

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 apartments 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 housing stock.

• 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.

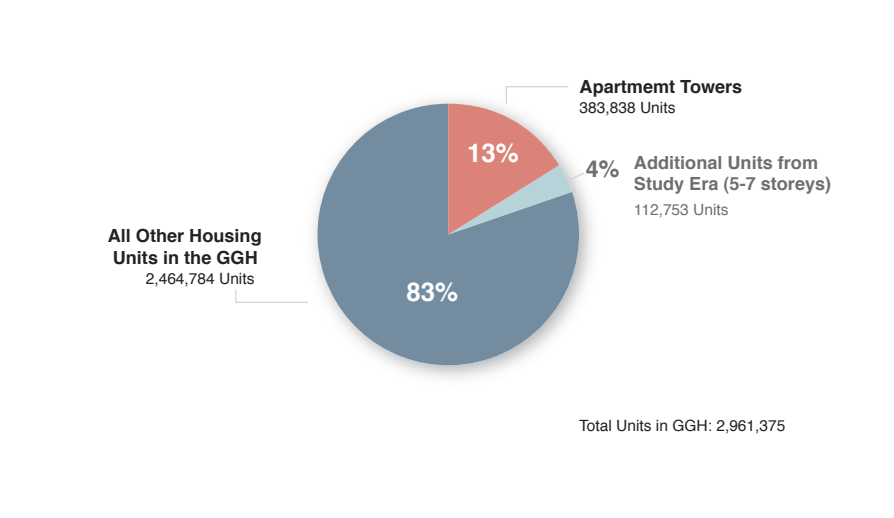
To view the full report, visit www.cugr.ca.

Taking Stock: Current State of Apartment Towers

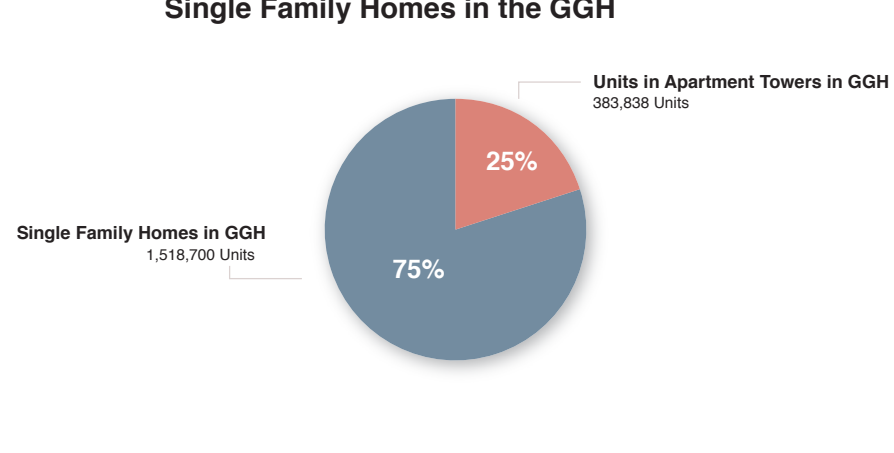
1,925 Apartment Towers

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

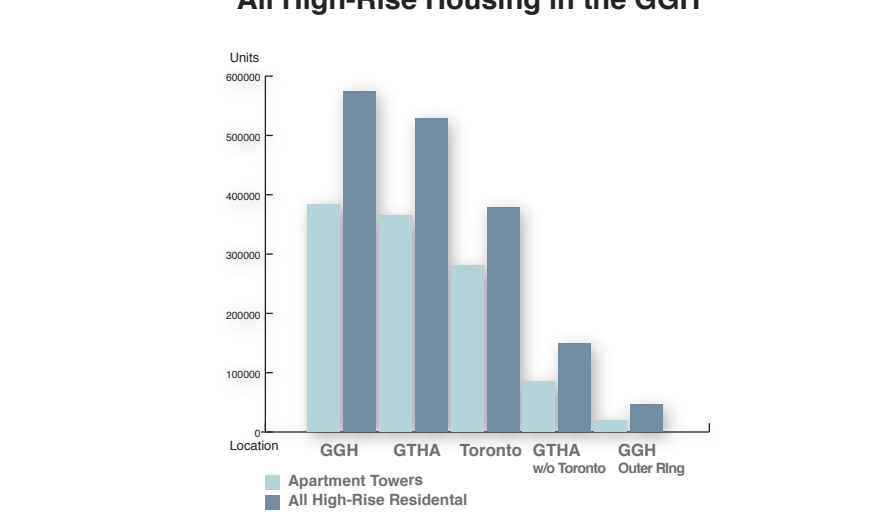
Apartment Towers Related to Total Housing Stock in the GGH



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



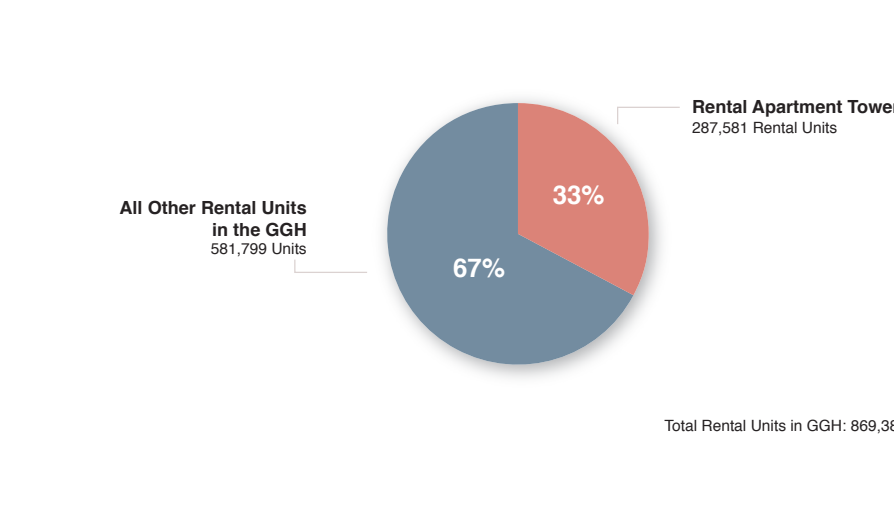
Apartment Towers in Relation to All High-Rise Housing in the GGH



