136	$2,619	$1,983
2017	$1,533	$1,847	$2,401	$2,828	$2,219
2018	$1,520	$1,966	$2,522	$2,982	$2,234
2019	$1,600	$1,966	$2,485	$2,829	$2,312
2020	$1,685	$1,973	$2,440	$2,772	$2,323
% Change 2016-2020	**18.0%**	**15.8%**	**14.2%**	**5.8%**	**17.1%**

[26] ** = data is supressed/not available

Table 14: Average Asking Rents by Accommodation Type, 2018, City of Toronto[27]

Accommodation Type[28]	Private Room	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom +	All Units (Rooms Included)	All Units (Rooms Excluded)
Primary Rental	$791	$1,399	$1,738	$2,026	$2,298	$1,732	$1,912
Condo Secondary Rental	$1,141	$1,914	$2,222	$2,819	$3,366	$2,280	$2,469
Non-Condo Secondary Rental	$731	$1,217	$1,472	$2,036	$2,963	$1,691	$2,047
All Rental Accommodation Types[29]	**$799**	**$1,507**	**$1,974**	**$2,540**	**$3,105**	**$1,887**	**$2,342**

[27] Data source: City-commissioned Rental Market Listing Survey, 2018 (study not repeated in 2019 or 2020)
[28] Data by accommodation type is based on a sample of 3,212 listings out of the 9,000 surveyed
[29] Average asking rents regardless of accommodation type are based on all 9,000 listings surveyed

Market Price and Rent Data Tables

Unless otherwise noted, the following data tables contain custom data from TREB, Realnet (Altus) and Urbanation.

Table 15: Resale Condominium Unit Market Data, 2016 to 2020, by Market Area, City of Toronto

*Data that is not within three standard deviations of the mean has been removed from this analysis

Market Area:	Number of Resales		Average Resale Price		Price Escalation
	2016	2020	2016	2020	2016 - 2020
Bloor-Yorkville	-	259	$632,789	$852,358	34.7%
Central Waterfront	-	2,432	$481,454	$686,325	42.6%
Don Mills-York Mills	-	675	$395,367	$611,924	54.8%
Downtown Core	453	1,374	$531,251	$659,362	24.1%
Downtown East	705	648	$446,094	$647,810	45.2%
Downtown West	1,932	1,486	$433,067	$680,651	57.2%
East York	217	218	$334,487	$531,994	59.0%
Etobicoke Central	-	1,197	$354,713	$570,465	60.8%
Etobicoke North	426	406	$235,304	$462,142	96.4%
Etobicoke South	112	209	$406,710	$632,499	55.5%
Etobicoke Waterfront	1,047	881	$427,338	$658,318	54.1%
North York East	264	264	$427,144	$646,044	51.2%
North York West	1,132	1,181	$342,388	$530,472	54.9%
Scarborough City Centre	650	383	$307,614	$477,975	55.4%
Scarborough North	1,224	1,264	$298,599	$518,575	73.7%
Scarborough Southwest	470	548	$272,308	$508,171	86.6%
Scarborough Southeast	248	350	$248,950	$488,334	96.2%
Sheppard Corridor	1,049	651	$374,400	$586,170	56.6%
Toronto East	323	426	$543,162	$749,160	37.9%
Toronto North	613	635	$544,792	$748,641	37.4%
Toronto West	653	703	$448,158	$677,719	51.2%
Yonge-St Clair	309	312	$673,086	$889,547	32.2%
Yonge Corridor North	2,455	1,316	$441,958	$642,856	45.5%
York	325	317	$336,663	$541,378	60.8%
City of Toronto	**14,607**	**18,135**	**$423,951**	**$625,409**	**47.5%**

Table 16: New Condominium Unit Market Data, 2016 to 2020, by Market Area, City of Toronto

*Data that is not within three standard deviations of the mean has been removed from this analysis

Market Area:	Number of New Condo Projects		Number of New Condo Sales		New Condo Average End Price		Price Escalation
	2016	2020	2016	2020	2016	2020	2016 - 2020
Bloor-Yorkville	19	20	807	1,223	$675,155	$2,762,826	309.2%
Central Waterfront	13	14	734	3,345	$709,771	$1,503,123	111.8%
Don Mills-York Mills	0	0	686	1,262	$459,663	$1,047,823	128.0%
Downtown Core	19	8	271	1,138	$863,387	$1,330,217	54.1%
Downtown East	24	23	389	2,522	$455,861	$995,885	118.5%
Downtown West	61	34	704	3,946	$534,790	$1,301,401	143.3%
East York	3	2	1,132	243	$430,927	$1,018,290	136.3%
Etobicoke Central	14	0	576	1,827	$548,327	$734,305	33.9%
Etobicoke North	2	0	843	0	$321,074	-	-
Etobicoke South	7	0	52	1,161	$396,092	$614,108	55.0%
Etobicoke Waterfront	15	3	14	177	$480,705	$1,052,855	119.0%
North York East	2	2	496	32	$507,437	$921,150	81.5%
North York West	22	13	2,507	777	$449,027	$1,591,021	254.3%
Scarborough City Centre	1	0	2,116	0	$599,900	-	-
Scarborough North	8	0	252	2,312	$351,228	$594,315	69.2%
Scarborough Southwest	15	0	744	839	$364,131	$742,390	103.9%
Scarborough Southeast	6	0	17	275	$420,795	$614,607	46.1%
Sheppard Corridor	20	15	851	1,772	$418,060	$1,008,171	141.2%
Toronto East	25	15	663	637	$544,887	$935,605	71.7%
Toronto North	15	13	226	1,994	$515,528	$1,068,238	107.2%
Toronto West	13	17	169	1,655	$404,567	$1,054,386	160.6%
Yonge-St Clair	0	0	364	524	$806,985	$2,462,077	205.1%
Yonge Corridor North	11	6	1,318	423	$391,934	$926,967	136.5%
York	2	0	77	851	$579,003	$678,988	17.3%
City of Toronto	**335**	**205**	**16,008**	**28,935**	**$497,140**	**$1,096,620**	**120.6%**

