



3.1 1,925 Apartment Towers

Apartment Towers are a Major Component of the GGH's Housing Stock

Overview

There are 1,925 Apartment Towers in the Greater Golden Horseshoe (GGH). Collectively, these towers contain 383,838 units, representing 13 per cent of all households in the GGH. That means about one in every seven and a half households in the GGH are in an Apartment Tower. In the Greater Toronto and Hamilton Area (GTHA), this ratio increases to one in every six households.

A significant number of Ontarians live in Apartment Towers. If a conservative metric of 2.6 people per household is applied, it can be estimated that Apartment Towers house approximately one million people, or roughly 12 per cent of the total GGH population. However, this number may be higher, according to recent studies* indicating that Apartment Tower units often house large numbers of individuals that are unaccounted for in Census data.

Apartment Buildings Five to Seven Storeys

In addition to the 1,925 Apartment Towers under study that are eight storeys and over, there are an additional 1,155 apartment buildings from the study era between five and seven storeys, which are considered high-rise by Statistics Canada. These buildings have been excluded from the larger study. However, these buildings exhibit many of the characteristics of the Apartment Towers under study, including distribution and socio-economic attributes. These buildings contain an additional 112,753 units. Taking into account all apartment buildings from the study era five storeys and over, the GGH contains a total of 3,080 apartment buildings and 496,591 apartment units, or 17 per cent of all housing units in the GGH. Further information related to apartment buildings five to seven storeys can be found in the Technical Appendices.

The Apartment Towers under study are concrete frame residential buildings, eight storeys or over, built between 1945 and 1984.



01



02

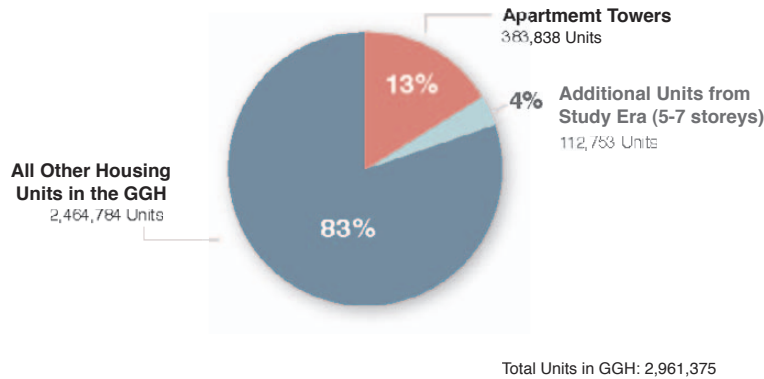
Images

- 01) Eight storeys and over: Eighteen storey Apartment Tower, Former Borough of Scarborough
- 02) Five to seven storeys: Seven storey apartment building, Mississauga
- 03) Single Family Homes
- 04) Contemporary Condominiums

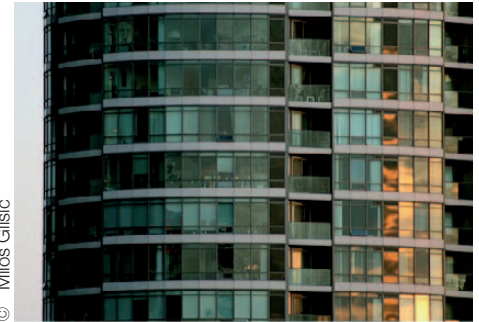
Note

*United Way Toronto High-rise Apartment Livability Study, (Forthcoming, 2010).

Apartment Towers Related to Total Housing Stock in the GGH



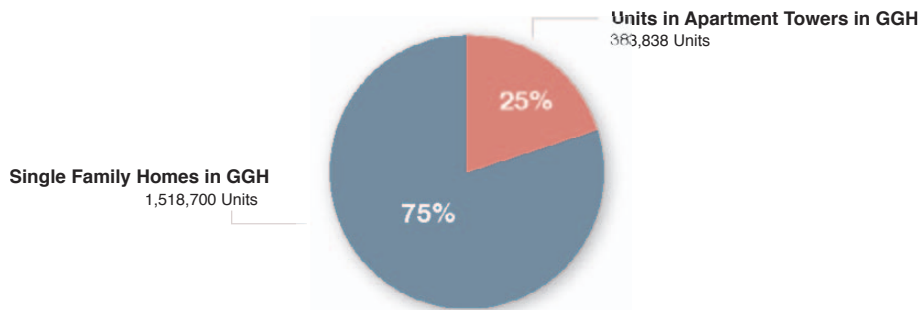
03



© Mitos Glisic

04

Units in Apartment Towers Compared to Single Family Homes in the GGH



Relation to Other Housing Types:

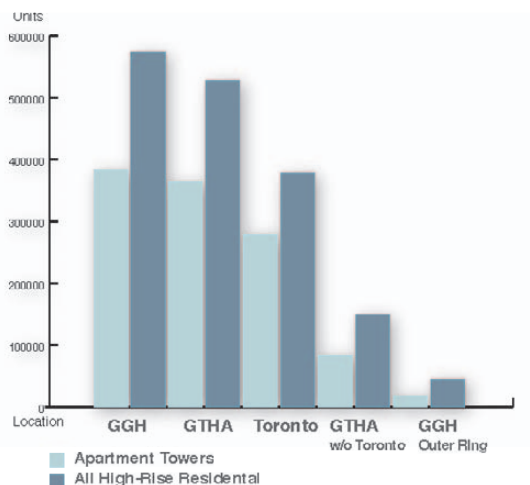
SINGLE FAMILY HOME:

The number of households in Apartment Towers is equivalent to 25 per cent of the households in the GGH living in single-family homes. Within the GTHA this number increases to 40 per cent, meaning there is an Apartment Tower unit for every 2.5 single-family homes.

ALL HIGH-RISE HOUSING

Apartment Towers represent the majority of multiple residential housing in the region. They consist of 67 per cent of all high-rise residential buildings in the GGH as defined by Statistics Canada (multiple housing five storeys and above). Within the GTHA this number increases to 69 per cent, and in Toronto it is 74 per cent.

Apartment Towers in Relation to All High-Rise Housing in the GGH



These findings are based on data from the 2006 Census by Statistics Canada, and from Canada Mortgage and Housing Corporation from 2006 to 2009.