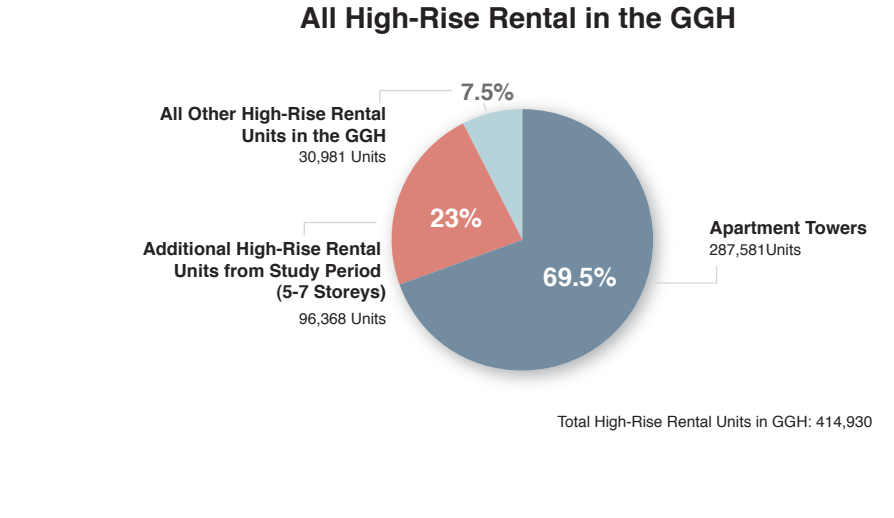
Rental Housing

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

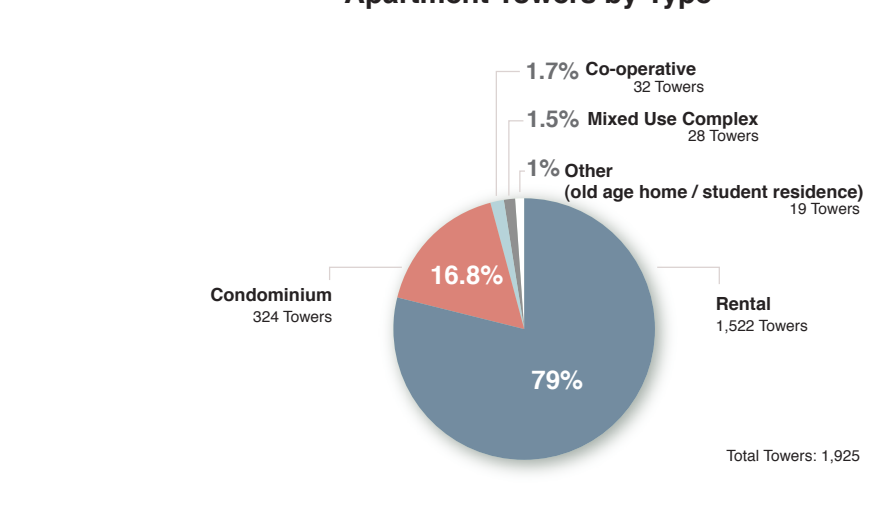
Rental Apartment Towers Related to All Rental in the GGH



