

Inclusionary Zoning Assessment Report: **Housing Need and Demand Analysis**

[Draft] September 2020

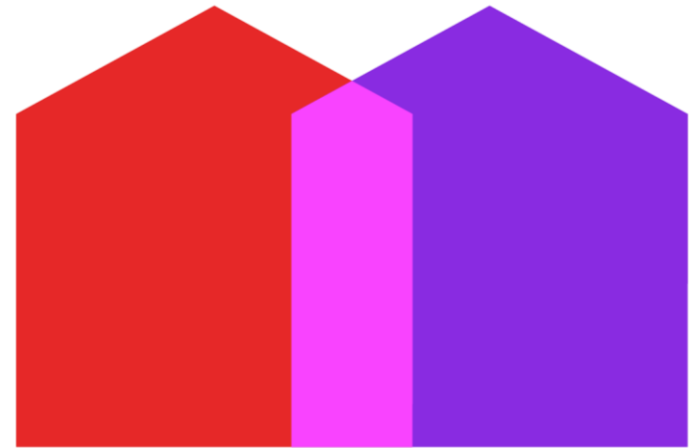


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Summary

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 2019, to identify trends over the past 10 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 affordability 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 26% in the past 5 years to reach **\$1,472** across all unit types, and average condominium rents rose 31% during the same time period to

reach **\$2,307** across all unit types. In comparison, the average annual inflation rate during this time period was 1.7%. Based on City commissioned data, asking rents in the City for existing purpose-built rental housing are close 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. 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 (\$49,482 in 2019 based on income estimates) **less than half** that of owner households (\$100,487 in 2019 based on income estimates). Furthermore, 44% of renter households earn **less than \$43,509/year** (the 30th percentile of household income in the City based on 2019 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 a 'strong market' check to determine areas that could potentially support the implementation of an inclusionary zoning policy. In order to be considered a strong 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.

The market analysis also led to the categorization of certain areas of the City as moderate markets or emerging markets. Moderate market areas did not meet the test for a strong market area, but are still areas where significant new development is being supported, for example through local planning frameworks. Emerging markets are areas of the City where significant new development is not occurring and prices and price growth have not been strong compared to the City as a whole.

Conclusion

The findings from the comprehensive analysis undertaken in this report will be used to inform the development of an inclusionary zoning policy framework. Of note however, the analysis described above does not consider post-COVID-19 housing data as this data is still emerging.

This report will continue to be refined and supplemented throughout the policy development process. In particular, the City will continue to monitor the impacts of COVID-19 to the housing market and will include any relevant impacts in the final version of this report that will be used to inform the recommended final Inclusionary Zoning policies and zoning.



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 policies, 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.

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. Other data sources noted throughout the report include Canada Mortgage and Housing Corporation (CMHC) rental and ownership market data; Toronto Real Estate Board and Altus market housing price 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

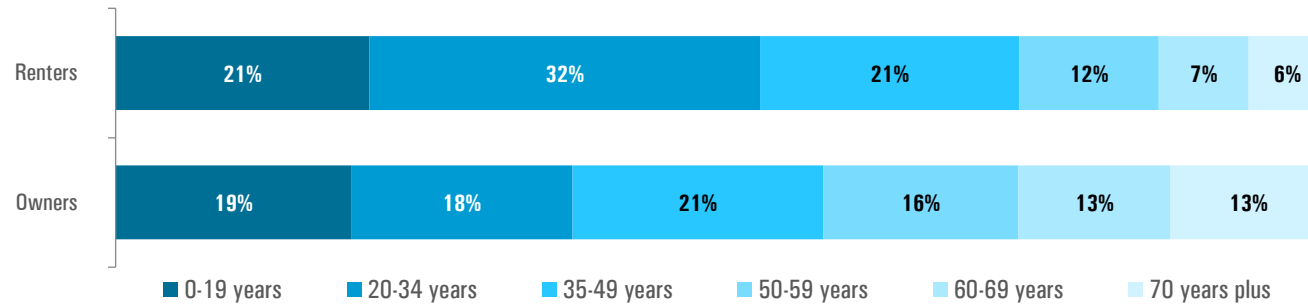
groups. The number renters aged 20 to 34 years increased 31% from 2006 to 2016 and the 50 to 59 years and 60 to 69 years age groups increased 36% and 49% respectively. The population aged 20 to 34 years comprised the largest proportion of Toronto's renter population in 2016 at 32%, which has increased 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.

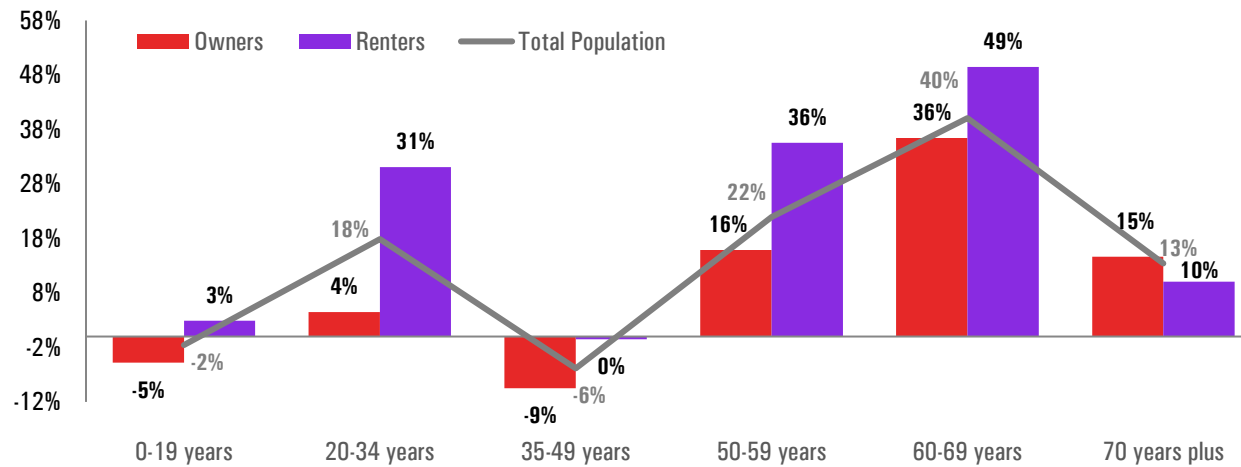


Figure 1. Proportion of Population by Age Group and Tenure, 2016



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

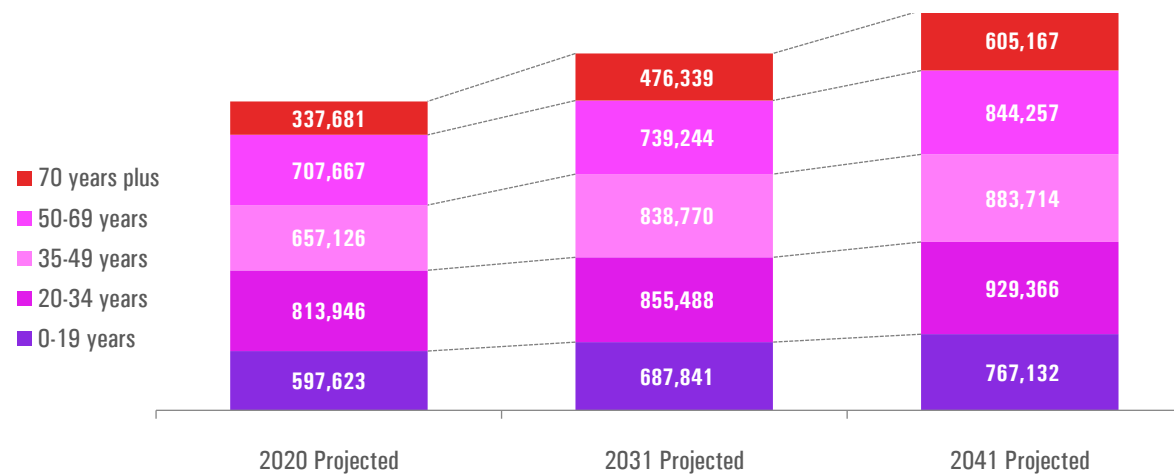


Population projections

According to the Ontario Ministry of Finance Population Projections Update for 2018-2041, Toronto's population is expected to reach 3,598,000 by 2031 and 4,030,000 by 2041. 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 79% (267,486 people) from 2020 to 2041. The remaining age groups will increase at similar rates (approximately 28% to 34%), except for those aged 20 to 34 years and 50-69 years.

These age groups are projected to increase by only 14% and 19%, 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, 2018



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.

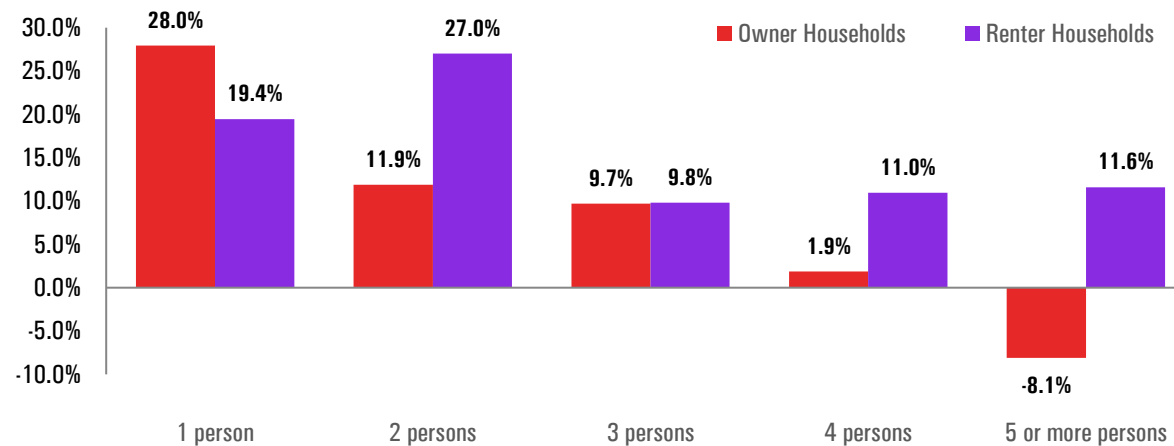
From 2006 to 2016, the number of one- and two-person renter households have increased the most, at 19% and 27% respectively. One-person renter households also comprised the largest proportion of all renter households, 41%, in 2016,



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



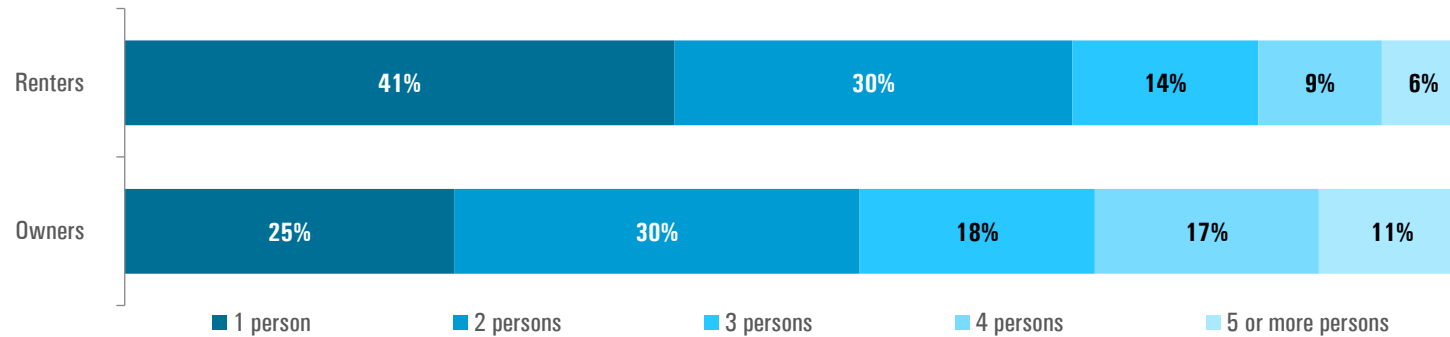
Source: Statistics Canada, 2006 and 2016 Census, Customised Table



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 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.

