

GTA 905/416 Charts: New Housing Starts (2006-2015)

Virtually all GTA Ground-Related Housing Starts in 905 Area – Toronto Still Dominates Apartment Construction but 905 Area Share Rising Rapidly

The Greater Toronto Area (GTA) total housing starts for all dwelling types were up in 2015 with 44,047 units. This increase represented a 47% jump from the total housing starts recorded in 2014. With every 10 housing starts in the GTA, nearly 6 of them are located in the 905 area. York and Peel regions have consistently been the largest new housing markets in the 905 area and it should come as no surprise that both these regions saw a sharp increase in their total housing starts in 2015.

Ground-related housing (single-detached, semi-detached, and row-housing) in the GTA is predominately driven by the 905 area. Over the past decade, the 905 area has consistently accounted for the bulk of the total new ground-related housing starts in the GTA, averaging 90% of the GTA's total ground-related housing. In 2015, Peel and York regions accounted for majority of the area's ground-related housing starts. Peel, Caledon and Brampton saw year-to-year increases in single-detached starts, and Brampton witnessed an increase in row-housing starts. York region, Vaughan and King had year-to-year increases in single-detached starts, while Aurora saw a sharp increase in new townhouse starts as well as higher starts of single-detached dwellings.

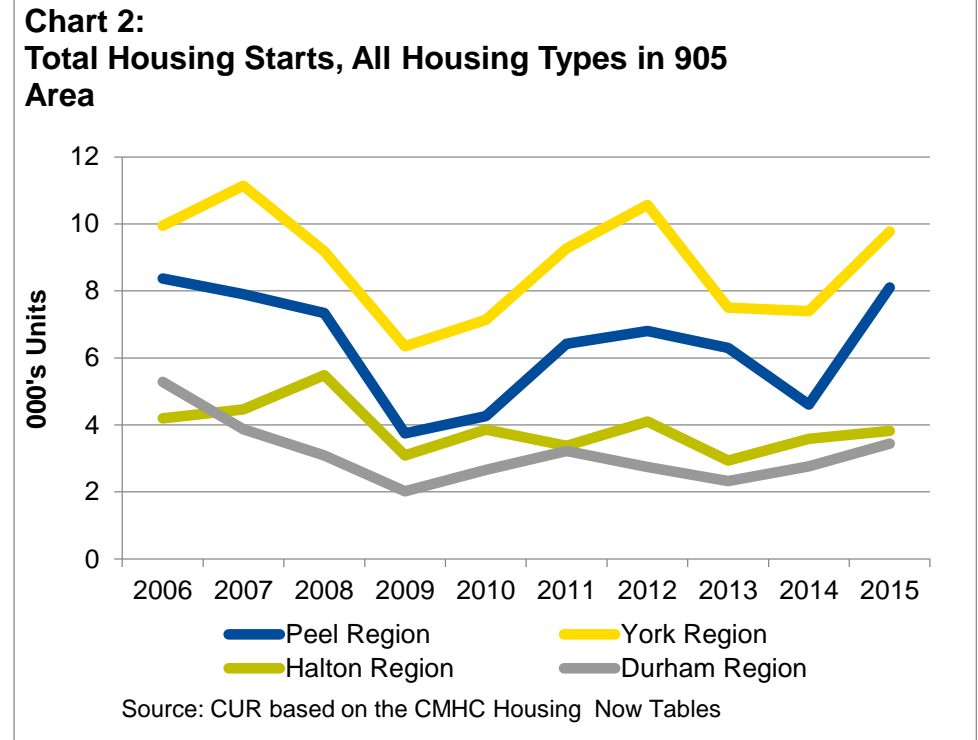
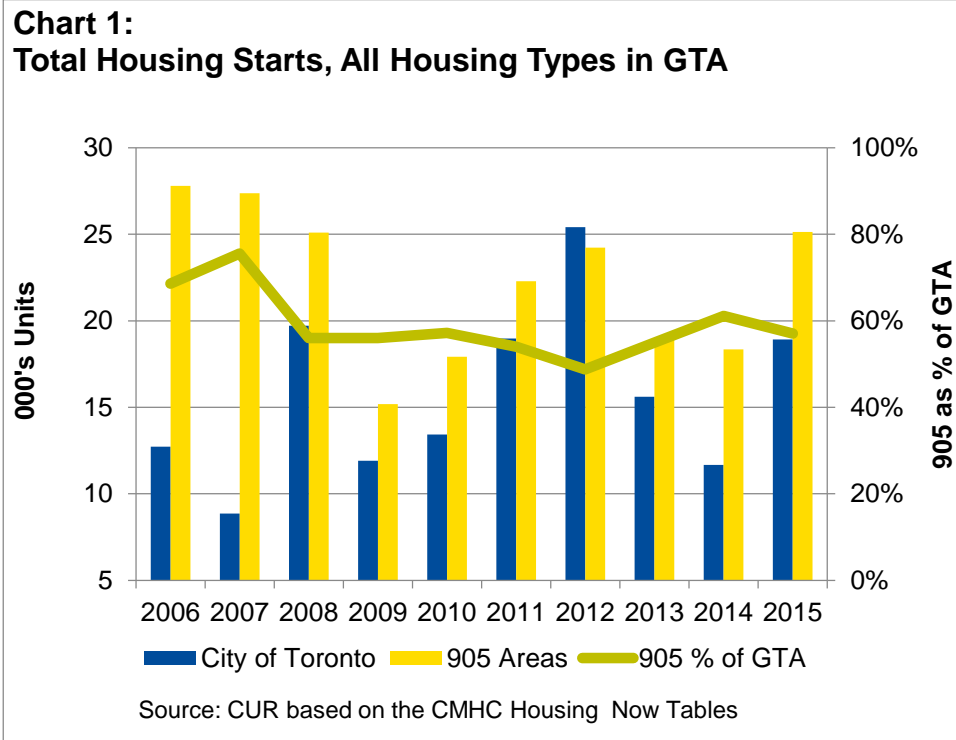
The GTA saw an 80% increase year-over-year in its new apartment starts with 26,844 units in 2015, Toronto accounted for 59% of the year-to-year increase, Toronto's share of the total GTA apartment starts has been declining since 2010. During this time, the 905 has doubled its GTA market share of apartment starts from 15 to 37%. Peel and York regions saw increases in apartment starts in 2015; Peel region's apartment starts have been volatile over the past decade while York and Halton regions have seen an upward trend in construction activity.