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

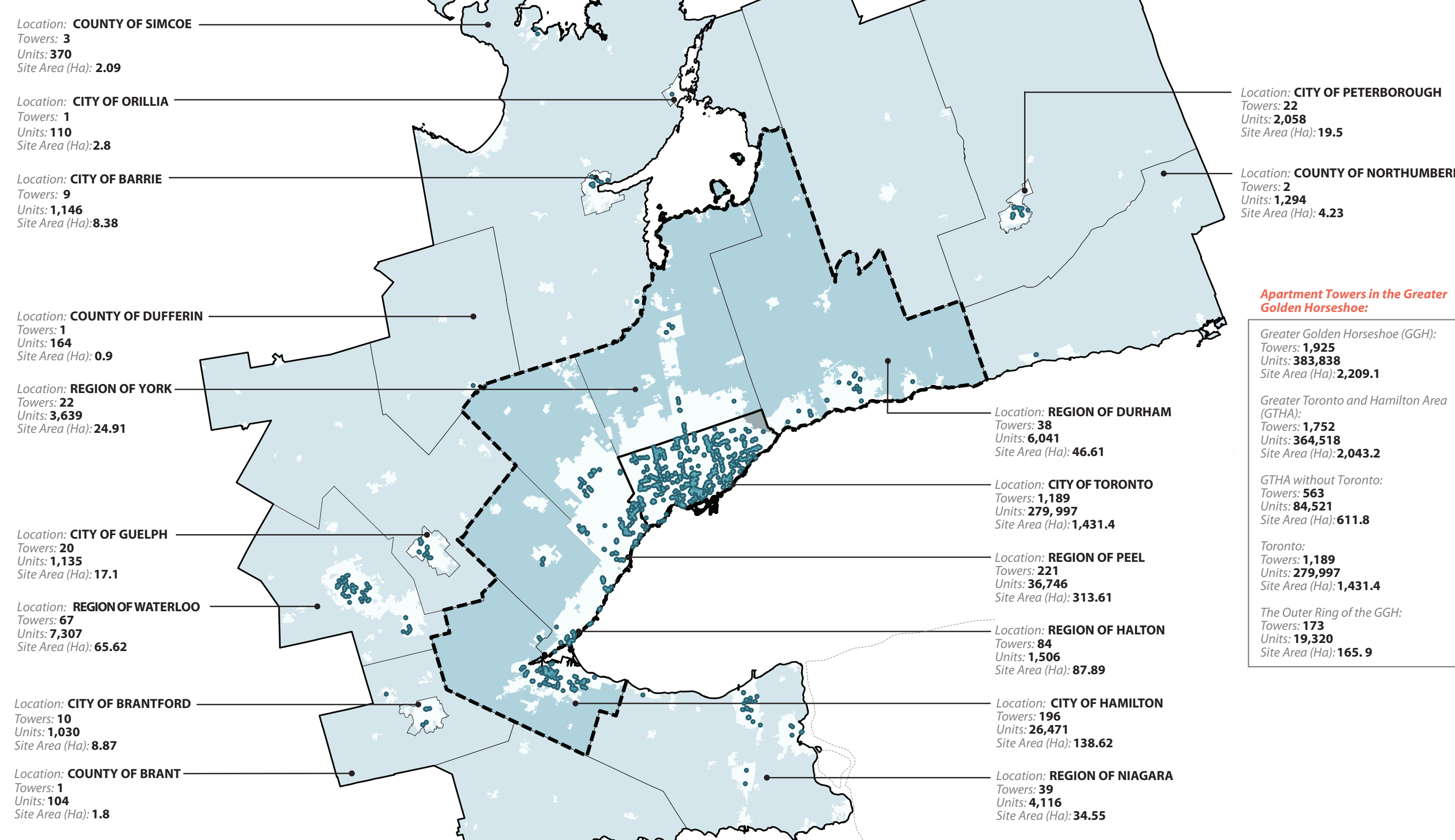


Apartment Towers by Type



Inventory

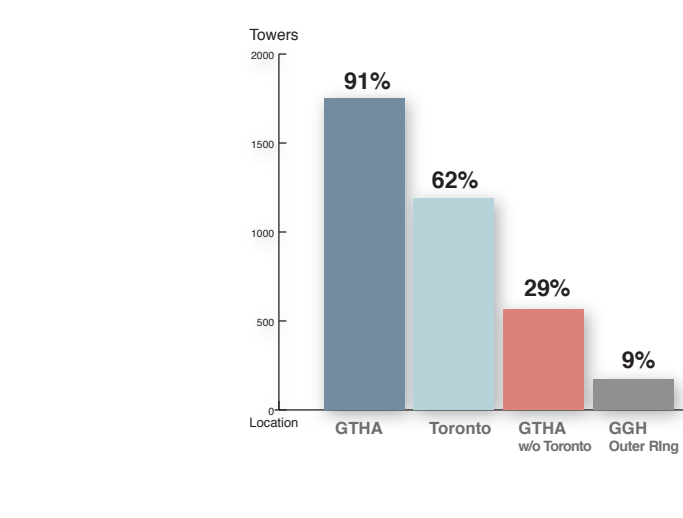
Location of Apartment Towers, 8-50 Stories, in the GGH



