



April 4, 2024

To: Councillor Gord Perks, Chair, Planning & Housing Committee  
Members, Planning & Housing Committee

From: Daryl Chong, Greater Toronto Apartment Association

**Re: PH11.10 Response to Including New Approval Conditions for Rental Demolition Applications**

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 across the GTA, mostly in the City of Toronto.

The under production of purpose-built rental in Toronto is chronic. More than 80 per cent of Toronto’s apartments were built before 1980 (44+ years ago).

### Purpose Built Rental in Toronto New Units by Decade

	pre-1960	1960s	1970s	1980s	1990s	2000s	2010s	2020s	Total
Private	42,972	117,109	67,175	5,117	320	3,402	11,158	3,715	250,968
TCHC	1,813	10,496	20,809	8,629	4,184	1,065	1,063		48,059
Social	792	564	1,685	6,333	8,223	813	627		19,037
	45,577	128,169	89,669	20,079	12,727	5,280	12,848	3,715	318,064

Given the rental housing shortage across the country, and the pronounced chronic undersupply in Toronto, an abundance of new rental is urgently needed to fulfill the growing population’s needs, and to make up for nearly 40 years of negligible production.

Creating more housing requires creative thinking. Toronto’s recent adoption of the right to build four homes on a single-family lot is a good example. Toronto’s general permission to build a new house behind an existing house (laneway house) is another recent good example.

Demolition of old rental buildings that are replaced with new rental buildings that contain more rental units can be an excellent opportunity to add rental housing supply.

Rental development is financially challenging (proof: negligible production for decades) in part due to land costs, and the competition for land. Densification of older, typically smaller, apartment buildings on already owned land helps the pro forma. This is akin to four houses on a single-family lot, and this redevelopment opportunity should be encouraged. The net

gain of new permanent rental units should be recognized as a broad community benefit. Results-oriented incentives should be considered for projects that result in significant growth in Toronto's rental inventory.

Intensification of existing apartment sites has great potential to help address our rental housing shortage. GTAA Members are interested and motivated to supply more rental housing and look forward to working with you to make this happen.

Respectfully,



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