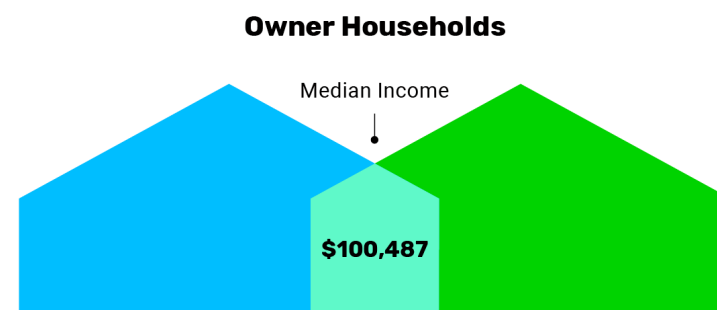
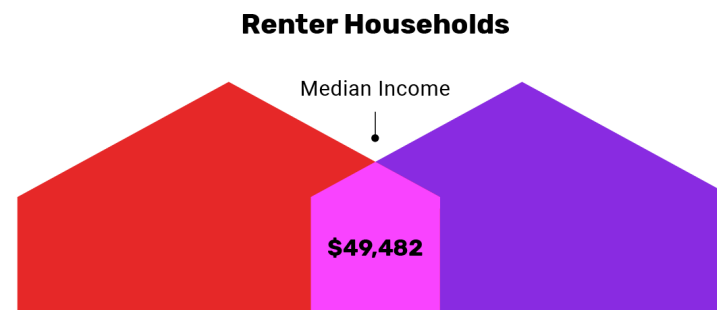
Median income

Median incomes for renters and owners differ considerably. In 2019, the median income for renter households (\$49,482) was just half the median income for owner households (\$100,487). However, median incomes for renters increased at a slightly higher rate (38.9%) from 2005 to 2019 compared to owners (35.3%).

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 \$43,509/year based on 2019 income estimates).

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 2019 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).

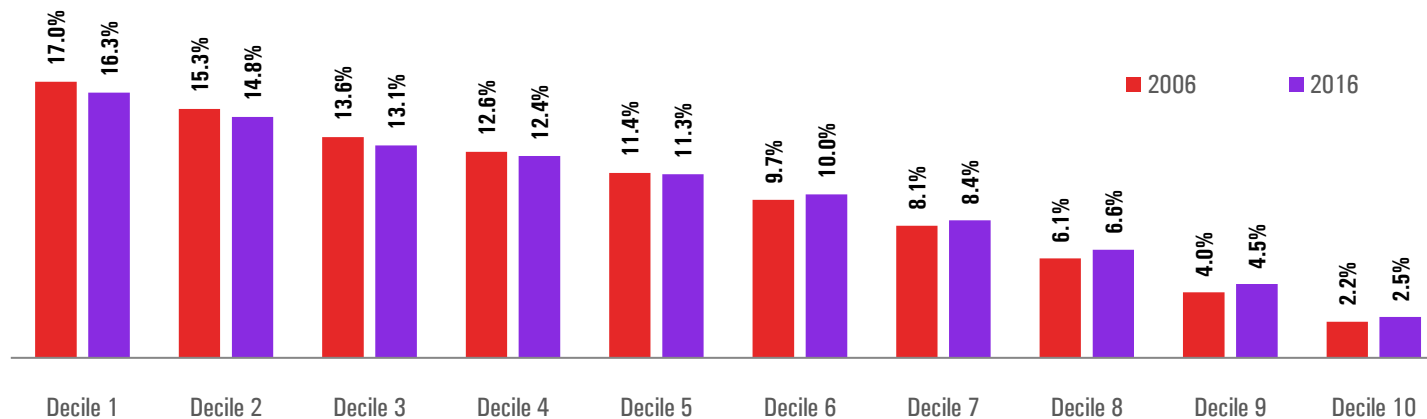


Another third of renter households were in the fourth to sixth income deciles, earning between \$43,510 and \$89,467 a year based on 2019 income estimates. The number of renter households in the upper income deciles has increased at higher rates than the number of renter households in the lower income 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 \$89,467/year (the 60th income percentile and higher) based on 2019 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 \$29,822/year based on 2019 income estimates. Households in the fourth to sixth renter household income deciles earn between \$29,823 and \$61,233 a year.

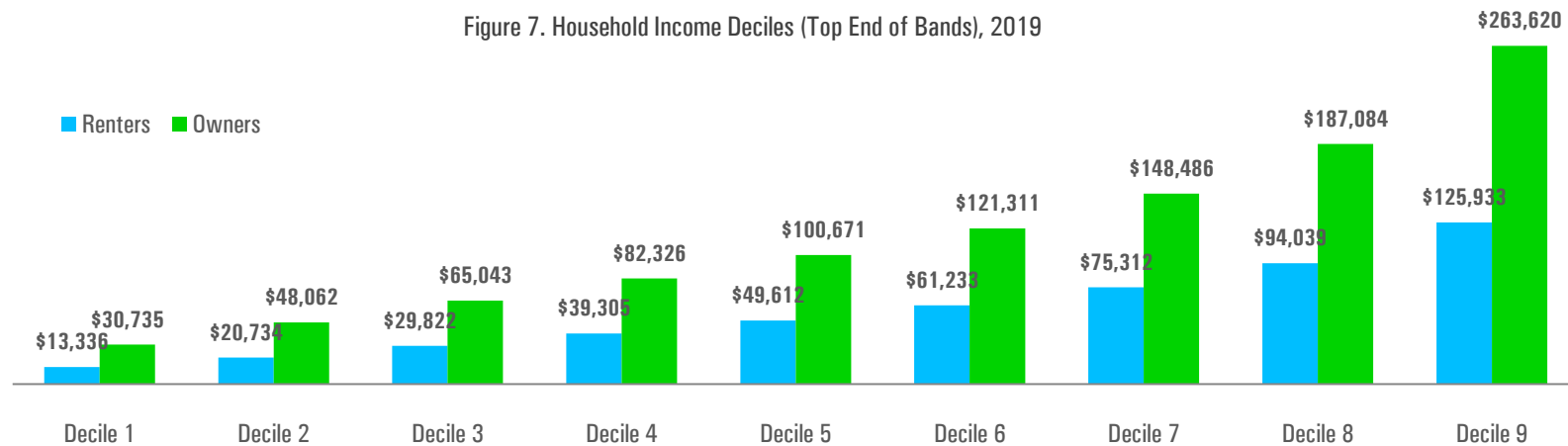
Figure 6. Change in Renter Households by Income Decile, 2006-2016



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



Figure 7. Household Income Deciles (Top End of Bands), 2019



Source: Statistics Canada, 2016 Census and 2019 CPI, Customised Table

Prevalence of low income

Using Statistics Canada's Low-Income Cut-Offs (LICO³) after-tax, 469,330 persons were considered to be in low income in 2015 (for example, earning less than \$27,050/year after-tax for a two-person household) based on 2019 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 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's current definitions for affordable, mid-range, and high-end housing are⁴:

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.

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

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.

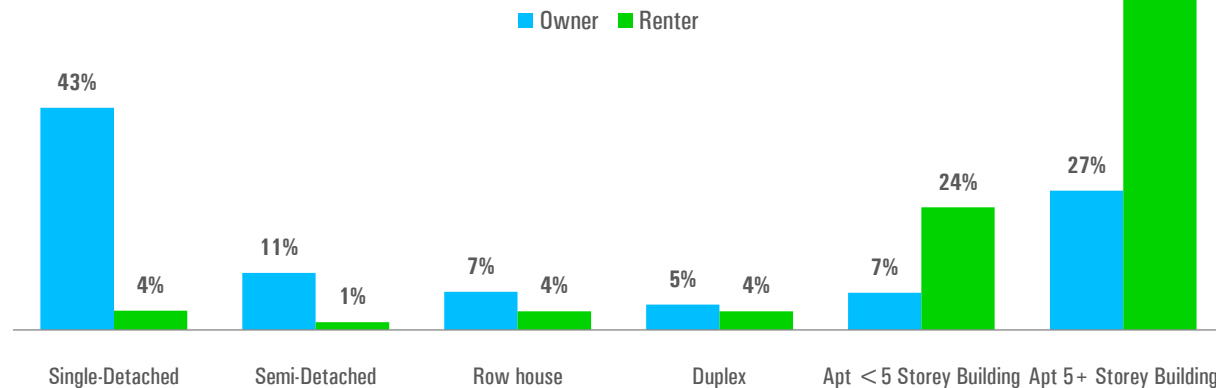


Housing stock⁵

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 converted to another use.

According to CMHC rental data, there were 261,873 private market primary rental⁶ 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 2018, there were 152,119 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 89,314 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 2013 to 2018, the number of units with rents either between 81% and 100% of AMR or above mid-range rents have decreased by 20% from 2013 to 2018, while units with mid-range rents have increased by 4%. Of note, the number of three-bedroom mid-range units have increased by 22%. 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.

