



July 5, 2021

To: Councillor Jennifer McKelvie, Chair, Infrastructure & Environment Committee
Members, Infrastructure & Environment Committee

From: Daryl Chong, Greater Toronto Apartment Association

IE23.3 Creating "Taking Action on Tower Renewal" as a New Stream of Toronto's Residential Energy Retrofit Programs

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. GTAA members own and manage more than 150,000 units of multi-family, purpose-built rental housing in the GTA, mostly in the City of Toronto.

Toronto’s primary rental stock is old. Data from Toronto Municipal Licensing & Standards’ 2019 Apartment Assessment shows that 84% of units were built before 1980. In the most recent forty years (1980-2019), only 17,540 units were constructed by the private sector, an average of 440 units per year.

Toronto Primary Rental Completions (Units) by Decade

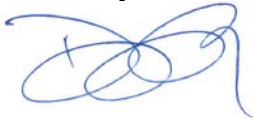
	pre-1960	1960s	1970s	1980s	1990s	2000-2019	
Private	42,392	117,083	66,128	5,107	320	12,113	243,143
TCH	1,813	10,403	20,647	8,629	4,184	2,205	47,881
Social Housing	822	546	1,685	6,333	8,364	2,060	19,819
	45,027	128,032	88,460	20,069	12,868	16,378	310,843
	14.5%	41.2%	28.5%	6.5%	4.1%	5.3%	
	← 84.1%			15.9%	→		

GTAA members strongly support this initiative and are optimistic that the selected projects will help guide others towards deeper retrofits. These will be the case studies from which we can build as we move towards Net Zero strategies. The projects will also assess and showcase domestic expertise – engineers, consultants, tradespeople – as well as products/materials that have been successfully installed and applied in other parts of the world for many years.

Toronto Planning report PH25.18 Development Pipeline 2021 (June 28, 2021) stated that primary rental completions have averaged 1,644 units per year over the past 10 years (2011-2020). Toronto Planning report PH24.7 Right-Sizing Housing and Generational Turnover (June 11, 2021) stated that 4,114 rental units need to be built annually for 35 years (2016-2051) in order to fulfill the increase in younger generations' demands. There is a shortage of 2,500 new rental units each year in Toronto. This demonstrates the need to preserve the existing stock and highlights the need to create incentives to create new rental housing.

GTAA has received positive responses from our members through the consultation and design phases of the Taking Action on Tower Renewal Program. We will continue to promote this opportunity and encourage participation. We welcome this long overdue initiative, and hope that it is scalable in the immediate future.

Sincerely,



Daryl Chong
President & CEO
Greater Toronto Apartment Association
dchong@gtaaonline.com
416-385-3435