Table 17: New Purpose-Built Rental Unit Market Data, 2016 to 2020, by Market Area, City of Toronto

*Data that is not within three standard deviations of the mean has been removed from this analysis

Market Area:	Number of New Rental Projects		Average Rental Rate for New Rentals		Price Escalation
	2016	2020	2016	2020	2016 - 2020
Bloor-Yorkville	6	12	$2,265	$2,522	11.3%
Central Waterfront	-	-	-	-	-
Don Mills-York Mills	-	-	-	-	-
Downtown Core	9	17	$2,008	$2,556	27.3%
Downtown East	6	20	$1,767	$2,390	35.2%
Downtown West	6	16	$1,866	$2,564	37.4%
East York	-	-	-	-	-
Etobicoke Central	9	16	$1,605	$2,314	44.2%
Etobicoke North	-	-	-	-	-
Etobicoke South	-	-	-	-	-
Etobicoke Waterfront	-	-	-	-	-
North York East	-	-	-	-	-
North York West	-	6	-	$2,023	-
Scarborough City Centre	-	-	-	-	-
Scarborough North	-	-	-	-	-
Scarborough Southwest	-	-	-	-	-
Scarborough Southeast	-	-	-	-	-
Sheppard Corridor	12	20	$1,792	$2,109	17.7%
Toronto East	-	8	-	$2,395	-
Toronto North	21	47	$2,161	$2,399	11.0%
Toronto West	6	14	$2,034	$2,208	8.6%
Yonge-St Clair	-	12	-	$2,724	-
Yonge Corridor North	3	5	$2,074	$2,373	14.4%
York	-	8	-	$2,320	-
City of Toronto	**78**	**201**	**$1,962**	**$2,381**	**23.0%**

Table 18: Purpose Built Rental units Proposed and Under Construction by Quarter, 2015-2019[30]

Quarter	Number of Units Under Construction	Number of Units Proposed
Q4-2015	5,401	8,302
Q1-2016	5,202	12,402
Q2-2016	5,048	16,424
Q3-2016	4,676	17,420
Q4-2016	4,098	24,880
Q1-2017	4,494	25,388
Q2-2017	5,058	26,288
Q3-2017	5,324	26,829
Q4-2017	6,305	27,569
Q1-2018	6,915	26,757
Q2-2018	10,051	30,192
Q3-2018	10,293	31,522
Q4-2018	10,543	32,241
Q1-2019	9,479	33,681
Q2-2019	9,969	35,429
Q3-2019	9,631	43,875
Q4-2019	10,373	47,088