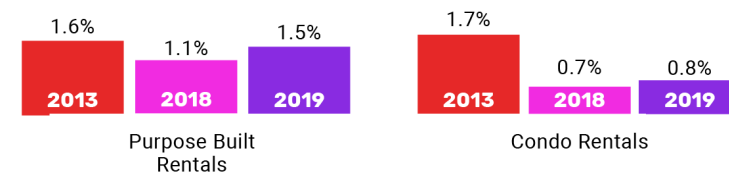
Rental vacancy rates

Toronto has had low vacancy rates for purpose-built rental housing for many years, however the vacancy rates across all purpose-built rental unit types was just 1.1% in 2018, compared to 1.6% in 2013. The overall vacancy rate did rise to 1.5% in 2019

however, the highest the vacancy rate has been since 2015. The 2019 vacancy rates were as low as 1.0% for three-bedroom units and as high as 2.1% for bachelor units, but these rates are still notably lower than the 3% vacancy rate threshold that 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.

Vacancy rates for condominium units that are rented were even lower, at 0.7% across all units in 2018 and 2017 and 0.8% in 2019, compared to 1.7% in 2013.

Apartment Condo Vacancy Rates



Vacancy rates for purpose-built rental units with rents between 81% and 100% of AMR have decreased from 2013 to 2018, while vacancy rates for mid-range and above units have generally increased during this time period.

Of note, 2018 vacancy rates for units with above mid-range rents across all unit types exceed 3% and reach as high as 4.8%



for two-bedroom units. 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, 2018⁷ 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 rentals⁸
- **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

⁷ This City-commissioned survey was not repeated in 2019

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



only one segment of the rental market (i.e. unattached individuals).

Housing construction⁹

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 2017, just 815 rental units were completed. Of the 3,310 completions in 2019, 526 (16%) were assisted/affordable housing¹⁰.

Rental housing construction is also increasing. According to Urbanation data, there were 12,367 purpose-built market rental units under construction in the Greater Toronto Area at the end

of 2019, which is a 57% increase compared to the same period two years prior. Furthermore, there were 57,197 proposed purpose-built rental units at the end of 2019, a 70% increase compared to the same period two years prior.

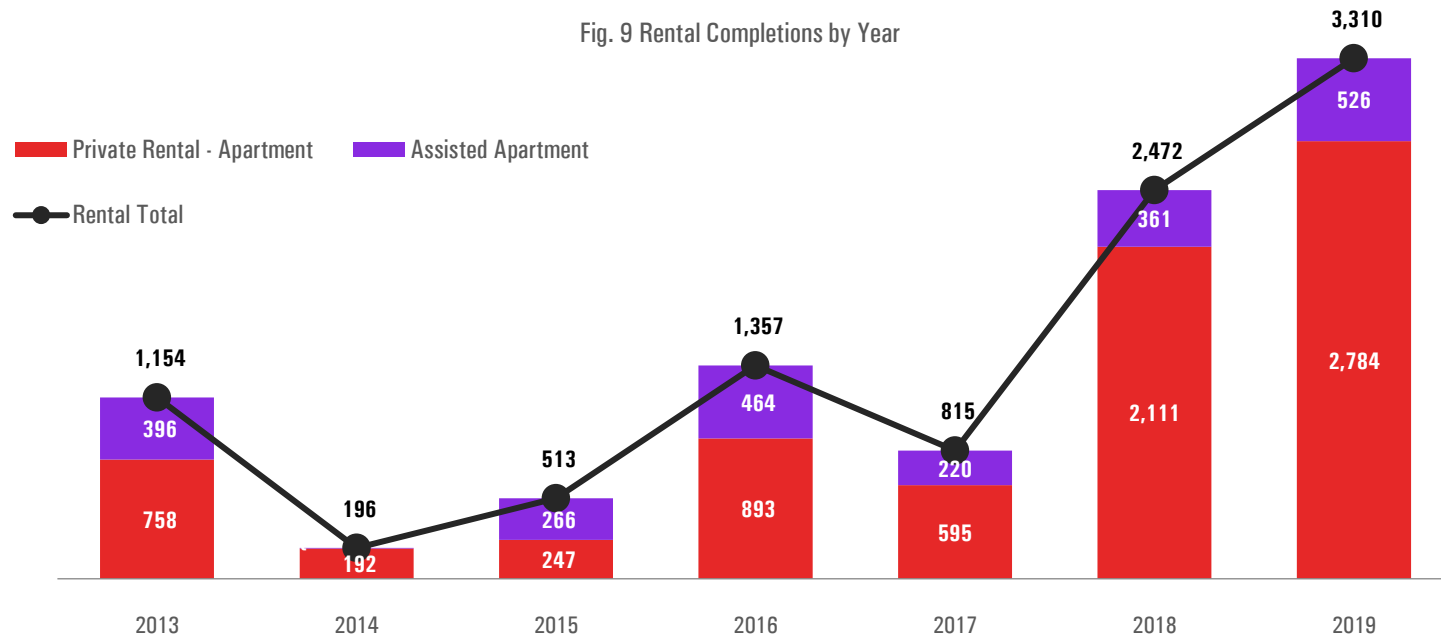
However, there were 9,724 condo completions in 2019, which represents two-thirds of all completions in the City. This data shows that condominiums, by far, continue to form the majority of new housing built in Toronto. Considering that the number of Toronto renter households grew by 82,995 households from 2006 to 2016 but only 9,817 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.

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.



Fig. 9 Rental Completions by Year



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 102,000 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.

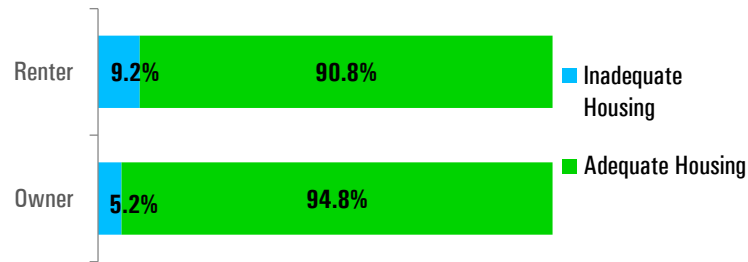
Statistics Canada's definitions for unsuitable and unaffordable housing are:

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

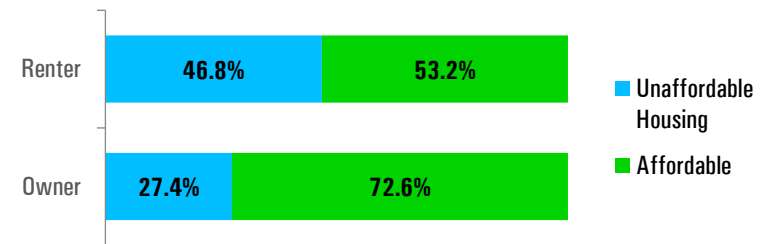


Source: Statistics Canada, 2016 Census, Customised Table

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.

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.

Figure 11. Unaffordable Housing by Tenure, 2016



Source: Statistics Canada, 2016 Census, Customised Table

Housing affordability

In 2019 the estimated median income for renter households was \$49,482 and the estimated median income for owner households was \$100,487. As shown in Table 1, the median income for a renter household (\$49,482) 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 (\$100,487) 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, 2019**

	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	\$440,535	\$102,109	\$413,505	\$95,844	\$1,931	\$77,240	\$1,356	\$54,240	\$1,148.00	\$45,920
One- Bedroom	\$544,830	\$126,283	\$459,450	\$106,493	\$2,141	\$85,640	\$1,761	\$70,440	\$1,374.00	\$54,960
Two- Bedroom	\$674,798	\$156,407	\$689,175	\$159,740	\$2,737	\$109,480	\$2,102	\$84,080	\$1,591.00	\$63,640
Three- Bedroom	\$654,289	\$151,654	\$872,955	\$202,337	\$2,976	\$119,040	\$2,593	\$103,720	\$1,759.00	\$70,360
Total	\$600,521	\$139,191	\$809,935	\$187,730	\$2,418	\$96,720	\$1,874	\$74,960	\$1,472.00	\$58,880

Source: TREB, Realnet (Altus), Urbanation Market Data, and CMHC Rental Market Survey Data, 2019

* 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)

*** Asking rents for condo rentals as per Q4 2019 Urbanation Data

**** Asking rents for vacant purpose-built rentals as per CMHC 2019 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 11% annually over the past five years and average market rents rose an average of 5% 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/hour. Even working full time at 40 hours a week, a minimum wage salary can only afford \$728/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 to 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 (\$29,823 to \$61,233 per year, based on 2019 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 (\$29,823 to \$61,233 per year, based on 2019 income estimates) can afford monthly rents of \$746 to \$1,531/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

