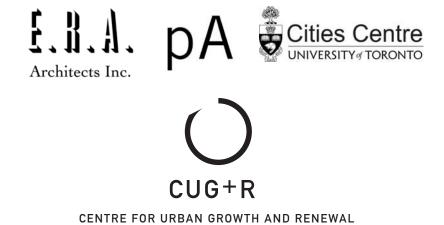
# Tower Neighbourhood Renewal in the Greater Golden Horseshoe

An Analysis of High-Rise Apartment Tower Neighbourhoods Developed in the Post-War Boom (1945-1984)

Key findings of the first phase of the study Tower Neighbourhood Renewal in the Greater Golden Horseshoe, related to the current state of these Apartment Towers and their neighbourhoods include the following:

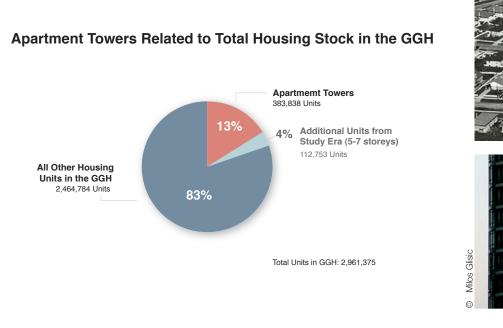
- Apartment Towers are a major component of the GGH's housing stock. There are 1,925 Apartment Towers in the GGH, plus an additional 1,155 aparments buildings five to seven stories. Collectively these towers are home to over one million people.
- Apartment Towers represent one-third of the GGH's rental housing stock, and 48 per cent of the City of Toronto's rental
- Apartment Towers are among the highest energy users of all housing types in the region, requiring as much as 25 per cent more energy per square metre compared to a single detached house. Similarly, they typically have low waste diversion rates of less than 12 per cent.
- Apartment Towers are very closely linked to areas of social need. Seventy-seven per cent of all Apartment Towers in the GGH are found in Census Dissemination Areas considered to have high or very high social need, while only 12 per cent of towers are found in areas considered to have low or very low social need.
- Apartment Towers can be found throughout the GGH. The majority (62 per cent) are found in Toronto, with 29 per cent found in the GTHA without Toronto and nine per cent found in the municipalities that make up the Outer Ring of the GGH (see diagram of region on this page). Over two-thirds of upper- and single-tier municipalities in the GGH have Apartment Towers as part of their housing mix.
- Apartment Towers in the GGH are generally found in clusters. In the GGH, 89 per cent of all Apartment Towers are found in clusters of two or more, and 62 per cent are found in large clusters of five or more. The largest of these Apartment Tower clusters contain more than 10,000 households.
- Apartment Towers are generally situated on large land parcels of 1 hectare or more. This is a legacy of open space ratios that were encouraged to achieve the "tower-in-the-park" configuration, with 80 to 90 per cent of the site area left as open space. The total land resource in the GGH on which Apartment Towers are situated is 2,198 hectares. More than half of apartment properties are directly adjacent to another apartment property, creating clusters of adjoined open space.
- Residents of Apartment Towers tend to rely more on transit, walking and cycling to get around than other residents of the region. Sixty-two per cent of Apartment Towers are within areas with higher than average public transit use for their respective municipalities. Fifty-eight per cent of Apartment Towers are in zones with higher than average rates of walking and cycling. Seventy per cent are located in zones with lower than average car ownership rates.

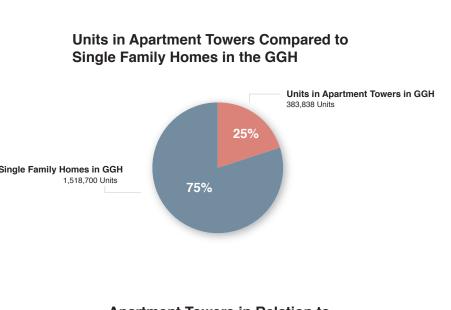
To view the full report, visit www.cugr.ca.