[30] Data source: Urbanation UrbanRental, 2015-2019

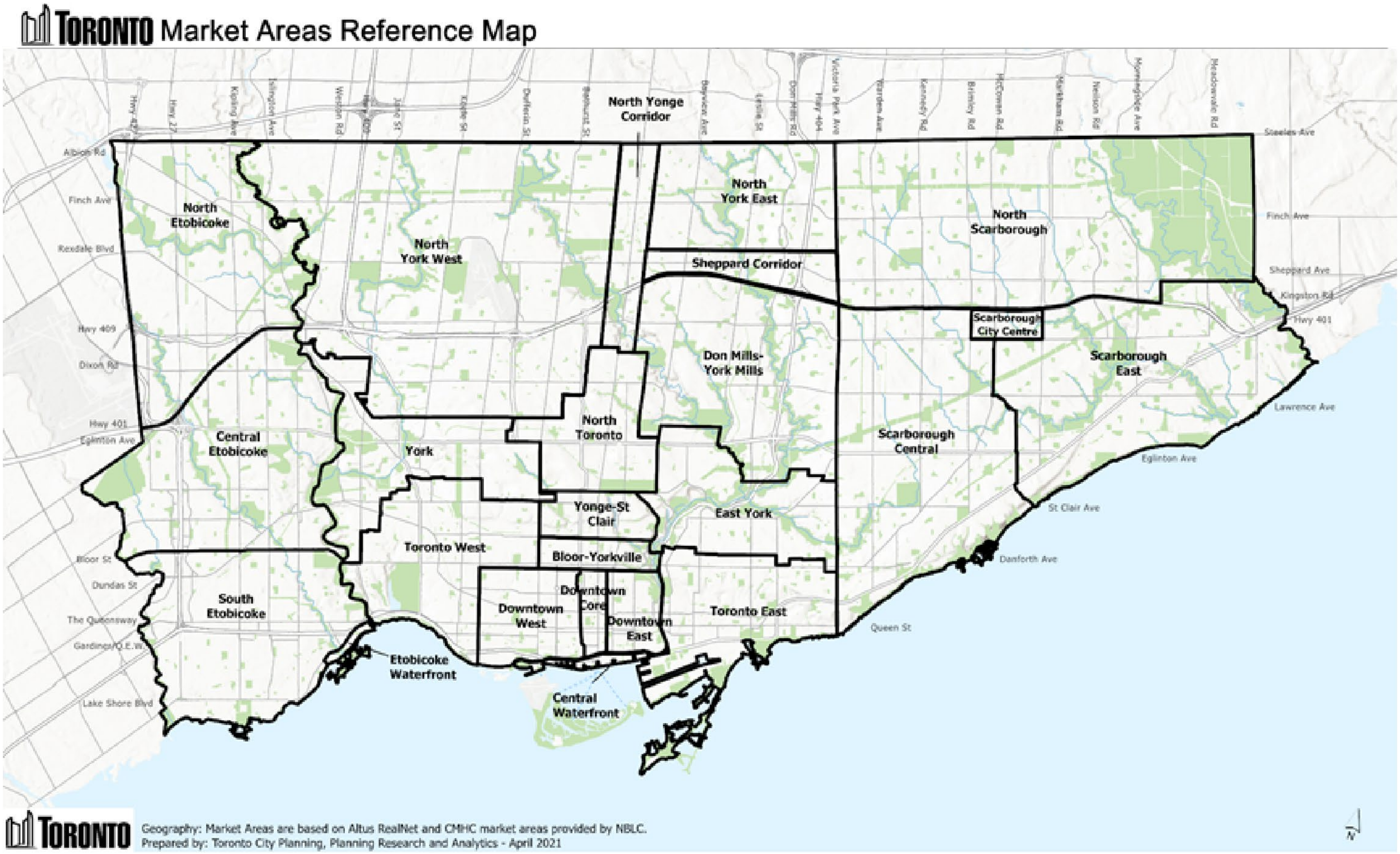
Table 19: Number of Projects and Units in the Development Pipeline, Fourth Quarter 2020, by Market Area, City of Toronto[31],[32]

Market Area	Number of Projects	Number of Units
Bloor-Yorkville	58	17,068
Central Waterfront	14	19,814
Don Mills-York Mills	46	17,913
Downtown Core	47	25,186
Downtown East	95	40,934
Downtown West	147	50,540
East York	26	5,434
Etobicoke Central	48	16,151
Etobicoke North	7	799
Etobicoke South	67	29,676
Etobicoke Waterfront	7	11,500
North York East	32	3,024
North York West	125	38,791
Scarborough City Centre	7	10,368
Scarborough North	44	20,898
Scarborough Southwest	79	47,422
Scarborough Southeast	49	8,775
Sheppard Corridor	39	19,289
Toronto East	75	9,790
Toronto North	101	28,456
Toronto West	98	26,470
Yonge-St Clair	36	6,961
Yonge Corridor North	40	13,361
York	55	7,787
City of Toronto	**1,342**	**476,407**

31 Data source: City of Toronto, City Planning Division : Land Use Information System II

32 The Development Pipeline consists of projects with approval and/or construction activity between January 1, 2016 and December 31, 2020, excluding those projects built prior to the 2016 Census Day. It includes proposals under review, those with their first Planning approval and projects under construction but not yet built. A project is the collection of planning applications having to do with a single site.

Appendix 2



TORONTO Market Areas Reference Map
North Yonge Corridor
North Etobicoke
North York West
North York East
North Scarborough
Sheppard Corridor
Scarborough City Centre
Scarborough East
Don Mills-York Mills
North Toronto
Central Etobicoke
York
Scarborough Central
Yonge-St Clair
East York
Toronto West
Bloor-Yorkville
South Etobicoke
Downtown West
Downtown Core
Downtown East
Toronto East
Etobicoke Waterfront
Central Waterfront
Steeles Ave
Finch Ave
Sheppard Ave
Kingston Rd
Hwy 401
Lawrence Ave
Eglinton Ave
St Clair Ave
Danforth Ave
Queen St
Albion Rd
Rexdale Blvd
Hwy 409
Dixon Rd
Bloor St
Dundas St
The Queensway
Gardiner/Q.E.W.
Lake Shore Blvd
TORONTO
Geography: Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.
Prepared by: Toronto City Planning, Planning Research and Analytics - April 2021