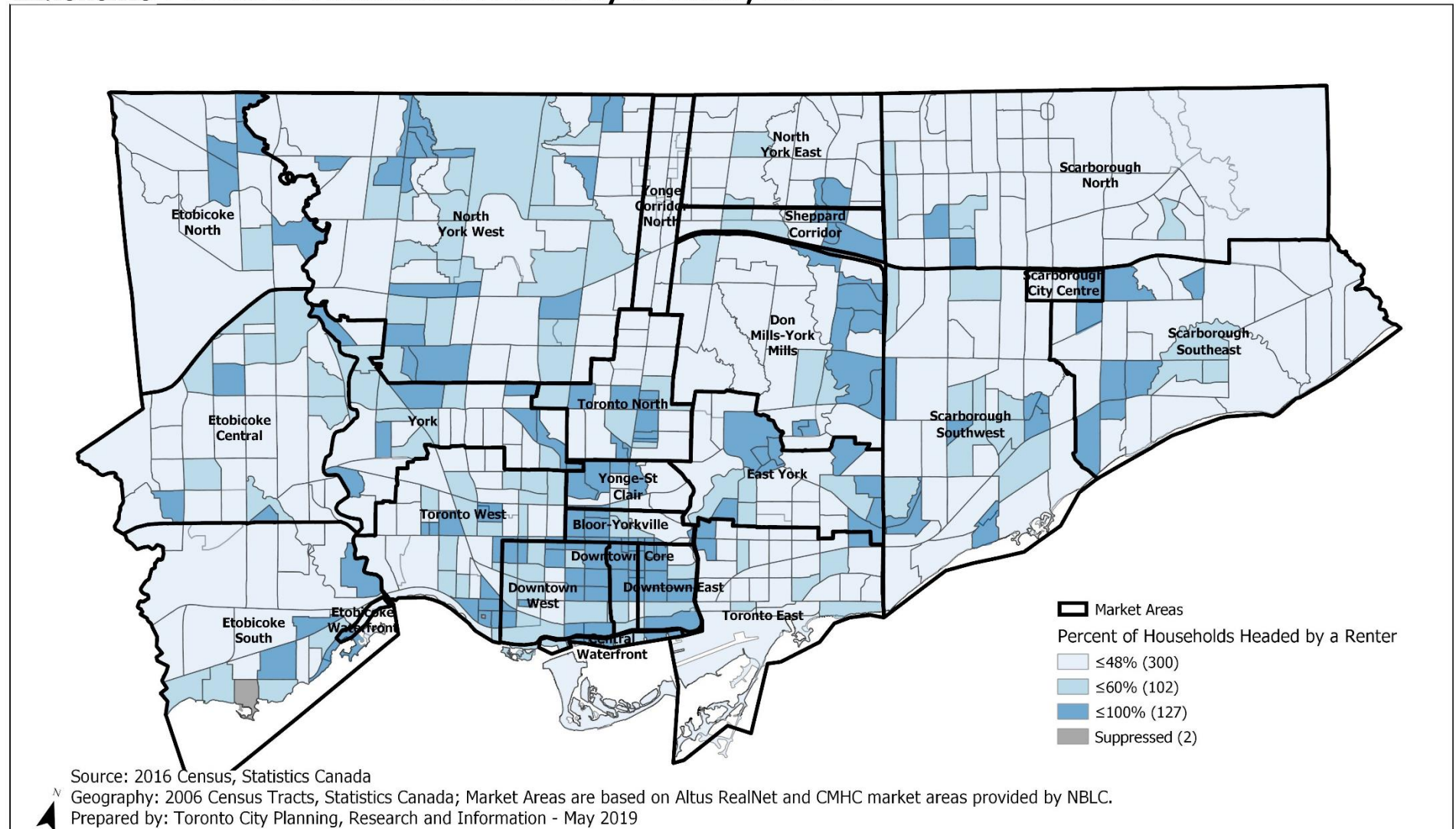


Figure 13.

TORONTO Renter Households Median Household Income, 2015 (expressed as 2019 dollar values)

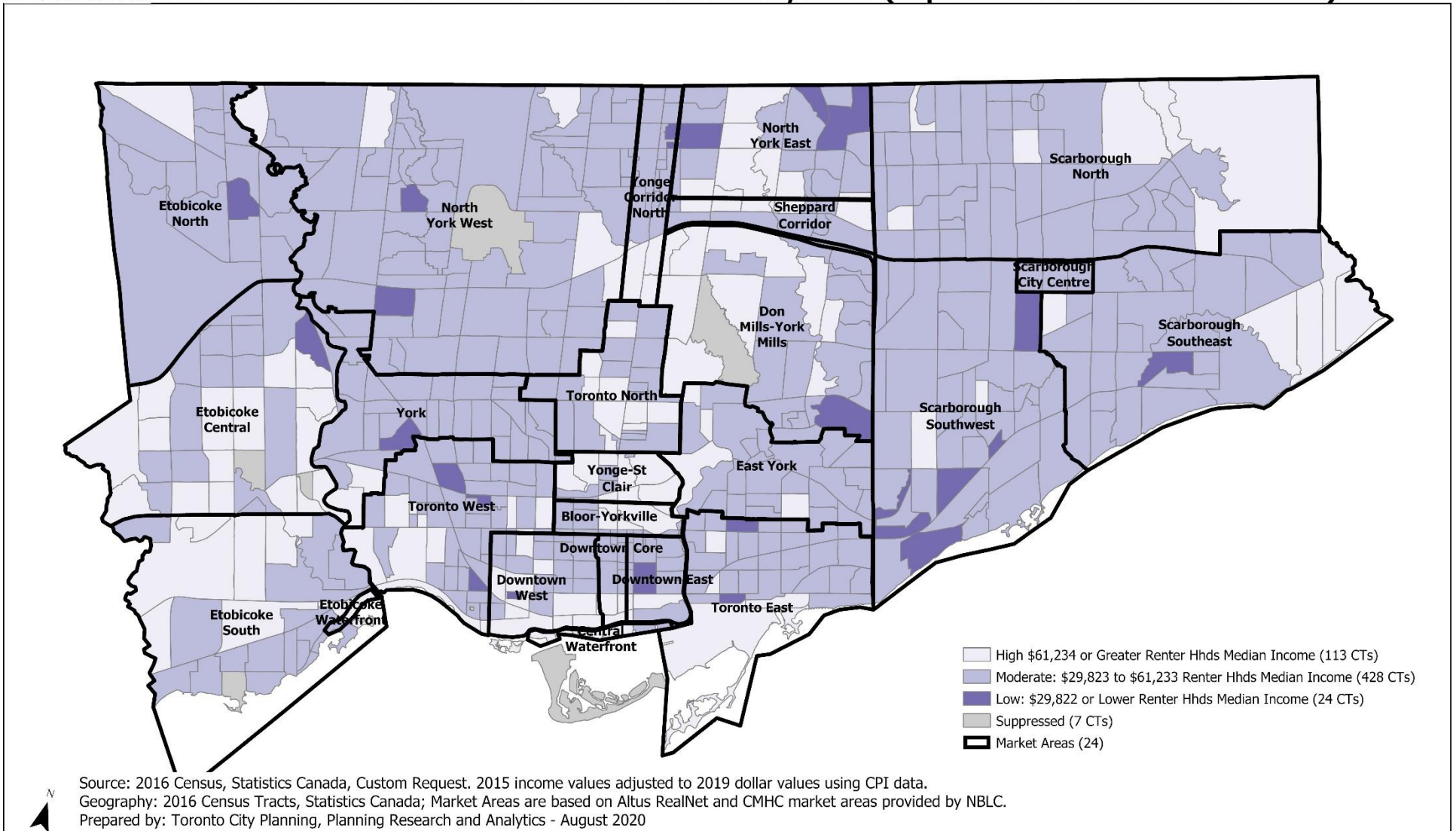


Figure 14.

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

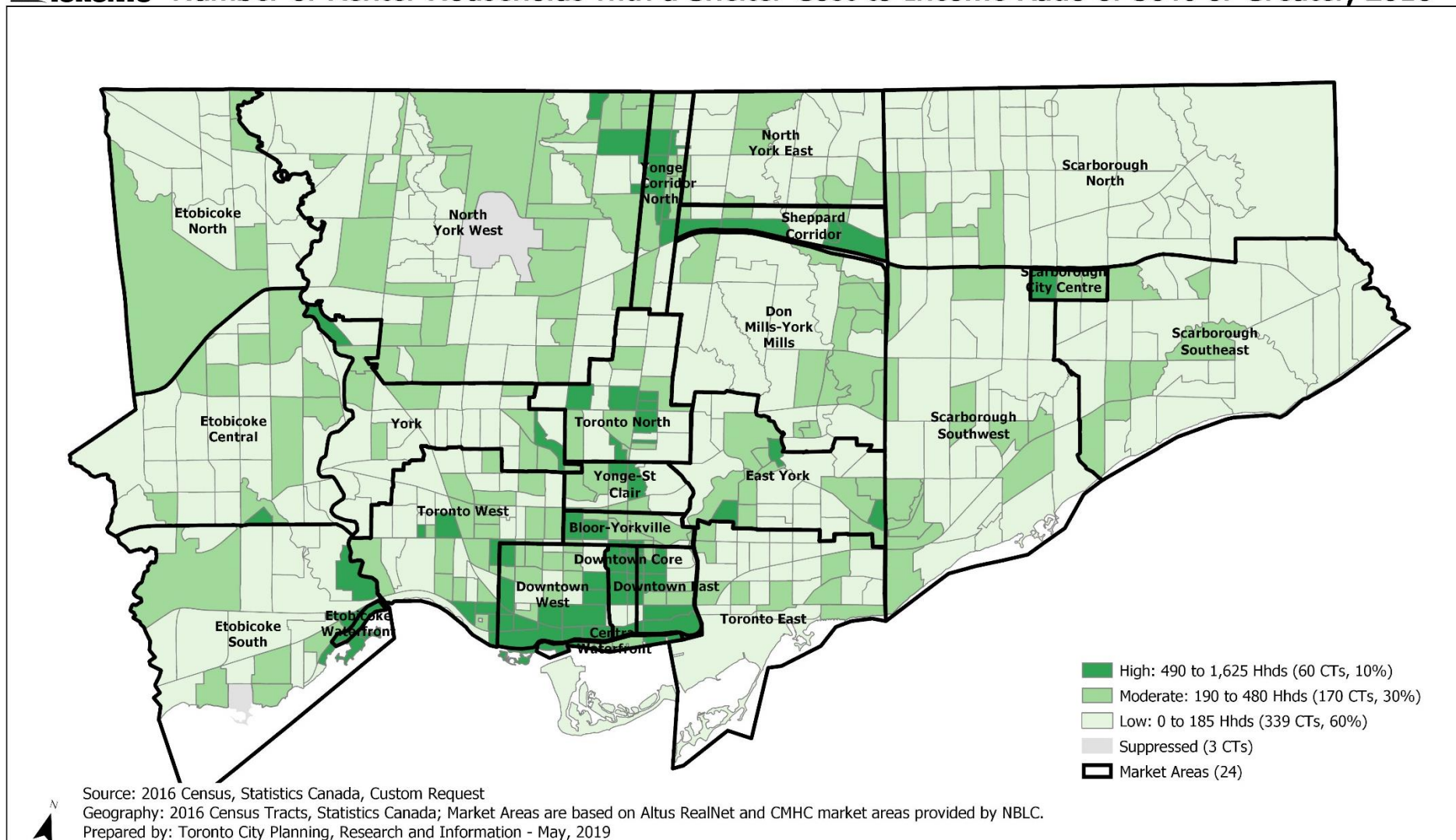
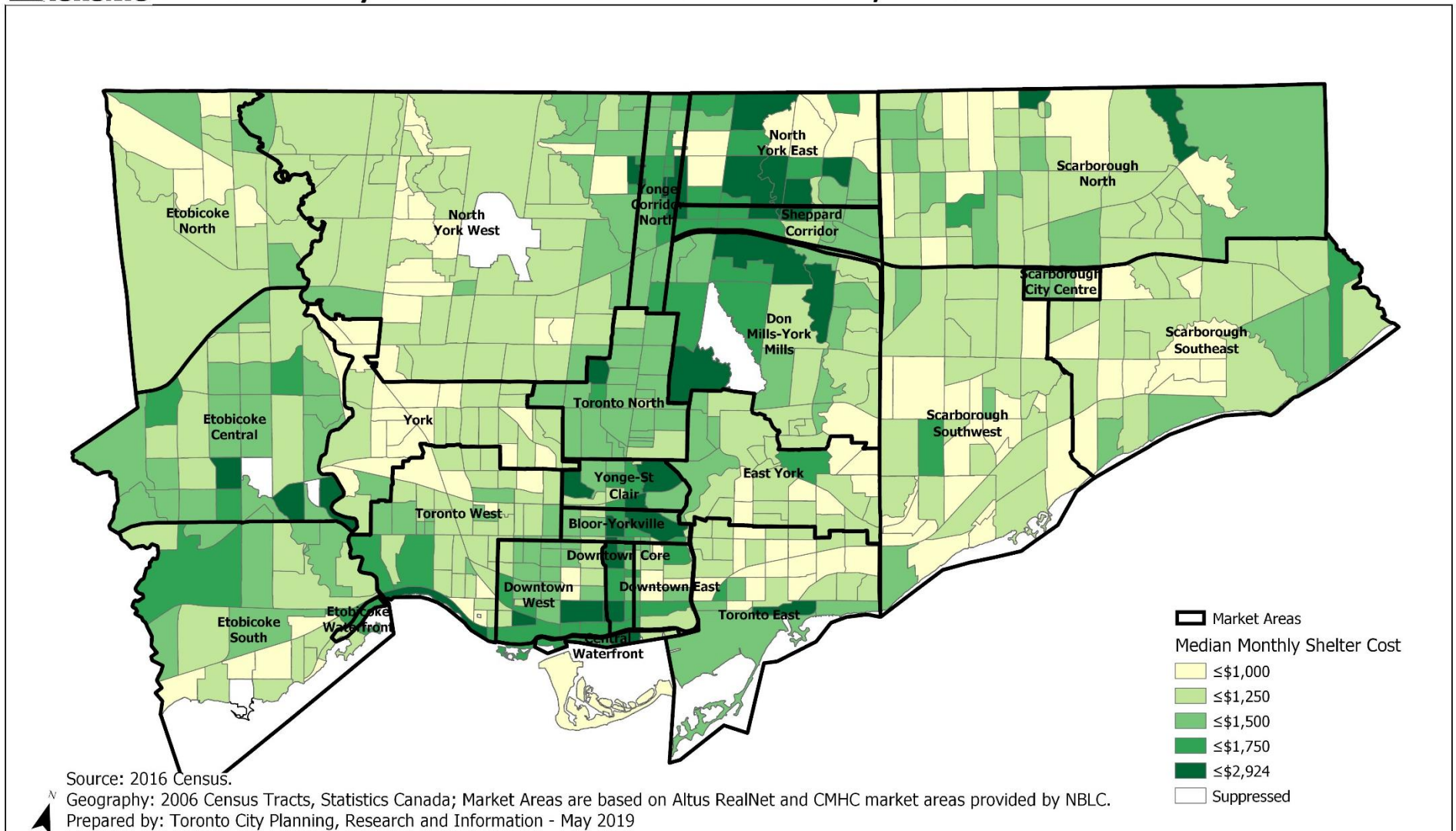