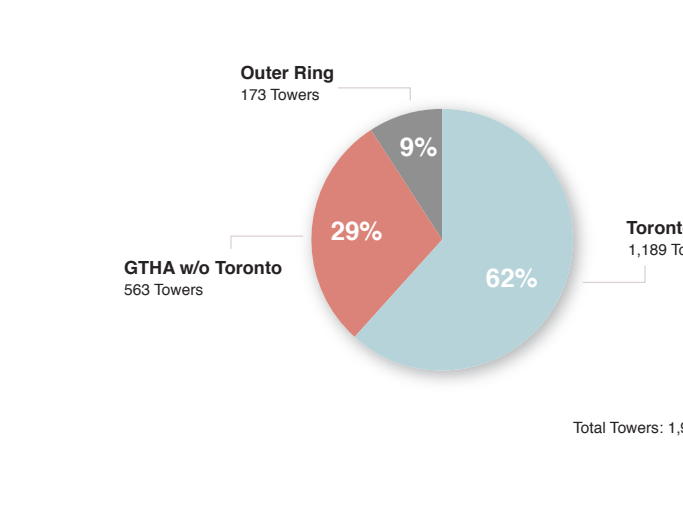
Location in the GGH

Apartment Towers are Found Throughout the GGH

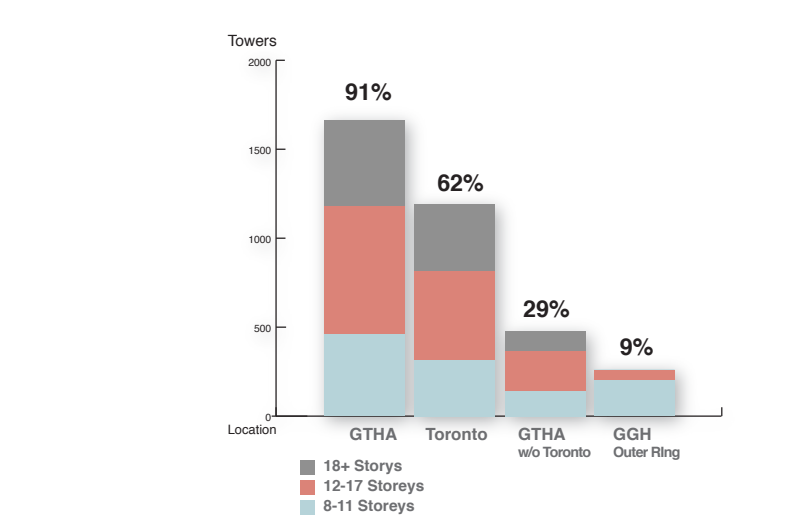
Apartment Towers by Location



Location of Apartment Towers in GGH



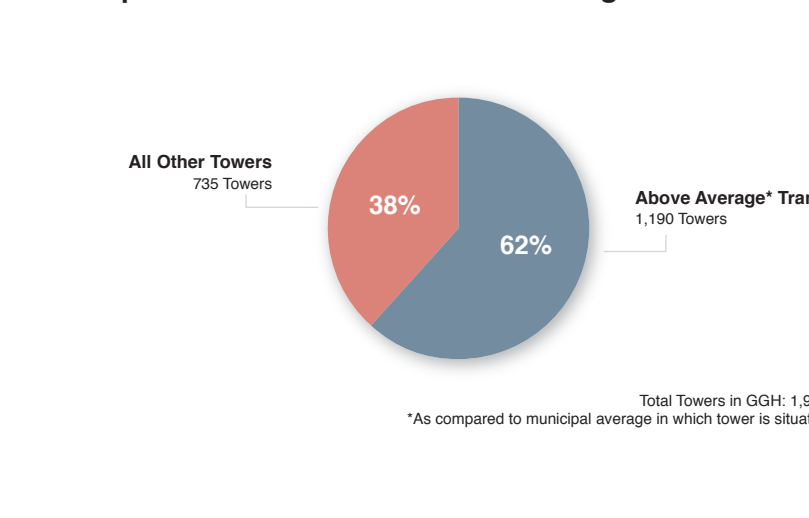
Apartment Towers by Number of Storeys



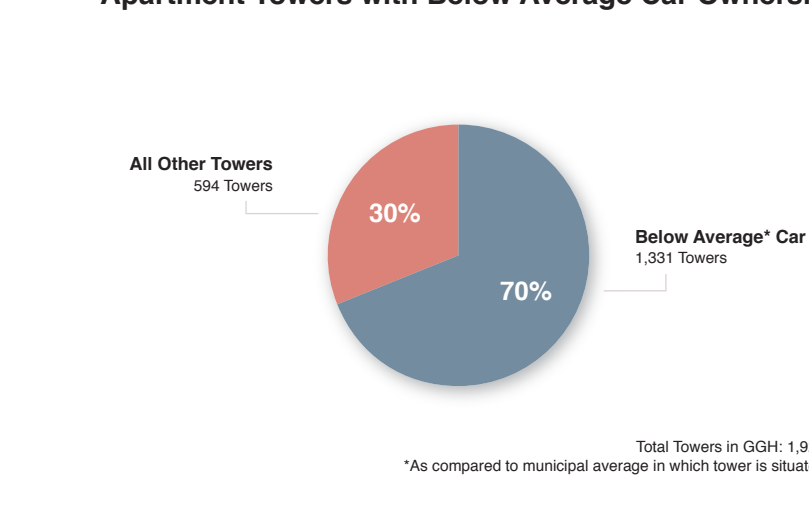
Transportation

Residents of Apartment Towers Use Cars Less Often than Other Residents of the GGH

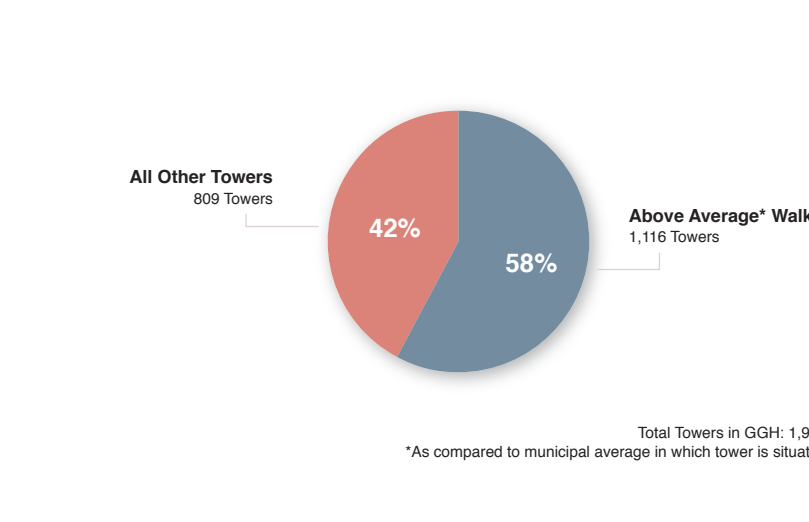
Apartment Towers with Above Average Transit Ridership



Apartment Towers with Below Average Car Ownership



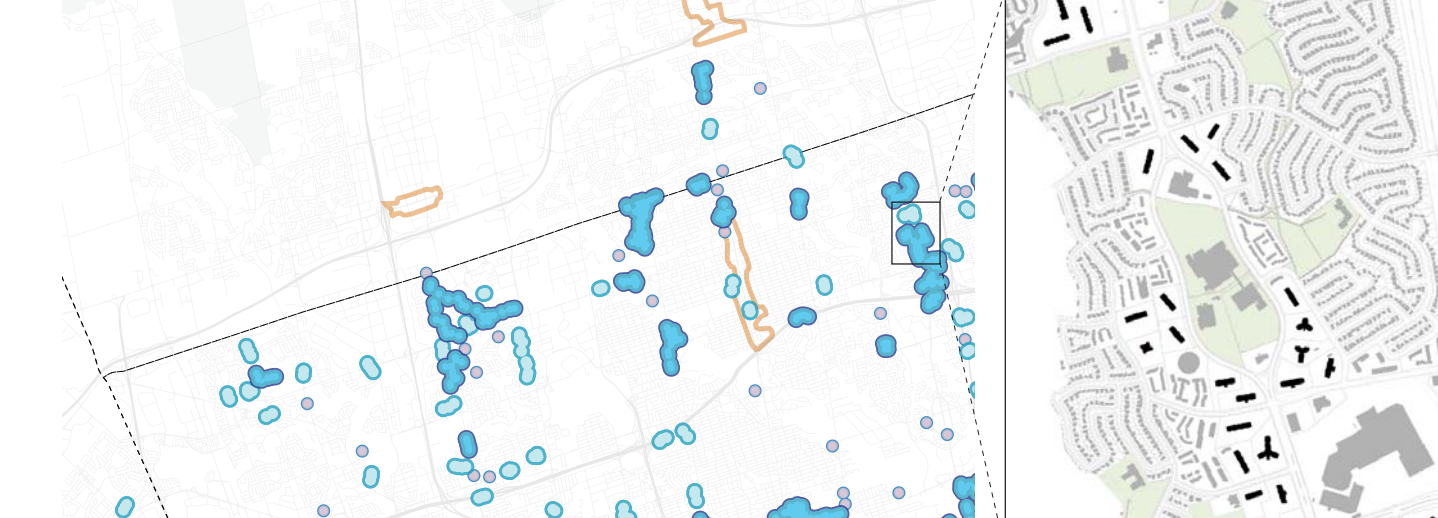
Apartment Towers with Above Average Walking/Cycling