# Taking Stock: Current State of Appartment Towers

## 1,925 Apartment Towers Apartment Towers are a Major Component of the GGH's Housing Stoo





**Rental Housing** 

Inventory
Location of Apartment Tow
in the GGH

Location: COUNTY OF SIMCOF Towers: 3 Units: 370 Site Area (Ha): 2.09

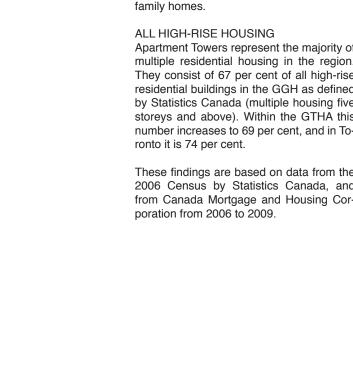
Location: CITY OF ORILLIA -Towers: 1 Units: 110 Site Area (Ha): 2.8

Location: **COUNTY OF DUFFERIN** - Towers: **1**Units: **164**Site Area (Ha): **0.9** 

Location: **REGION OF YORK**Towers: **22**Units: **3,639**Site Area (Ha): **24.91** 

Location: CITY OF BRANTFORD -Towers: 10 Units: 1,030 Site Area (Ha): 8.87

Rental Apartment Towers Related to all Rental in the GGH



**Relation to Other Housing Types:** 

The number of households in Apartment

creases to 40 per cent, meaning there is ar

Apartment Tower unit for every 2.5 single-

eventy-nine per cent of Apartment Towe

17 per cent are condominiums, and the emaining four per cent includes a mixture f tenures including cooperatives - equity

are rental tenure (both private and publi

(0.4 per cent), non-equity (1.1 per cent)

and co-ownership (0.2 per cent) - as we

dent residences (0.2 per cent).

High-Rise Rental Housing

as seniors housing (0.3 per cent) and stu-

he Apartment Towers under study rep

resent the vast majority of high-rise rental

housing in the GGH (69.5 per cent), in-

77 per cent in Toronto. The development of

high-rise rental housing became increas igly rare following the study period, w the majority of post-1984 high-rise housing

eveloped as condominiums. As a resu

ig was developed after the study period

wenty three per cent of the high-rise renta

housing stock are buildings from the study

**Condominiums**The 17 per cent of Apartment Towers that

are condominiums were generally developed in the second half of the post-war ousing boom, following the introduction of

the Condominium Act in 1968. A handful of rental apartments were converted to condo-

era that are five to seven storeys.

200 Bing

only 7.5 per cent of high-rise rental hou

reasing to 72 per cent in the GTHA and

Towers is equivalent to 25 per cent of the ouseholds in the GGH living in single-family homes. Within the GTHA this number in-

### Location in the GGH

**Transportation** 

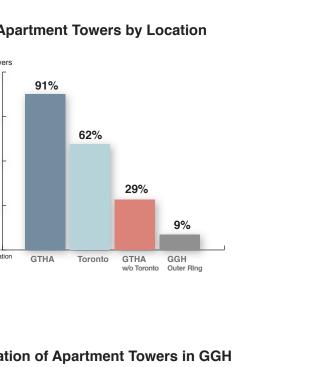
All Other Towers 735 Towers

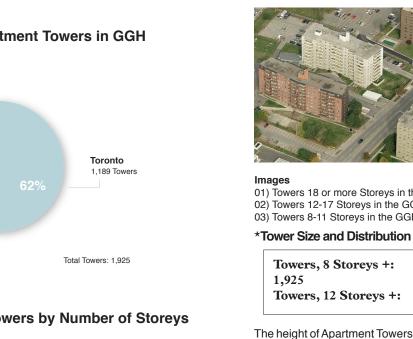
Towers: **39** Units: **4,116** Site Area (Ha): **34.55** 

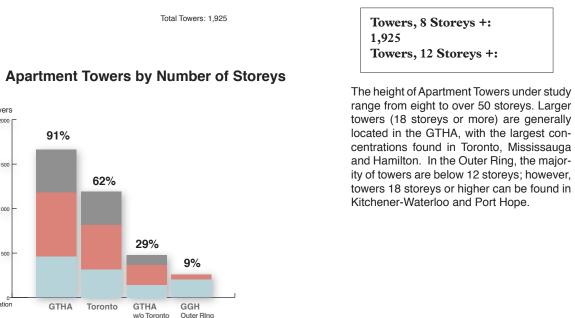
Apartment Towers with Above Average Transit Ridership