Figure 15.

TORONTO Median Monthly Shelter Costs for Renter Households, 2016



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 housing¹¹. 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.

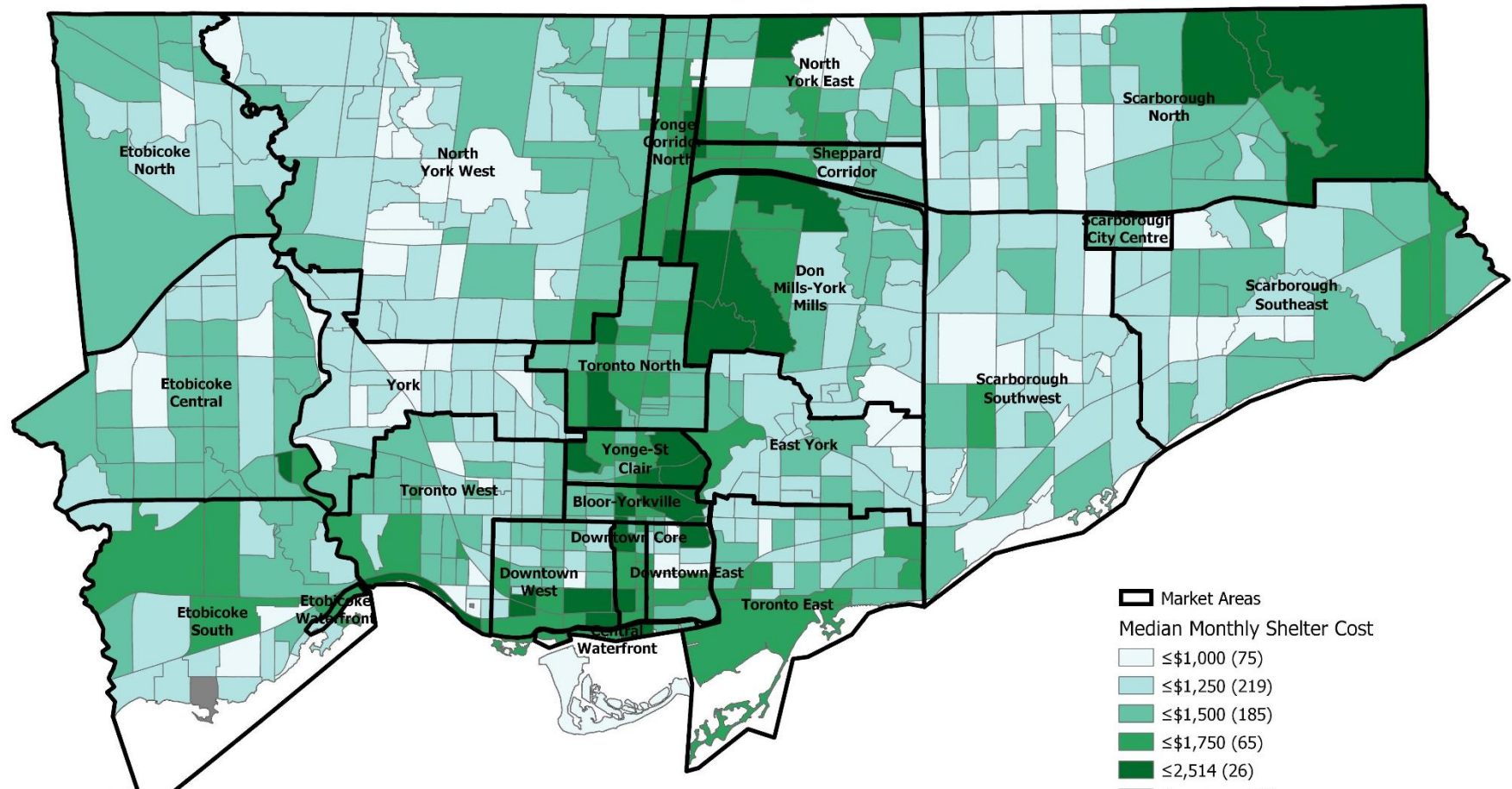
¹¹ Statistics Canada definition of housing suitability: 'Housing suitability' refers to whether a private household is living in suitable accommodations

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

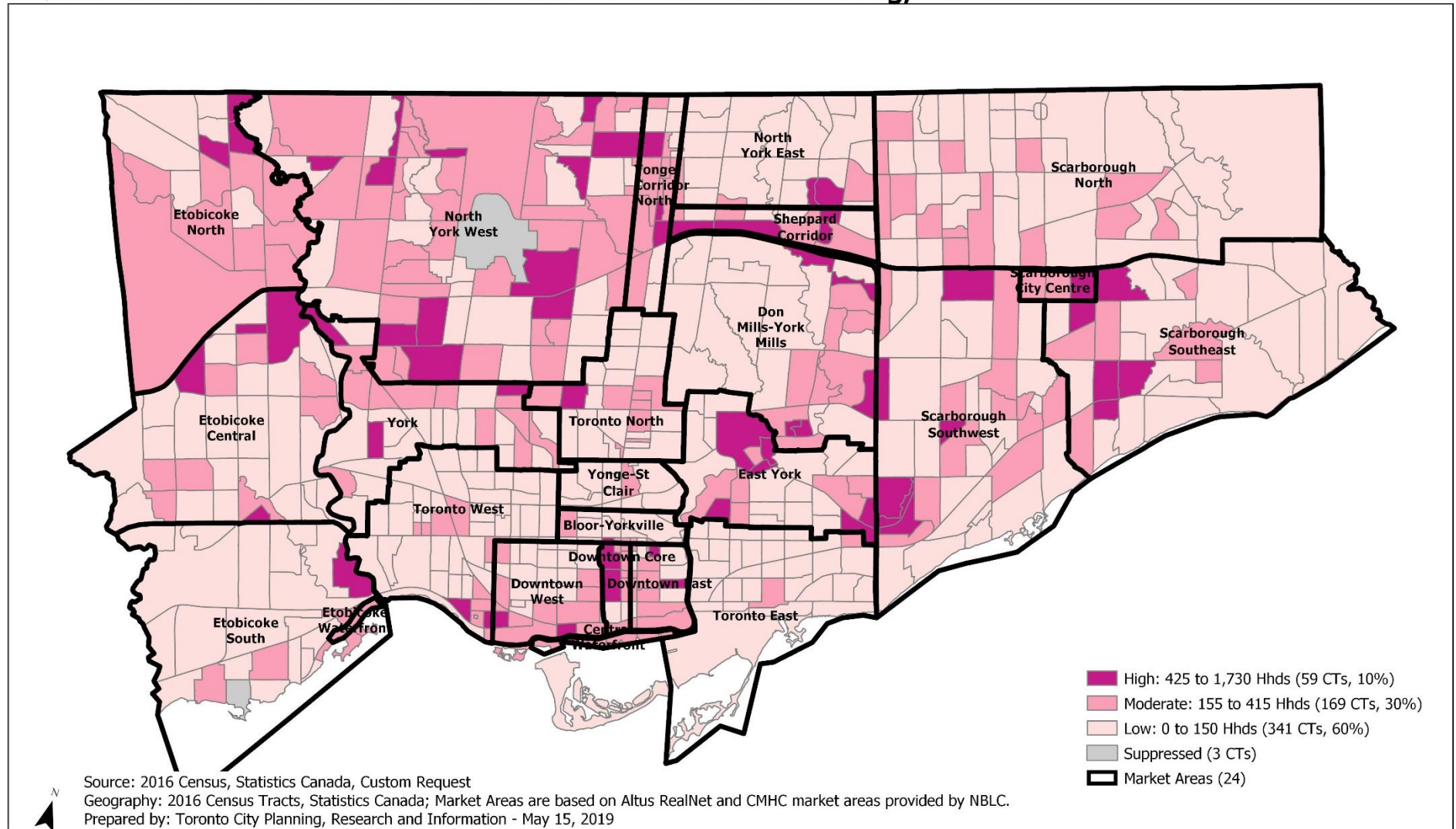
Geography: 2006 Census Tracts, Statistics Canada; Market Areas are based on Altus RealNet and CMHC market areas provided by NBLC.