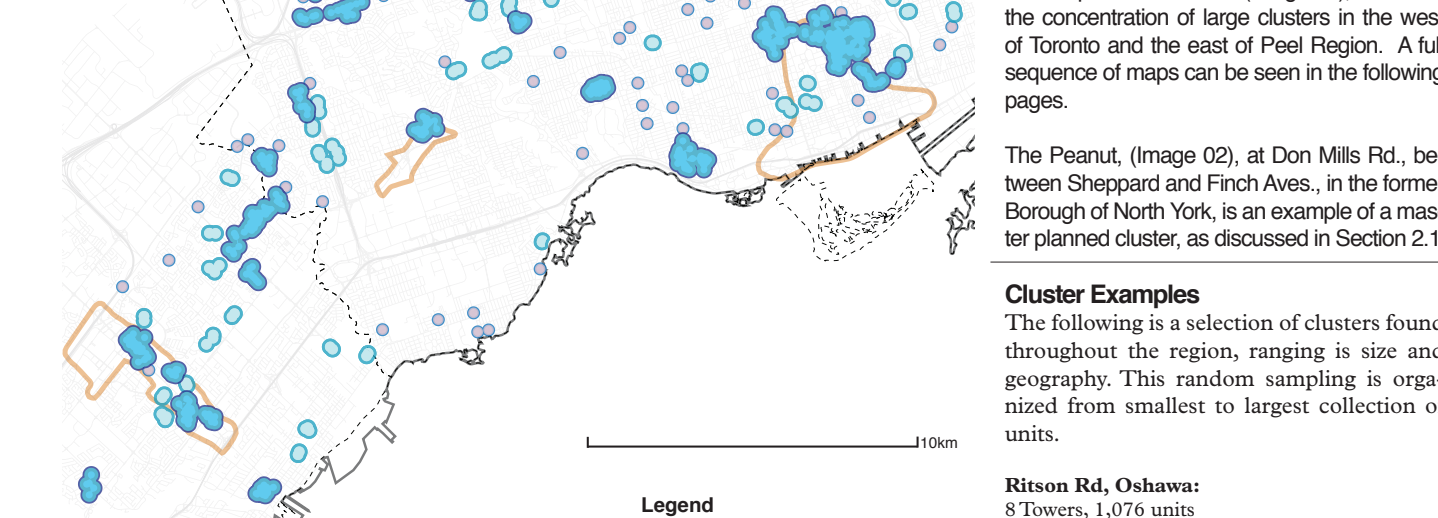
Clusters

Apartment Towers Tend to be Clustered

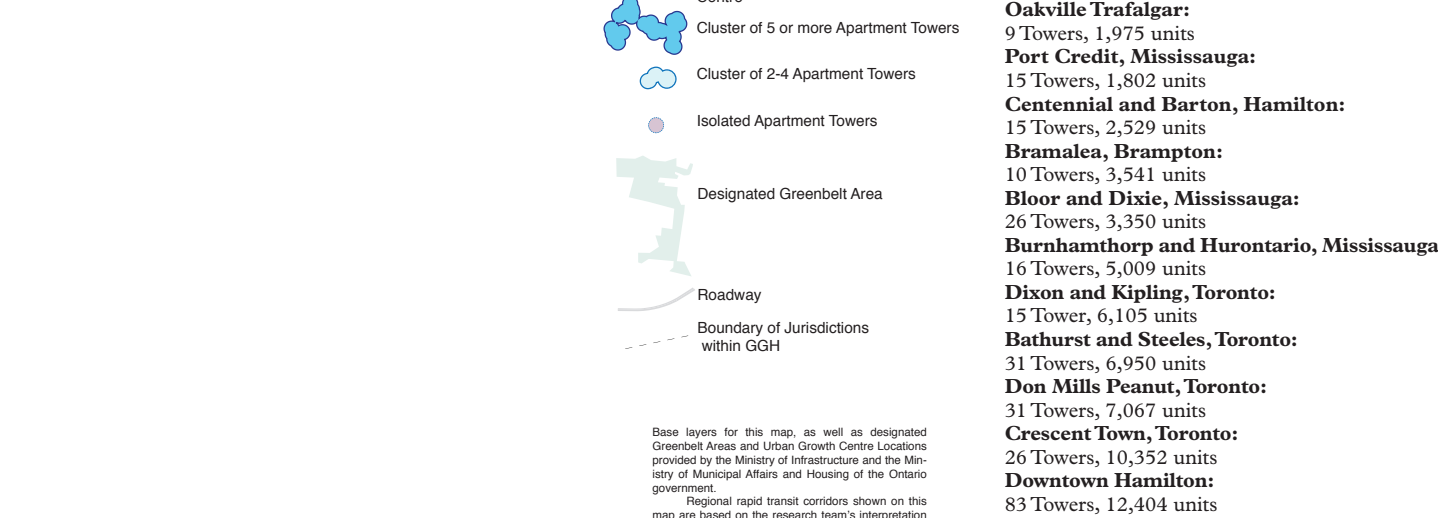
Mapping Clusters



Cluster Examples



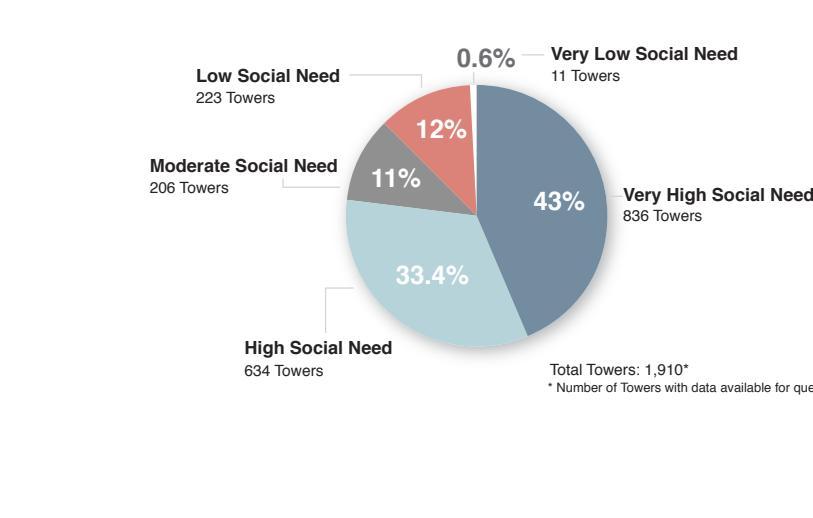
Total Hectares of Apartment Tower Sites by Property Size



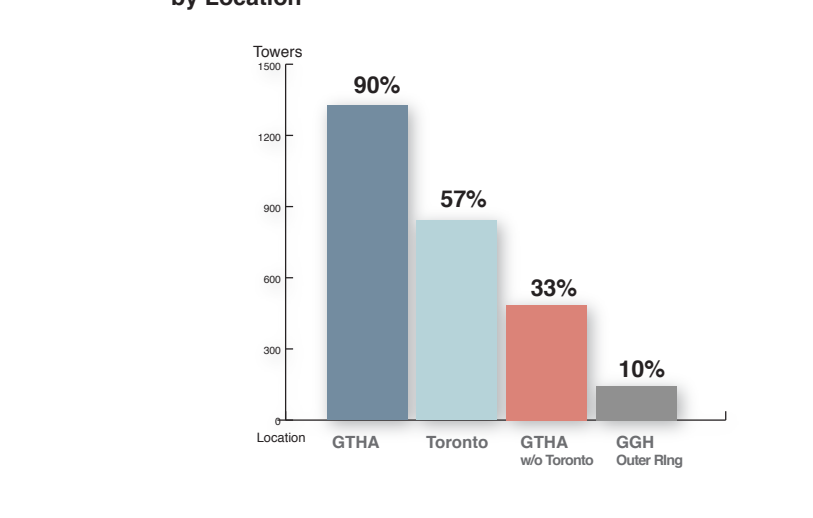
Social Need

