



June 10, 2021

To: Deputy Mayor Ana Bailão, Chair, Planning & Housing Committee
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

PH24.7 Right-Sizing Housing and Generational Turnover

The Greater Toronto Apartment Association (“GTAA”) represents the interests of the multi-family, purpose-built rental housing industry. Our 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 Planning’s bulletin provides hundreds of pages of details and analyses. Page 105 states:

The average number of annual rental completions would need to increase by 2,549 between 2016 and 2051 to fulfill the Base Scenario demand for these units (Row J).

Within Toronto, 4,114 rental units would need to be built annually in order to fulfill the increase in younger generations’ demands in the 35 years between 2016 and 2051 (Row I). This number includes 2,549 more rental units annually on top of the 1,565 average annual rental completions that were built in the 35 years between 1985 and 2019 (Rows G and H). Given that 4,114 or more rental completions per year has only been achieved once in that time period (in 1993), it is very unlikely that this level of rental development could be achieved consistently in the future without expanded policy and program support for the rental housing sector.

The bulletin quantifies the annual requirement and estimates the annual shortfall of purpose-built rental housing in Toronto. More than 2.5 times the current completion rate is needed, annually for a generation to fulfill the current and impending need.

It also concludes that policy and program support for the rental housing sector is required.

GTAA’s members are extremely interested in building new rental housing and wish to work collaboratively with city officials to bring concepts to keys. Together we can bring many much-needed rental units to market.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daryl Chong", with a stylized flourish at the end.

Daryl Chong
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