Apartment Towers with Below Average Car Ownership

Apartment Towers with Above Average Walking/Cycling



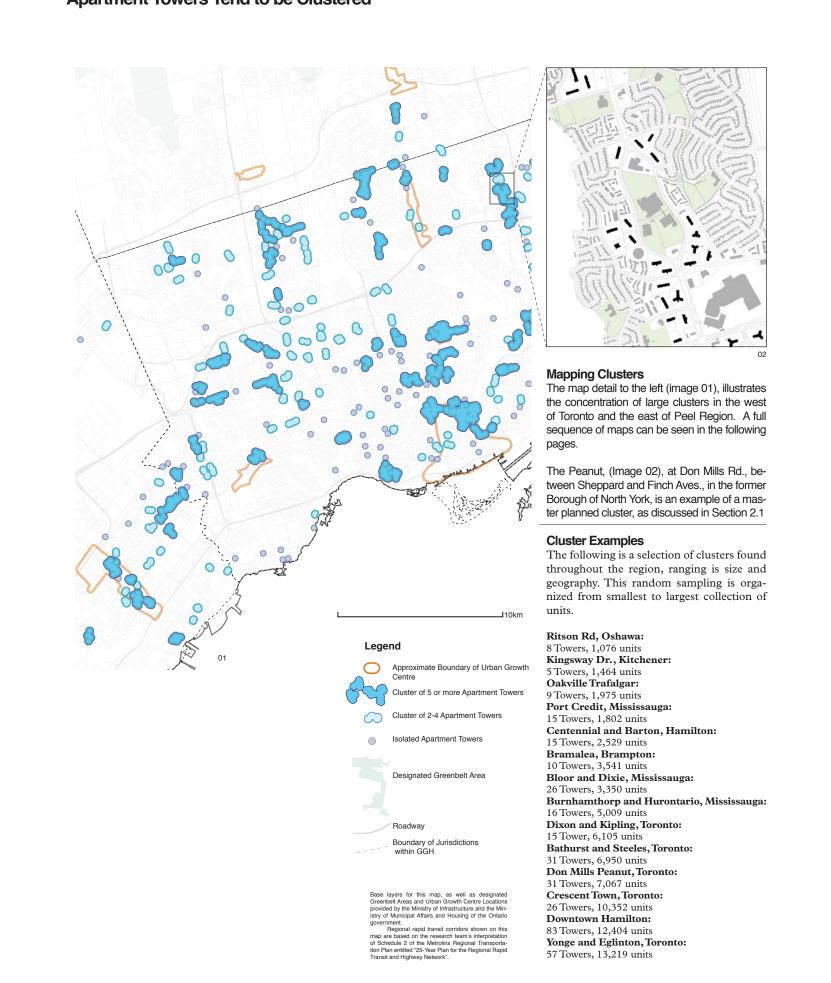




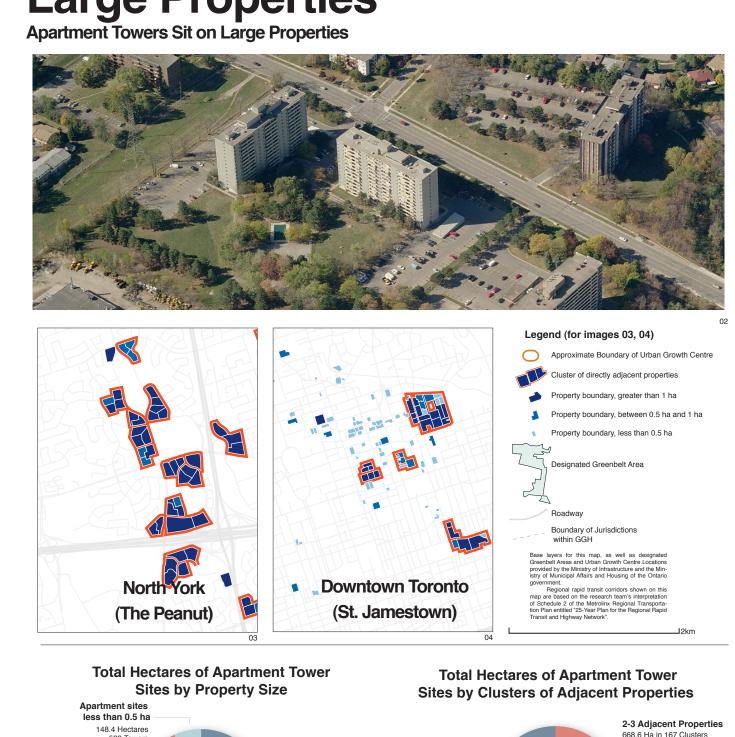
Above Average\* Transit Ridership

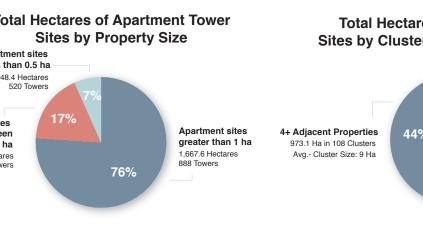
Images
01) TTC stop adjacent to Apartment Tower
02-03) The quality of pedestrian realm varies

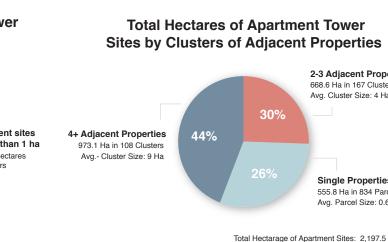
### Clusters **Apartment Towers Tend to be Clustered**

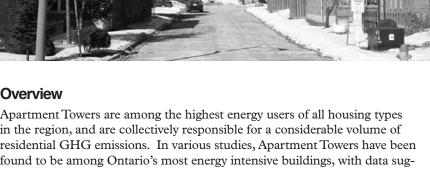


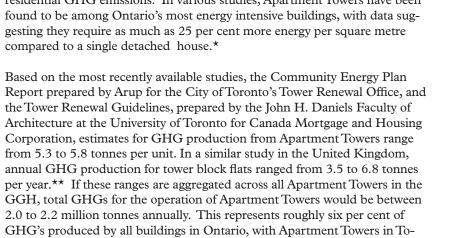
### **Large Properties**











for building operation. They do not reflect total household energy use related to transportation and other factors. Therefore, actual GHG emissions attributable to Apartment Towers and their residents would be much higher than the

**Greenhouse Gas Production** 

between 1946 and 1969 at an average o .25 GJ/m<sup>2</sup>, compared to single-family homes \*\* Road Map to 60% - Eco-Refurbishment

