



3.5 Rental Housing

Apartment Towers Represent One-Third of the GGH's Rental Housing Stock

Overview

The vast majority of Apartment Towers were developed as rental apartments. Housing policy during the study period encouraged high-rise rental within new communities as a key component of the housing mix. This was to meet demands for affordable housing for a variety of tenure groups, as well as provide the densities necessary to optimize infrastructure efficiency and, in the case of Toronto, meet population targets established by the Metropolitan Planning Board.

Seventy-nine per cent of Apartment Towers in the GGH are rental tenure, representing 33 per cent of the total rental stock in the GGH. Within the GTHA this increases to 40 per cent, and 48 per cent in Toronto.

Unlike most high-rise construction today, Apartment Tower units were often built as family housing. Specific data related to unit size in GGH Apartment Towers is not available. However, recent studies* confirm a large concentration of larger units within Apartment Towers. A random sampling of ten buildings conducted by the research team resulted in a unit breakdown of 32 per cent three-bedroom, 43 per cent two-bedroom and 25 per cent one-bedroom. Further study is required to determine the full breakdown across the GGH.

Public and Private Ownership

The majority of Apartments Towers in the region are privately owned and operated, however, the exact breakdown is currently unknown, and requires detailed study. In Toronto, approximately 85 per cent of towers are in private ownership.

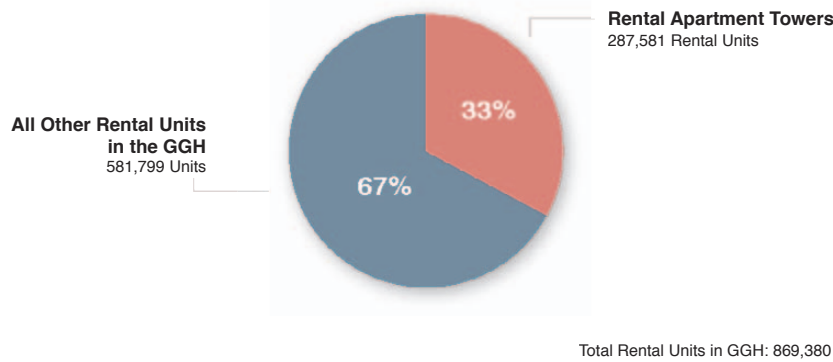
The vast majority of public housing in Toronto is owned and operated by the Toronto Community Housing Corporation (TCHC). TCHC is the largest social housing provider in Canada, as well as the largest owner of Apartment Towers in the GGH. Public owners have several advantages in conducting renewal efforts related to economies of scale, financing, and having a corporate social mandate.

Note

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

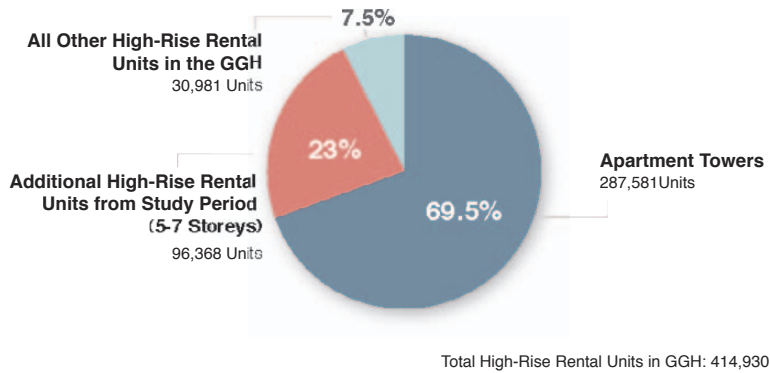


Rental Apartment Towers Related to all Rental in the GGH

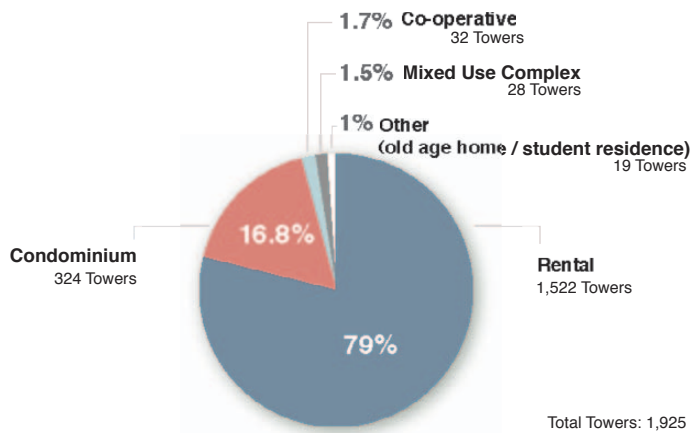


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Rental Apartment Towers Related to All High-Rise Rental in the GGH



Apartment Towers by Type



Tenure Mix of Apartment Towers

Seventy-nine per cent of Apartment Towers are rental tenure (both private and public), 17 per cent are condominiums, and the remaining four per cent includes a mixture of tenures including cooperatives – equity (0.4 per cent), non-equity (1.1 per cent), and co-ownership (0.2 per cent) – as well as seniors housing (0.3 per cent) and student residences (0.2 per cent).

High-Rise Rental Housing

The Apartment Towers under study represent the vast majority of high-rise rental housing in the GGH (69.5 per cent), increasing to 72 per cent in the GTHA and 77 per cent in Toronto. The development of high-rise rental housing became increasingly rare following the study period, with the majority of post-1984 high-rise housing developed as condominiums. As a result, only 7.5 per cent of high-rise rental housing was developed after the study period. Twenty three per cent of the high-rise rental housing stock are buildings from the study era that are five to seven storeys.

Condominiums

The 17 per cent of Apartment Towers that are condominiums were generally developed in the second half of the post-war housing boom, following the introduction of the Condominium Act in 1968. A handful of rental apartments were converted to condo-

Images

- 01) Apartment Cluster, Former Borough of North York
- 02) Rental Availability Advertisement, Mississauga