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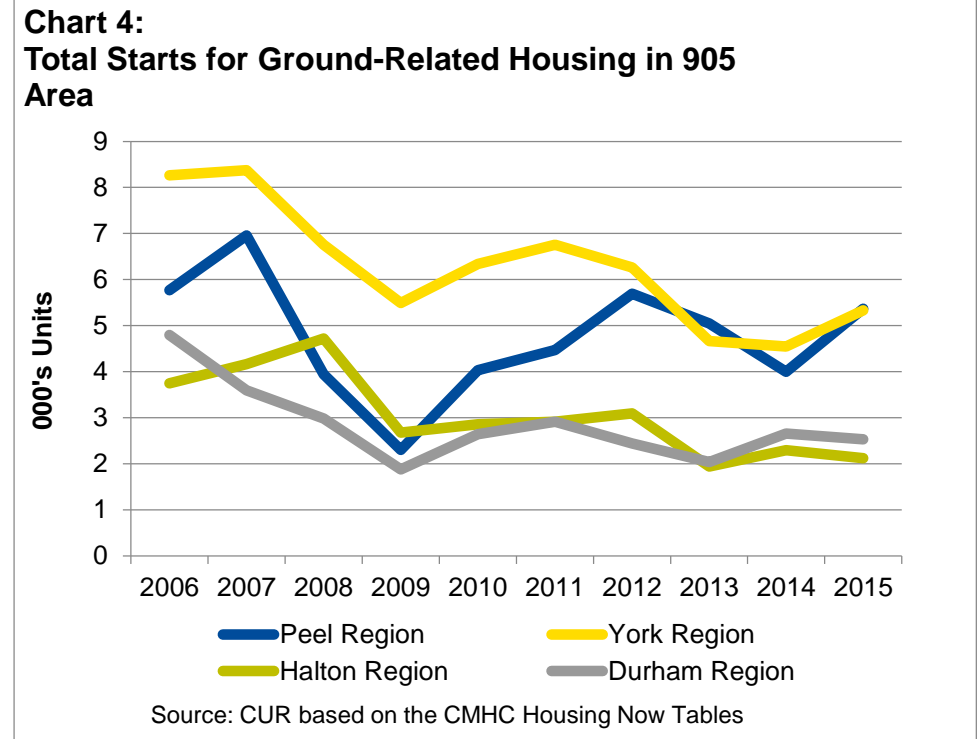
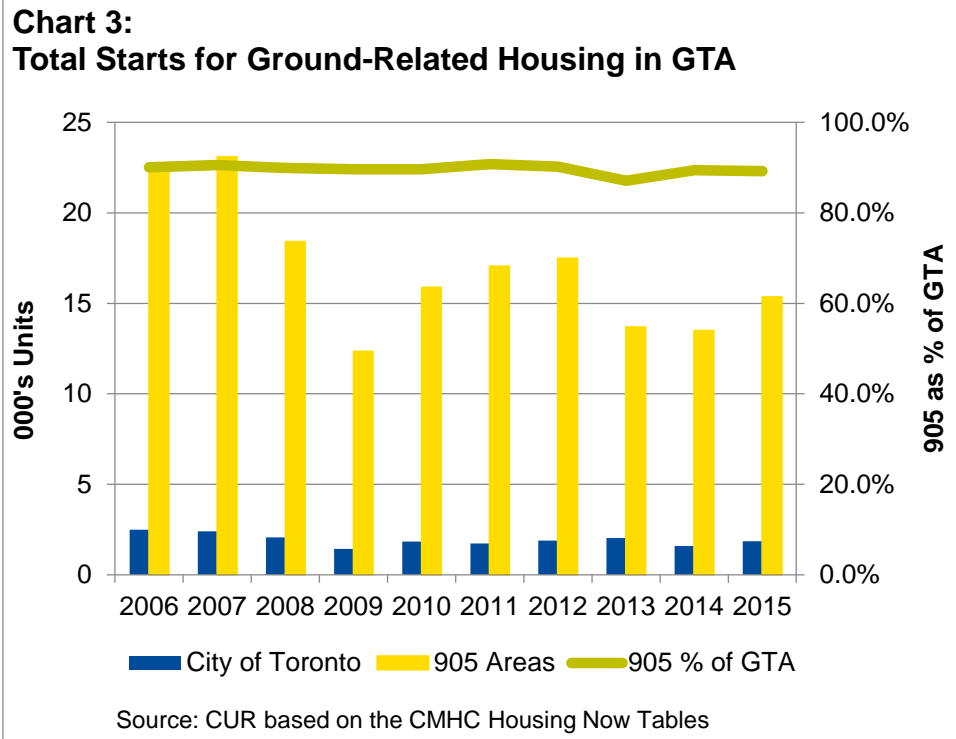
GTA total housing starts jump in 2015 with nearly 60% of total still in the 905 area