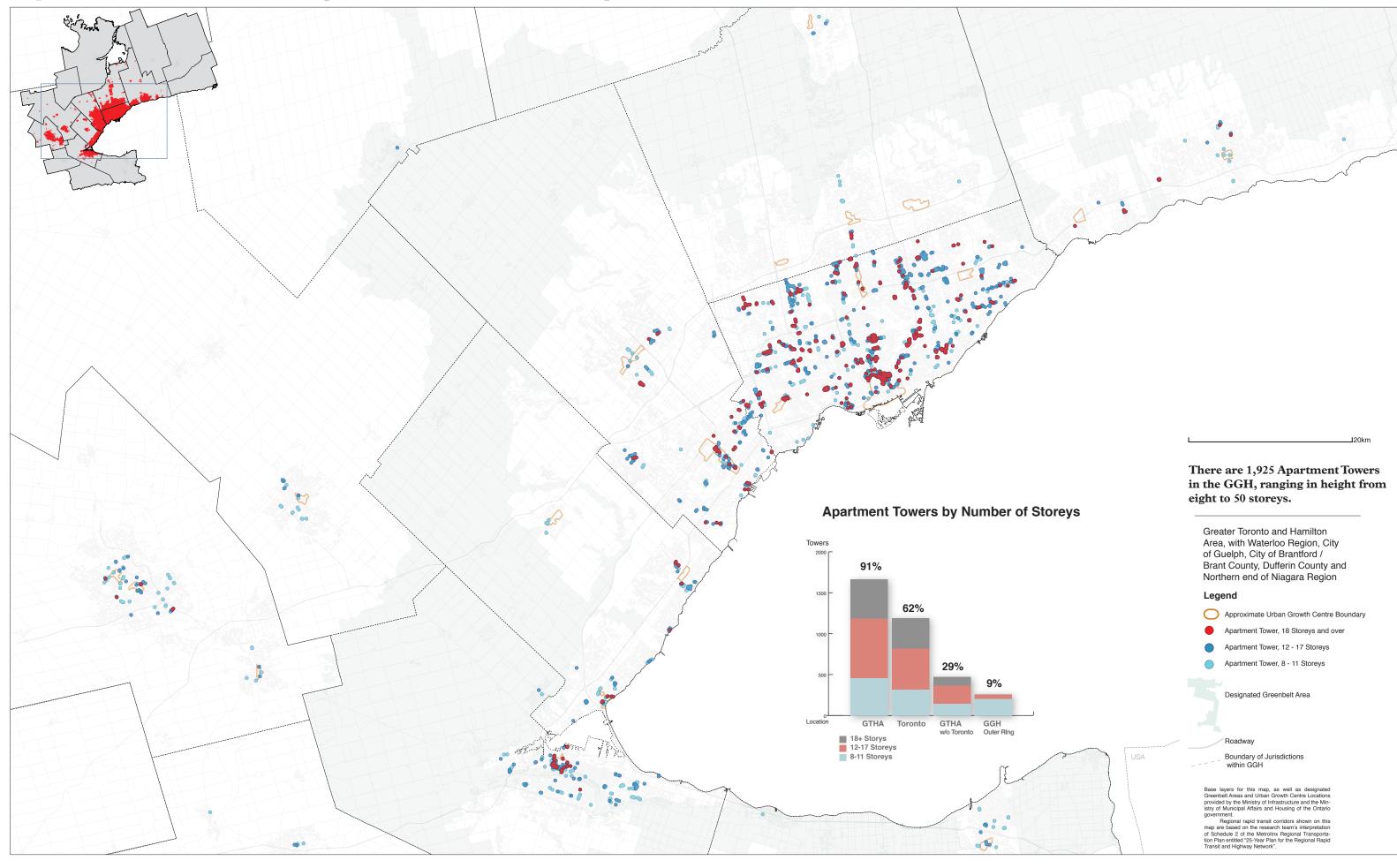
**Solid Waste**Apartment Towers are significant producers of solid waste, with generally poor diversion household averages. For example, organ pronto, has yet to introduced into mos uction and diversion rates in Apartme City of Toronto's Tower Renewal Office. This

