

PROVINCIAL HOUSING SUPPLY

Housing Affordability Task Force

Paul Bottomley



HOUSING SUPPLY REQUEST OBJECTIVE

To generate a list of housing supply units by type and status to ensure the housing development pipeline is moving efficiently and provides a supply of housing over time

- Information includes upper / single tier housing supply units by type (singles, semis, townhouse and apartments) and planning status
- Data is year-end 2022 (exceptions are Guelph and Toronto Mid-2022, Durham and Oxford YE-2021, Ottawa Mid-2021)

HOUSING SUPPLY DEFINITIONS

Registered Unbuilt Units

- Registered Plans of Subdivision with no building permits issued
- Site Plans with executed agreements

Draft Approved Units

- Draft approved plans of subdivision
- Site Plan endorsed / approved in principle

Under Application / Proposed Units

- Proposed Site Plans
- Proposed Plans of Subdivision

Ministerial Zoning Order Units

- Approved MZOs

Note: Differences and complexity in the planning application process resulted in variations to the definitions by municipality.

HOUSING SUPPLY REPRESENTS UNDERESTIMATE OF TOTAL POTENTIAL

- Designated lands in approved Official Plans with no applications submitted not included
- Under construction housing units (over 225,000) not included
- Durham, Niagara, Simcoe, Toronto, Waterloo and York included MZO figures
- As-of-right supply not included
- Housing supply may/may not have servicing available
- Site plans from some municipalities not included – Durham, Halton, Niagara

HOUSING SUPPLY FROM MUNICIPALITIES REPRESENTS 70% OF ONTARIO'S POPULATION

GTHA	GGH	Outside GGH
Durham	Barrie	Kingston
Halton	Guelph	Ottawa
Hamilton	Niagara	Oxford
Peel	Simcoe	Sudbury
Toronto	Waterloo	
York		

HOUSING SUPPLY HIGHLIGHTS

- Total housing supply across 15 municipalities – 1,126,960
 - Registered Unbuilt and Draft Approved units - 29%
 - Proposed (under application) housing units - 65%
 - Ground related housing represent 24%
- Apartments represent 86% of GTHA Housing Supply
- Outer Ring Municipalities (GGH) represent 12% of overall housing supply
- Municipalities outside of the GGH represent 7% of overall housing supply

TOTAL SUPPLY OF 1,126,960

Total Housing Supply	Unit Type				
	Single-detached	Semi-detached	Townhouse	Apartment	All Types
Registered Unbuilt	19,891	904	16,214	25,371	62,379
Draft Approved	51,124	6,059	55,095	156,976	269,253
Under Application / Proposed	50,977	4,138	68,240	607,775	731,129
Ministerial Zoning Order	148	-	1,326	62,725	64,199
Total	122,139	11,101	140,875	852,846	1,126,960
<i>% Share of Total</i>	<i>10.8%</i>	<i>1.0%</i>	<i>12.5%</i>	<i>75.7%</i>	<i>100%</i>

Ground related supply represents 24% of total units

APARTMENTS REPRESENT 86% OF GTHA HOUSING SUPPLY

GTHA	Unit Type				
	Single-detached	Semi-detached*	Townhouse	Apartment	All Types
Registered Unbuilt	4,154	87	4,871	12,080	21,192
Draft Approved	25,792	3,154	28,615	138,855	196,416
Under Application / Proposed	23,353	1,320	39,865	581,624	646,162
Ministerial Zoning Order	148	-	174	47,656	47,978
Total	53,447	4,561	73,525	780,215	911,748
<i>% Share of Total</i>	5.9%	0.5%	8.1%	85.6%	100%

Notes: Includes Durham, Halton, Hamilton, Peel, Toronto and York

* Halton, Peel and Toronto included Single and Semi-detached figures in one category. Their data is included in the Single-detached category.

York Region (20%) and Toronto (63%) account for majority of apartment supply

YORK REGION'S TOTAL SHARE OF GTHA HOUSING SUPPLY IS 23%

Unit Type	Share of GTHA Housing Supply
Single- Detached	37%
Semi-detached	34%
Townhouse	39%
Apartment	20%
All Types	23%

OUTER RING MUNICIPALITIES (GGH) REPRESENT 12% OF OVERALL SUPPLY

GGH Municipalities	Unit Type				
	Single-detached	Semi-detached	Townhouse	Apartment	All Types
Registered Unbuilt	9,054	439	6,275	7,691	23,458
Draft Approved	14,723	1,173	15,459	13,937	45,291
Under Application / Proposed	18,840	2,606	14,980	14,685	51,110
Ministerial Zoning Order	-	-	1,132	15,069	16,201
Total	42,616	4,218	37,846	51,381	136,060
<i>% Share of Total</i>	<i>31.3%</i>	<i>3.1%</i>	<i>27.8%</i>	<i>37.8%</i>	<i>100%</i>

Notes: Includes Barrie, Guelph, Niagara, Simcoe and Waterloo

MUNICIPALITIES OUTSIDE THE GGH REPRESENT 7% OF OVERALL SUPPLY

Outside GGH	Unit Type				
	Single-detached**	Semi-detached	Townhouse*	Apartment	All Types
Registered Unbuilt	6,683	378	5,068	5,600	17,729
Draft Approved	10,609	1,732	11,021	4,184	27,546
Under Application / Proposed	8,784	212	13,395	11,466	33,857
Ministerial Zoning Order	-	-	20	-	20
Total	26,076	2,322	29,504	21,250	79,152
<i>% Share of Total</i>	<i>32.9%</i>	<i>2.9%</i>	<i>37.3%</i>	<i>26.8%</i>	<i>100%</i>

Notes: Includes Kingston, Ottawa, Oxford and Sudbury

* Ottawa Townhouse numbers include both Townhouse and Stacked Townhouses

** Oxford included Single and Semi-detached figures in one category. Their data is included in the Single-detached category.

YEAR'S SUPPLY

YEAR'S SUPPLY BASED ON 10 YEAR CMHC AVERAGE COMPLETIONS			
	Ground Related	Apartments	Total
GTHA	9.4	34.4	24.9
GGH	14.1	16.8	15.0
Outside GGH	11.7	8.2	10.5
TOTAL	10.2	30.8	20.7

YEAR'S SUPPLY

YEAR'S SUPPLY BASED ON GROWTH PLAN 2021-31 FORECAST	
	Year's Supply
GTHA	18.1
GGH Municipalities	6.7
TOTAL	14.8

THANK YOU