- The GTA saw an increase in its total new housing starts in 2015 to 44,047 units, a 47% jump from the 30,025 units recorded in 2014.
- Both the city of Toronto and the 905 area (regions of Peel, Halton, York and Durham combined) recorded sharp increases in starts in 2015.
- Nearly 60% of the the GTA's total housing starts were located in the 905 area, down marginally from 2014.
- Within the 905 area, York and Peel have been the largest new housing markets over the past decade.
- All four regions recorded year-to-year increases in total starts in 2015; the most pronounced increases were in Peel and York regions.



The 905 area accounts for virtually all GTA ground-related housing starts

- Over the past decade, about 90% of all new ground-related housing starts (singles, semis and townhouses) in the GTA have been built in the 905 area and this continued in 2015.
- The net increase in the city of Toronto's housing stock resulting from its relative small number of ground-related starts is even less because many homes are built on sites where existing houses were demolished.
- Both Peel and York regions experienced higher ground-related housing starts in 2015 due to higher single-detached starts in Caledon and higher townhouse and single-detached starts in Brampton (Peel) and higher single-detached starts in Vaughan, in particular, and King and higher single-detached and townhouse starts in Aurora (York).
- All regions in the 905 area have seen a downward trend in their ground-related housing starts over the past decade, most notably in York and Halton regions. This is contrary to what would be expected when the demand for these types of housing is so robust [see p.4 of CUR's Resale (MLS) Housing Market (2012-2015)].