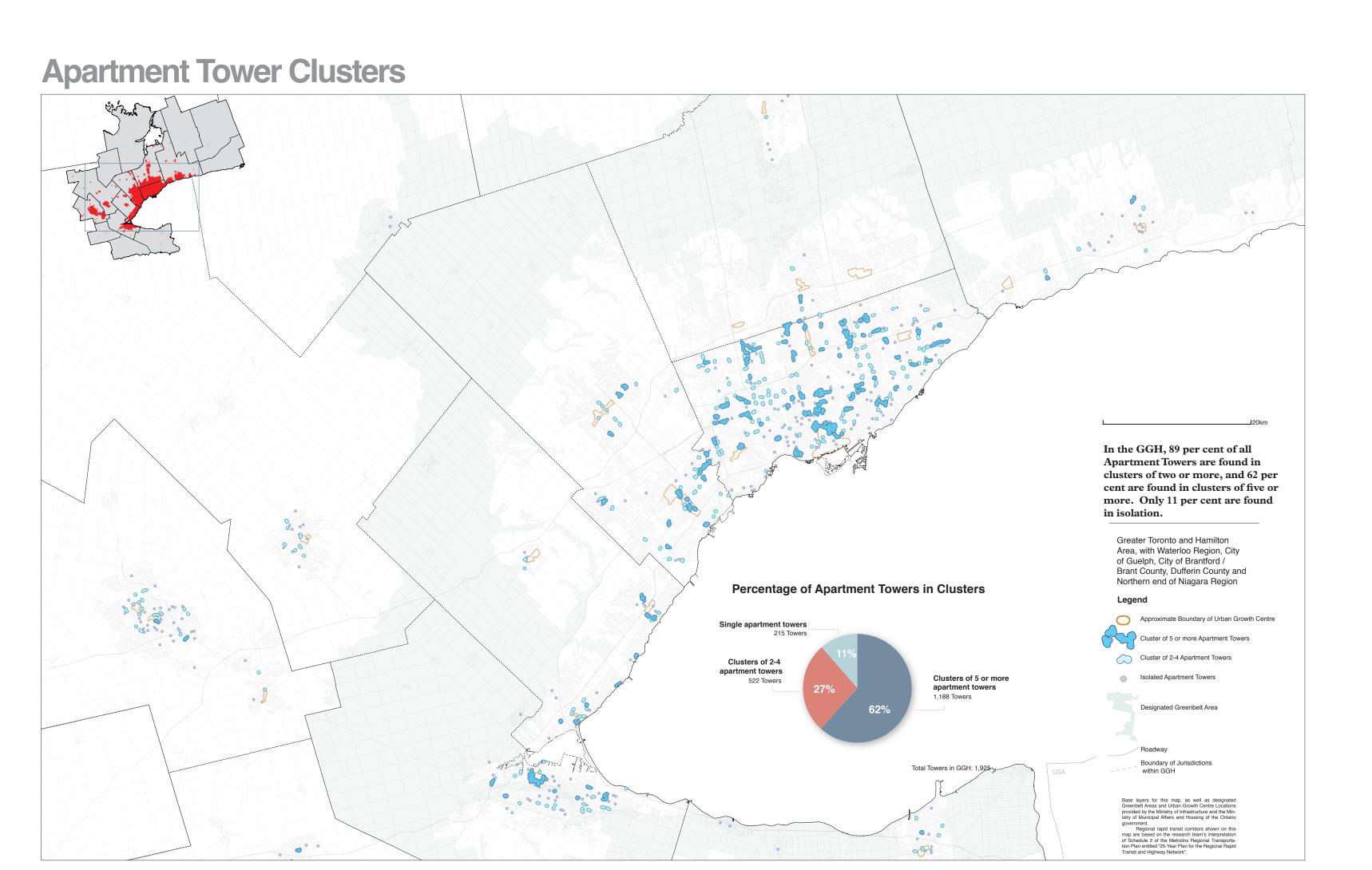
study indicates average waste generation

per unit of 601 kg, with an average diversion rate of 12 per cent. Extrapolated across the region, at this diversion rate, over 200,000