Prepared by: Toronto City Planning, Research and Information - May 2019



Figure 17.

TORONTO Number of Renter Households not in Suitable Housing, 2016



Housing Growth

Development pipeline

As of the fourth quarter of 2019, there were 398,282 units in the Residential Development Pipeline¹² in the City of Toronto. These 398,282 proposed units are located in 1,213 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 storeys¹³ 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 44,997 units in 136 projects, representing over 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.

¹² The Development Pipeline consists of projects with approval and/or construction activity between January 1, 2015 and December 31, 2019, excluding those projects built prior to the 2016 Census Day. It includes proposals under review, those with their first Planning approval and projects

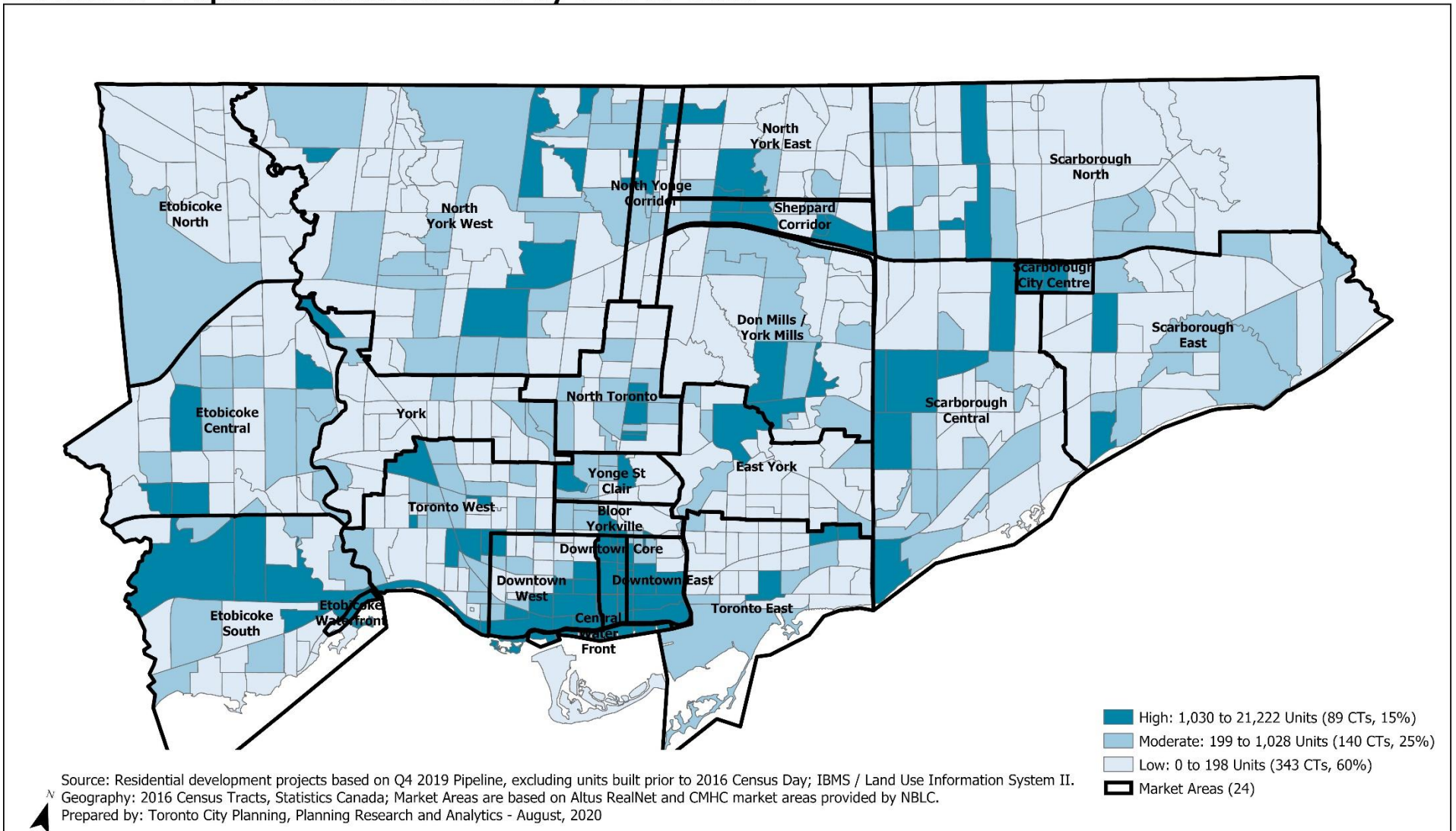
under construction but not yet built. A project is the collection of planning applications having to do with a single site.

¹³ 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



Market Price Analysis

New and resale prices ¹⁴

The average condominium resale price increased 56% from \$384,165 in 2015 to \$600,521 in 2019. The area with the highest average condominium resale price in the latter period was Bloor-Yorkville with an average resale price of \$858,319 in 2019. The Central Waterfront, Downtown areas, Etobicoke Waterfront, Etobicoke South, Toronto North, Toronto East, Toronto West, Yonge Corridor North and Yonge- St. Clair market areas also had average condominium resale prices in 2019 that were higher than the city average.

The market areas which experienced price escalations greater than the 56% 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 2015 to 2019: Etobicoke North (94%), Etobicoke South (71%), Scarborough Southwest (86%), Scarborough Southeast (73%), Toronto West (64%) and York (73%).

The average new condominium end prices increased 95% from \$480,192 in 2015 to \$934,722 in 2019, which is notably higher than the 56% increase in average condominium resale prices during that same time period.

Similar to the resale data findings, the area with the highest average new condominium end price was Bloor-Yorkville with an average new condominium end price of \$2,682,262 in 2019. The Central Waterfront, Don Mills-York Mills, Downtown Core and Downtown West, East York, North York East, Toronto East and Yonge- St. Clair market areas also had average new condominium end prices in 2019 that were higher than the city average.

Many market areas also experienced price escalations greater than the city average of 95% for new condominiums. This includes Bloor-Yorkville with a 307% increase in average new condominium end price from 2015 to 2019, followed by Yonge- St. Clair (198%), East York (119%), Sheppard Corridor (117%), Downtown West (114%) and Toronto North (113%).

Some areas, such as East York, 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 Bloor-Yorkville.

¹⁴ New and resale prices exclude outliers that are not within three standard deviations of the mean



By unit type, from 2015 to 2019, average condominium resale prices increased 80% for bachelor units, 62% for one-bedroom units, and 63% for three-bedroom units, compared to 54% for two-bedroom units. Notable escalations for smaller units include a 174% increase in resale price for bachelor units in York and a 108% increase in Scarborough City Centre, as well as a 94% increase in resale price for one-bedroom units in Scarborough Southwest and 92% increase in Etobicoke North.

For two-bedroom units, notable price escalations include a 92% increase in resale price for two-bedroom units in Etobicoke North, and 88% increase in resale price for two-bedroom units in Scarborough Southwest. Resale prices for two-bedroom units in Bloor-Yorkville increased just 27%.

For three-bedroom units, the largest price escalations were seen in East York and Etobicoke North at 132% and 125% increases in resale prices, respectively. Toronto North saw a price escalation of just 4% for the resale price for three-bedroom units and prices actually declined 2% in Bloor-Yorkville for three-bedroom resales.

Number of new sales and resales

In 2015, there were 12,357 condominium resales, compared to 17,639 condominium resales in 2019, which is a 43% increase in the number of sales. The largest number of condominium resales in 2019 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 a 13% decrease in the number of new condominium sales from 2015 to 2019, for a total of 12,789 new condominium sales in 245 projects in the latter period. The size of projects have increased between these two time periods however, from an average of 42 units per project in 2015 to 52 units per project in 2019.

The area with the most amount of new condominium sales in 2019 by a significant margin was the North York West market area with 2,432 new condominium sales in just 12 projects. Etobicoke North and Scarborough City Centre also had a large number of new condominium sales. These three areas comprised 36% of all new condominium sales in that time period.



Market Rent Analysis

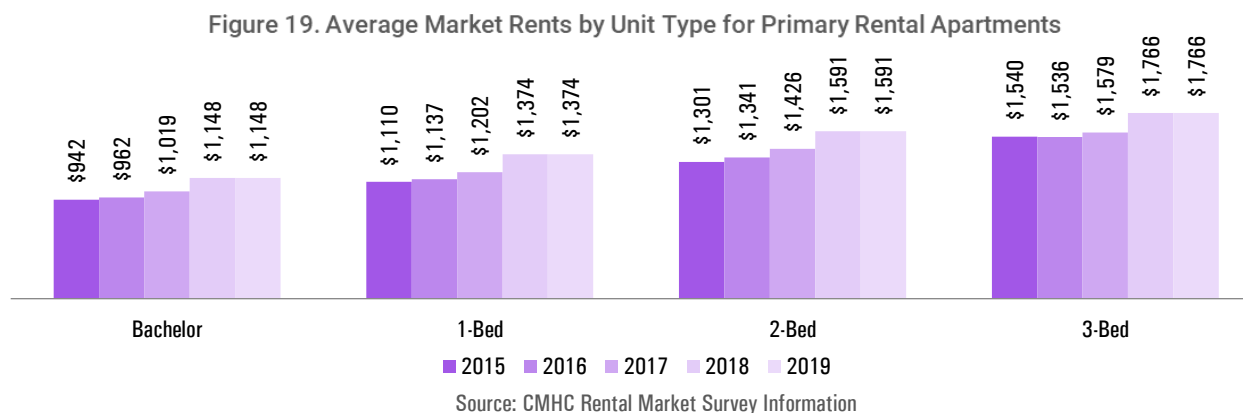
Rental housing is typically more affordable than ownership housing due to not requiring a down payment, and payment of property taxes, condo fees and maintenance, and other costs associated with home ownership. However, rents in Toronto are increasing substantially, pricing many households out of both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

Average market rents

Rental apartment average market rents (AMRs) in 2019 were \$1,148 for a bachelor unit, \$1,374 for a one-bedroom unit, \$1,591 for a two-bedroom unit, and \$1,766 for a three-plus bedroom unit.