Apartment Towers Tend to be Located in Areas of High Social Need

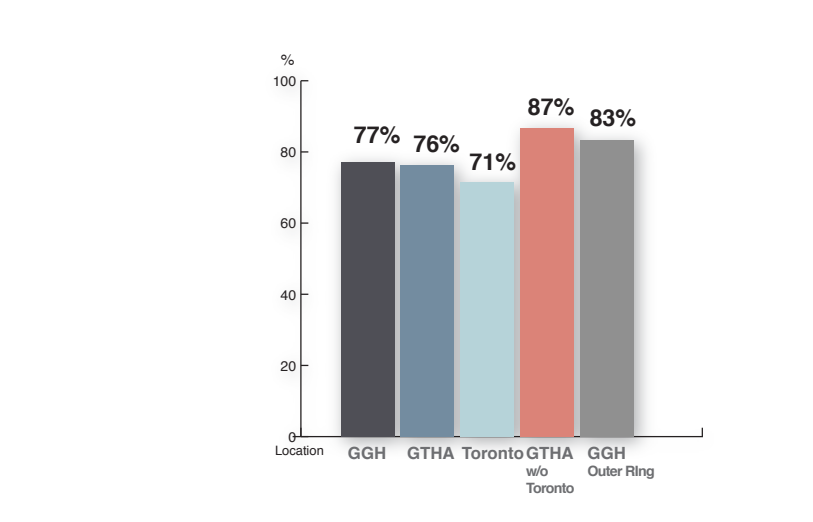
Social Need by Category



Per Cent of Apartment Towers with High and Very High Social Need by Location



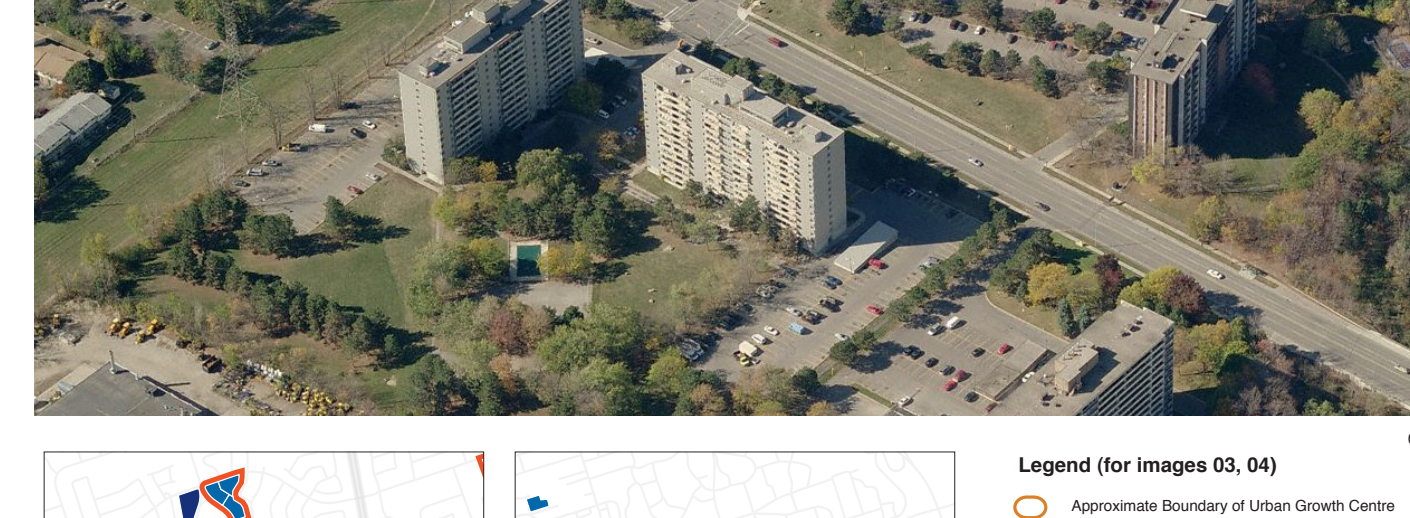
Per Cent of Apartment Towers with High and Very High Social Need within Each Location