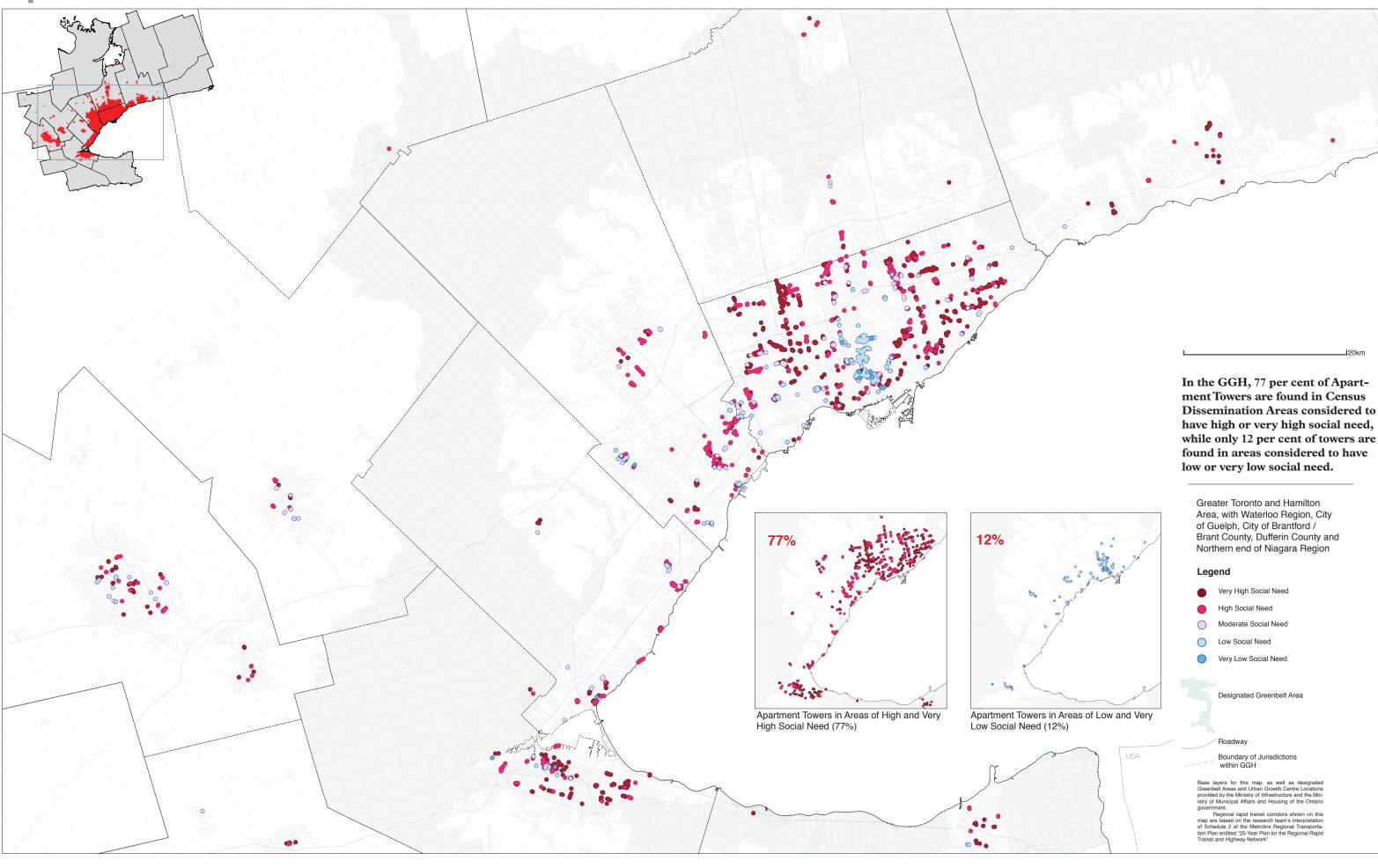
tonnes of waste may go to landfill each yea

### **Apartment Towers by Number of Storeys**

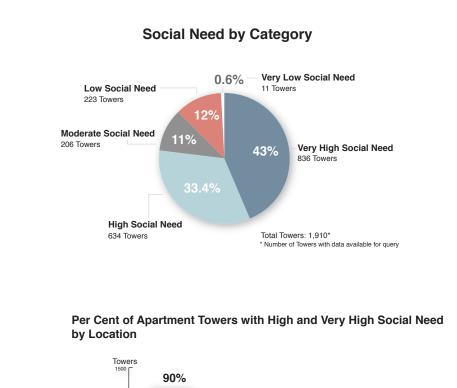


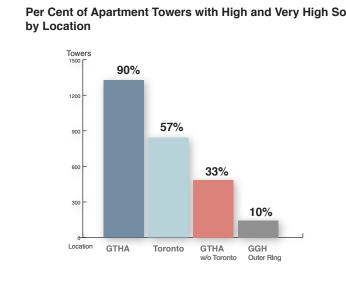


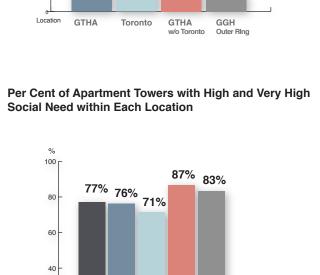
### **Apartment Towers and Social Need**

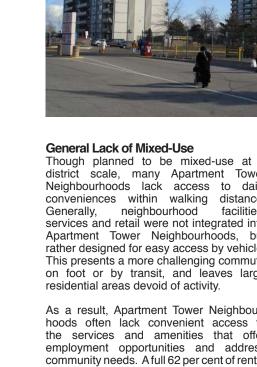


# **Social Need**









**Defining Social Need**Social need, as defined for this study, is an aggregated measure of households with high proportions of:

lone-parent families;persons below the Census low-income cut-

persons 25 years of age and over with no educational certificate, diploma or de-

income from government trans-

For further information refer to Technical

partment Towers and Health Equity number of recent studies, such as Toro blic Health's Unequal City, and Poverty

Making Us Sick, by the Wellesley Institut

than moderate income Ontarians, who

unemployment; and persons aged 65 and over.