AMRs for private market rental apartments in Toronto have increased 22% across all unit types from 2015 to 2019¹⁵ (according to CMHC Rental Market Survey data). The increase in AMRs for bachelor, one-bedroom and two-bedroom units is similar to the overall increase, however AMRs for three plus-bedroom units have only increased by 14.4%.

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.



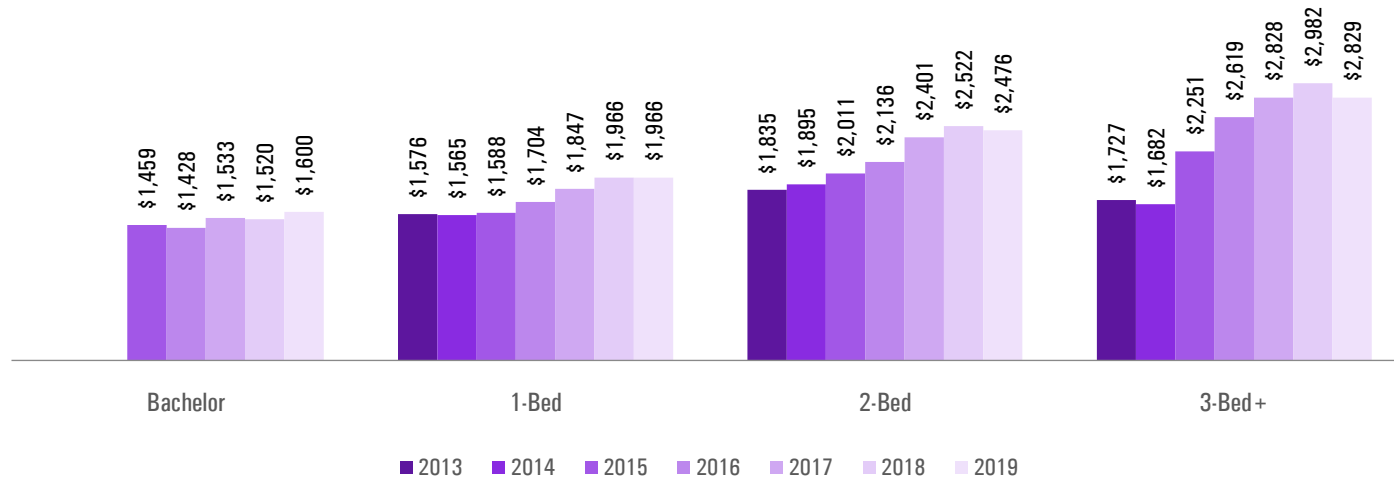
¹⁵ 2015 and 2019 average market rents have not been adjusted for inflation (average of 1.7% annually according to Statistics Canada Consumer Price Index (CPI) statistics).



Condominium rentals (according to CMHC rental market data) had notably higher rents - \$1,600 for a bachelor unit, \$1,966 for a one-bedroom unit, \$2,476 for a two-bedroom unit, and \$2,829 for a three-plus bedroom unit. These rents have increased 32%

across all unit types from 2013 to 2019¹⁶, and notably rents for three-plus bedroom units have increased 64% compared to 25% for one-bedroom units and 35% for two-bedroom units.

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



Source: CMHC Rental Market Survey Information

¹⁶ 2013 and 2019 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 the 2018 survey on rental housing listings noted earlier, the average asking rent for all types of rental housing across the City is \$436 for shared rooms, \$799 for private rooms, \$1,507 for bachelor units, \$1,974 for 1-bedroom units, \$2,540 for 2-bedroom units, and \$3,105 for 3-bedroom+ units.

Within the sub-sample, average asking rents are highest among rooms and units renting in the condominium rental market and lowest among those renting in the non-condo secondary rental market.

According to CMHC 2019 Rental Market custom data, average asking rents for vacant purpose-built rentals as of October 2019 were \$1,356 for bachelor units, \$1,761 for 1-bedroom units, \$2,102 for 2-bedroom units, and \$2,593 for 3-bedroom units. In comparison, according to Q4 2019 Urbanation data, average asking rents for condominium rentals in Q4 2019 were \$1,931 for bachelor units, \$2,141 for 1-bedroom units, \$2,737 for 2-bedroom units, and \$2,976 for 3-bedroom unit. Condominium rental average asking rents were notably higher than the average asking rents for vacant purpose-built rental units.

Low end of market rents

For shared accommodation, 80% of the AMR for bachelor units was used as the affordable threshold. 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 an 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 178 new purpose-built rental projects in 2019, compared to just 66 projects in 2015. The average rental rate for new purpose-built rentals in the 2019 was \$2,490/month, a 30% increase in the average rental rate from 2015 when the average rental rate for new purpose-built rentals was \$1,919/month.

In 2019, the Bloor-Yorkville, Downtown Core, 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, and Sheppard Corridor market areas experienced escalations in the average rental rate for new purpose-built rentals greater than the city average.



Strong Market Analysis

Using findings from the market data analyzed for this report, along with findings from the financial viability analysis (undertaken separately), a 'strong 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 2019 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 from 2015 to 2019 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 2019 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 from 2015 to 2019 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 2019 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 2019 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% inclusionary zoning requirement (i.e. providing 20% of the total residential gross floor area as affordable housing).
- If the financial viability analysis determined that a typical condo development and rental development in the market area could support a 10% inclusionary zoning requirement (i.e. providing 10% of the total residential gross floor area as affordable housing).

A market area was determined to be a 'strong 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 projects 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 'strong market' areas: Bloor-Yorkville, Central Waterfront, Don Mills-York Mills, Downtown Core, Downtown East, Downtown West, East York, Scarborough Southwest, Scarborough City Centre, South Etobicoke, Toronto East, Toronto North, Toronto West, Yonge-St Clair. 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.

The market analysis also led to the categorization of certain areas of the City as moderate markets because they did not meet the test for a strong market area, but are still areas where significant new development is being supported. Etobicoke and North York Centres are examples where the planning frameworks provide for significant new development, yet price growth is not strong compared to the City as a whole.

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. Strong Market Check by Market Area, 2019

Market Area	Resale Price (2019)	Resale Escalation (2015-2019)	New Condo Price (2019)	New Condo Escalation (2015-2019)	New Rental Price (2019)	Pipeline (2019)	Condo		Rental	Strong Market?
							Viable @ 20%	Viable @ 10%	Viable @ 10%	
Bloor-Yorkville	✓	✗	✓	✓	✓	✓	✓	✓	✓	Yes
Central Waterfront	✓	✓	✓	✓	-	✓	✓	✓	✓	Yes
Don Mills-York Mills	✗	✓	✓	✓	-	✓	-	-	-	Yes
Downtown Core	✓	✗	✓	✗	✓	✓	✓	✓	✓	Yes
Downtown East	✓	✓	✗	✓	✗	✓	✓	✓	✓	Yes
Downtown West	✓	✓	✓	✓	✓	✓	✓	✓	✓	Yes
East York	✗	✓	✓	✓	-	✗	-	-	-	Yes
Etobicoke Central	✗	✓	✗	✗	✗	✓	✗	✓	✗	No
Etobicoke North	✗	✓	-	-	-	✗	-	-	-	No
Etobicoke South	✓	✓	✗	✗	-	✓	-	-	-	Yes
Etobicoke Waterfront	✓	✗	✗	✓	-	✗	-	-	-	No
North York East	✗	✗	✓	✗	-	✗	-	-	-	No
North York West	✗	✓	✗	✗	✗	✓	✗	✓	✗	No
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	✓	✗	✗	✗	✗	✗	✓	✓	✗	No
York	✗	✓	✗	✗	✗	✗	✗	✓	✗	No

Source: TREB, Realnet (Altus), and Urbanation Market Data, 2019; City of Toronto, City Planning Division; Land Use Information System II, 2019; Financial Viability Impact Analysis, NBLC, 2020



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.

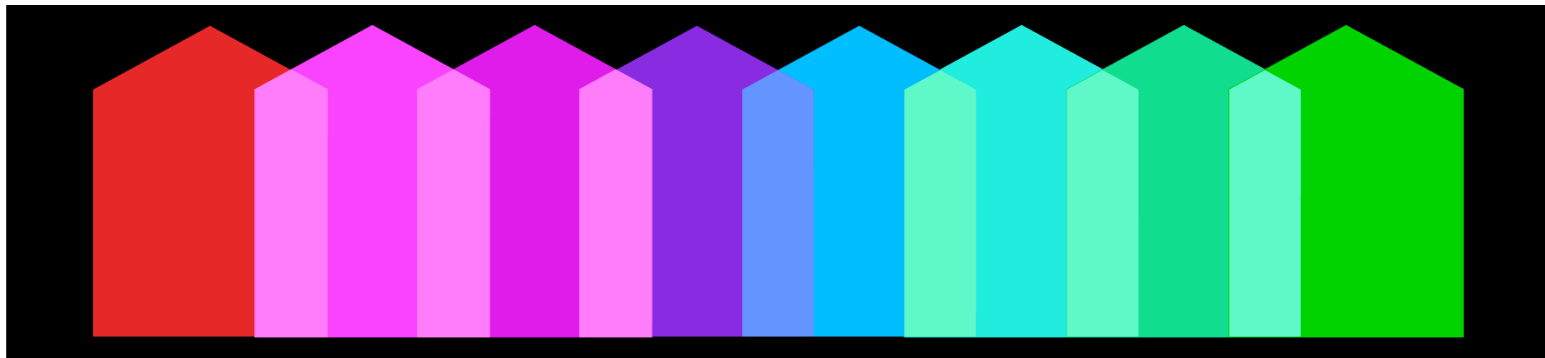
An Implementation Plan for the HousingTO Action Plan for 2020 to 2030 is currently underway that will guide the City's actions to achieve its affordable housing targets.



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 will be used to inform the development of an inclusionary zoning policy framework. As part of the consultation on the draft inclusionary zoning policy framework, areas for further analysis may be identified. This report will continue to be refined and supplemented throughout the policy development process.