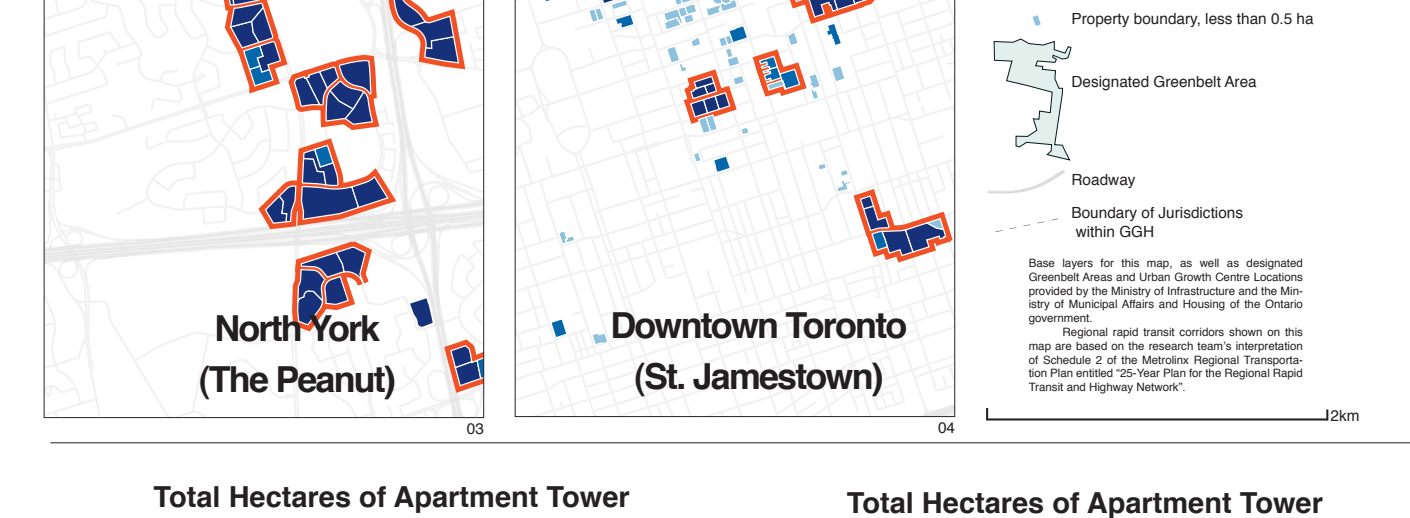
Large Properties

Apartment Towers Sit on Large Properties

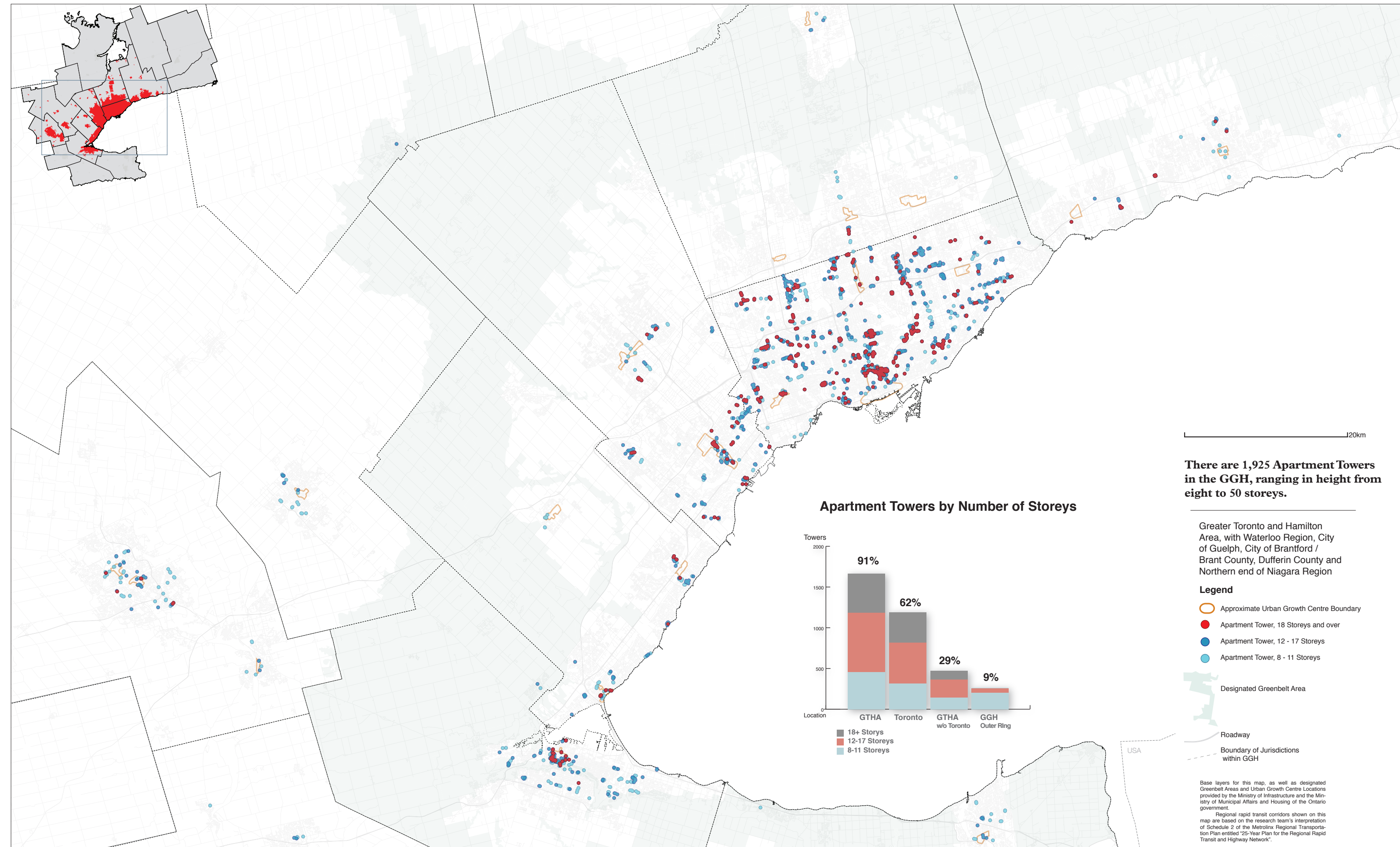
Total Hectares of Apartment Tower Sites by Property Size