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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

	All Tenure					Owned					Rented				
Year/ Time Period	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

	All Tenure					Owned					Rented				
Year/ Time Period	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

	All Tenure					Owned					Rented				
Year/ Time Period	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

	All Tenure					Owned					Rented				
Year/ Time Period	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

	All Tenure					Owned					Rented				
Year/ Time Period	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

	All Tenure			Owned			Rented		
Year/ Time Period	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	Not Available in 2006	292,265 26.3%	Not	Not Available	195,295 33.3%	Not	Not Available	96,965 18.4%	Not
Not Condo		820,665 73.7%	Applicable		391,785 66.7%	Applicable		428,855 81.6%	Applicable
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

	All Tenure			Owned			Rented		
Year/ Time Period	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 ¹⁹	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%

¹⁹ With income greater than \$0
²⁰ 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 Toronto²¹

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%

²¹ 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 Toronto²²

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%

²² 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), 2013 and 2018, City of Toronto^{23,24}

Unit Type	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
Year/Time Period	2013	2018	% Change '13-'18	2013	2018	% Change '13-'18	2013	2018	% Change '13-'18	2013	2018	% Change '13-'18	2013	2018	% Change '13-'18
Rent Band²⁵:															
<=80% AMR	3,873	5,033	30%	13,460	25,171	87%	15,748	24,531	56%	4,439	4,058	-9%	37,520	58,793	57%
81% to 100% AMR	8,443	7,138	-15%	51,888	38,602	-26%	46,014	38,379	-17%	10,208	9,207	-10%	116,553	93,326	-20%
101% to 150% AMR	9,663	9,167	-5%	39,180	43,862	12%	32,426	30,537	-6%	4,720	5,748	22%	85,989	89,314	4%
>150% AMR	**	**	-	3,208	**	-	4,449	6,175	39%	**	**	-	**	**	-
Total	21,979	21,338	-3%	107,736	107,635	0%	98,637	99,622	1%	19,367	19,013	-2%	247,719	247,608	0%

Table 11: Vacancy Rates by Unit Type and Rents Below, At and Above Average Market Rent (AMR), 2013 and 2018, City of Toronto

Unit Type	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
Year	2013	2018	2013	2018	2013	2018	2013	2018
Rent Band²⁶:								
<=80% AMR	**	1.0	2.0	0.8	1.7	0.3	0.8	0.2
81% to 100% AMR	1.6	1.9	1.5	0.6	1.3	0.4	1.2	0.4
101% to 150% AMR	1.3	1.9	1.6	1.9	1.5	1.4	1.2	1.6
>150% AMR	4.0	**	3.7	3.2	2.5	4.8	2.5	3.3
All units	-	1.6	-	1.2	-	0.9	-	0.8

²³ ** = data is suppressed/not available

²⁴ Data is for privately initiated rental apartment structures of three units and over and as such is not representative of the entire rental universe.

²⁵ Rent bands are based on a proportion of Average Market Rent (AMR), as reported by the Canada Mortgage and Housing Corporation

²⁶ 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 2019, 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	\$1,472
% Change 2014-2019	27.7%	28.3%	25.9%	18.7%	26.2%

Table 13: Average Market Rents (AMR) for Condominium Rental Apartments, 2013 to 2019, City of Toronto²⁵

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	\$2,476	\$2,829	\$2,307
% Change 2014-2019	N/A	25.6%	30.7%	68.2%	31.2%

²⁵ ** = data is suppressed/not available



Table 14: Average Asking Rents by Accommodation Type, 2018, City of Toronto²⁶

Accommodation Type ²⁷	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 ²⁸	\$799	\$1,507	\$1,974	\$2,540	\$3,105	\$1,887	\$2,342

²⁶ Data source: City-commissioned Rental Market Listing Survey, 2018
²⁷ Data by accommodation type is based on a sample of 3,212 listings out of the 9,000 surveyed
²⁸ 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, 2015 to 2019, by Market Area, City of Toronto

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

	Number of Resales		Average Resale Price		Price Escalation
Market Area:	2015	2019	2015	2019	2015 - 2019
Bloor-Yorkville	-	275	\$646,919	\$858,319	32.7%
Central Waterfront	-	2,531	\$442,742	\$704,366	59.1%
Don Mills-York Mills	-	601	\$355,920	\$564,299	58.5%
Downtown Core	307	1,506	\$485,039	\$721,436	48.7%
Downtown East	567	583	\$407,074	\$651,152	60.0%
Downtown West	1,656	1,329	\$405,253	\$648,252	60.0%
East York	229	198	\$303,881	\$485,719	59.8%
Etobicoke Central	-	1,145	\$326,995	\$514,172	57.2%
Etobicoke North	358	357	\$199,642	\$386,810	93.8%
Etobicoke South	96	116	\$361,548	\$620,042	71.5%
Etobicoke Waterfront	783	964	\$396,815	\$616,551	55.4%
North York East	265	248	\$400,036	\$592,355	48.1%
North York West	927	1,054	\$303,682	\$478,758	57.7%
Scarborough City Centre	640	505	\$279,092	\$453,701	62.6%
Scarborough North	978	1,049	\$263,355	\$423,027	60.6%
Scarborough Southwest	540	479	\$236,887	\$441,535	86.4%
Scarborough Southeast	205	271	\$223,835	\$387,773	73.2%
Sheppard Corridor	676	735	\$355,078	\$538,100	51.5%
Toronto East	282	311	\$480,922	\$720,598	49.8%
Toronto North	529	621	\$510,824	\$709,391	38.9%
Toronto West	642	623	\$399,345	\$655,093	64.0%
Yonge-St Clair	266	303	\$623,626	\$847,080	35.8%
Yonge Corridor North	2,101	1,505	\$409,812	\$619,069	51.1%
York	310	330	\$284,398	\$491,080	72.7%
City of Toronto	12,357	17,639	\$384,165	\$600,521	56.3%



Table 16: New Condominium Unit Market Data, 2015 to 2019, 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
	2015	2019	2015	2019	2015	2019	2015 - 2019
Bloor-Yorkville	21	17	529	601	\$659,514	\$2,682,262	306.7%
Central Waterfront	9	15	161	575	\$718,517	\$1,408,861	96.1%
Don Mills-York Mills	7	11	1,819	834	\$491,312	\$989,635	101.4%
Downtown Core	19	9	141	237	\$860,914	\$955,909	11.0%
Downtown East	22	19	377	804	\$435,897	\$863,814	98.2%
Downtown West	84	34	634	387	\$519,447	\$1,112,510	114.2%
East York	4	1	810	567	\$429,367	\$941,395	119.3%
Etobicoke Central	13	8	841	753	\$475,967	\$609,605	28.1%
Etobicoke North	2	0	314	1,123	\$321,074	-	-
Etobicoke South	12	7	234	57	\$389,365	\$594,268	52.6%
Etobicoke Waterfront	15	8	23	0	\$456,045	\$930,294	104.0%
North York East	0	2	395	143	\$545,536	\$957,758	75.6%
North York West	24	12	2,302	2,432	\$448,251	\$796,931	77.8%
Scarborough City Centre	4	0	2,838	1,091	\$435,448	-	-
Scarborough North	7	8	185	20	\$356,957	\$523,462	46.6%
Scarborough Southwest	11	9	105	370	\$351,098	\$607,879	73.1%
Scarborough Southeast	5	4	4	60	\$374,609	\$511,208	36.5%
Sheppard Corridor	15	16	540	526	\$383,477	\$833,441	117.3%
Toronto East	21	17	725	513	\$466,991	\$943,383	102.0%
Toronto North	15	12	290	578	\$434,381	\$927,278	113.5%
Toronto West	23	17	65	93	\$466,005	\$909,961	95.3%
Yonge-St Clair	9	10	37	427	\$663,327	\$1,978,424	198.3%
Yonge Corridor North	11	7	1,366	537	\$421,678	\$793,892	88.3%
York	2	2	32	61	\$562,554	\$565,495	0.5%
City of Toronto	355	245	14,767	12,789	\$480,192	\$934,722	94.7%



Table 17: New Purpose-Built Rental Unit Market Data, 2015 to 2019, by Market Area, City of Toronto

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

	Number of New Rental Projects		Average Rental Rate for New Rentals		Price Escalation
Market Area:	2015	2019	2015	2019	2015 - 2019
Bloor-Yorkville	6	12	\$2,227	\$2,691	20.9%
Central Waterfront	0	0	-	-	-
Don Mills-York Mills	0	0	-	-	-
Downtown Core	6	16	\$1,962	\$2,584	31.7%
Downtown East	6	20	\$1,846	\$2,463	33.4%
Downtown West	6	13	\$1,823	\$2,593	42.3%
East York	0	0	-	-	-
Etobicoke Central	9	14	\$1,524	\$2,138	40.3%
Etobicoke North	0	0	-	-	-
Etobicoke South	0	0	-	-	-
Etobicoke Waterfront	0	0	-	-	-
North York East	0	0	-	-	-
North York West	0	4	-	\$2,087	-
Scarborough City Centre	0	0	-	-	-
Scarborough North	0	0	-	-	-
Scarborough Southwest	0	0	-	-	-
Scarborough Southeast	0	0	-	-	-
Sheppard Corridor	12	18	\$1,749	\$2,282	30.5%
Toronto East	0	8	-	\$2,509	-
Toronto North	18	37	\$2,191	\$2,563	17.0%
Toronto West	0	12	-	\$2,365	-
Yonge-St Clair	0	12	-	\$3,205	-
Yonge Corridor North	3	4	\$1,962	\$2,476	26.2%
York	0	8	-	\$2,279	-
City of Toronto	66	178	\$1,919	\$2,490	30.3%



Table 18: Purpose Built Rental units Proposed and Under Construction by Quarter, 2015-2019²⁹

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

²⁹ Data source: Urbanation UrbanRental, 2015-2019



Table 19: Number of Projects and Units in the Development Pipeline, Fourth Quarter 2019, by Market Area, City of Toronto^{30, 31}

Market Area	Number of Projects	Number of Units
Bloor-Yorkville	54	16,302
Central Waterfront	13	18,332
Don Mills-York Mills	47	16,216
Downtown Core	44	23,941
Downtown East	89	38,159
Downtown West	136	44,997
East York	24	5,207
Etobicoke Central	47	15,796
Etobicoke North	9	874
Etobicoke South	61	24,272
Etobicoke Waterfront	7	11,785
North York East	33	2,558
North York West	111	25,199
Scarborough City Centre	7	10,306
Scarborough North	38	17,106
Scarborough Southwest	60	25,444
Scarborough Southeast	42	6,529
Sheppard Corridor	34	16,751
Toronto East	69	9,641
Toronto North	87	20,997
Toronto West	90	24,801
Yonge-St Clair	29	5,594
Yonge Corridor North	34	11,276
York	48	6,199
City of Toronto	1,213	398,282

³⁰ Data source: City of Toronto, City Planning Division : Land Use Information System II

³¹ The Development Pipeline consists of projects with approval and/or construction activity between January 1, 2015 and December 31, 2019, 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