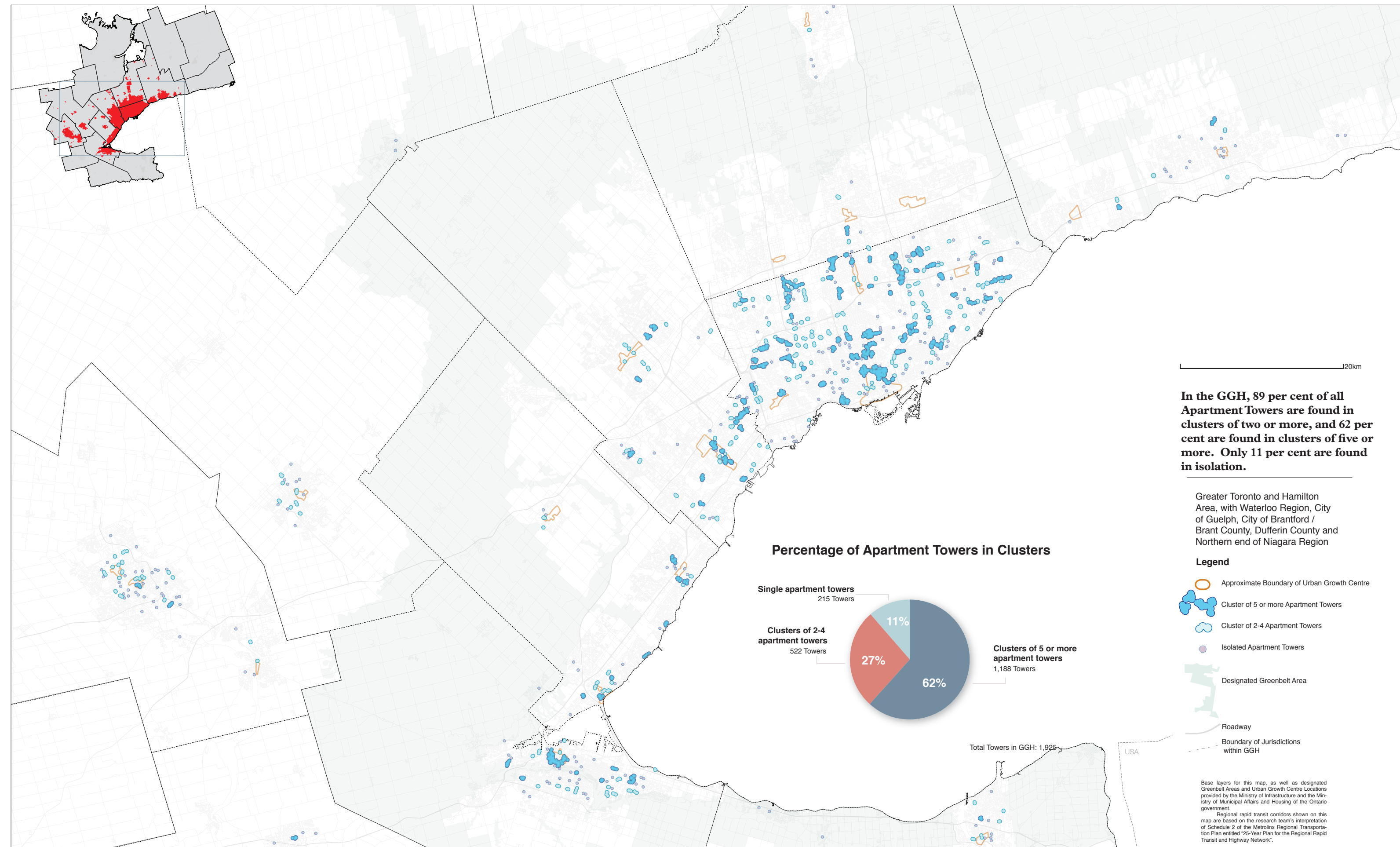
Total Hectares of Apartment Tower Sites by Clusters of Adjacent Properties



Apartment Towers by Number of Storeys



Apartment Tower Clusters



Apartment Towers and Social Need