Apartment starts jump in 2015 in both city of Toronto and 905 Area

- GTA apartment starts exploded in 2015 to 26,844 units, an 80% increase over 2014. Toronto accounted for 59% of the years-to-year rise and the 905 area with 41%.
- While the city of Toronto has dominated new apartment construction over the past decade, its share of the GTA activity has been declining since 2010. During this period, the 905 area share of apartment starts has more than doubled from 15% to 37%.
- While the GTA purpose-built rental starts advanced by 1,475 units in 2015, the bulk of the year-to-year increase in apartments is destined for the condo market (included condo rental).
- All four regions in the 905 area recorded year-to-year increase in apartment starts in 2015, especially Peel and York regions. York has been the active area for apartment construction since 2011 followed by Peel and Halton. Both York and Halton have seen an upward trend in apartment construction over the past decade.
- Within Peel, Mississauga contributed most of the rise in 2015 apartment starts followed by Brampton. Within York, Vaughan accounted for all the increases.

Chart 5:
Total Housing Starts for Apartments in GTA

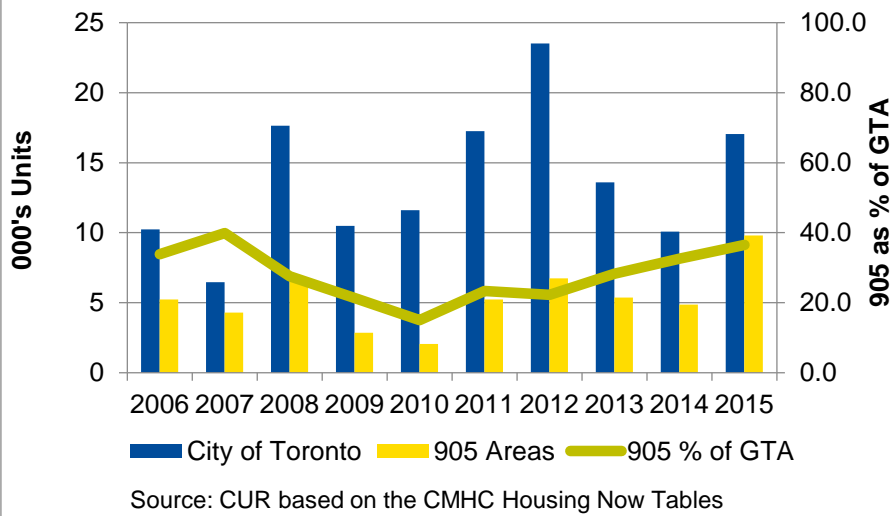
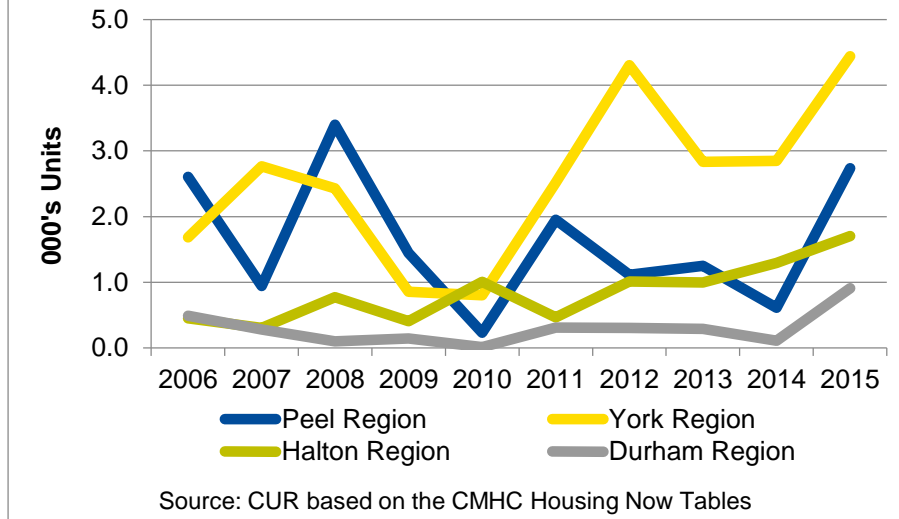


Chart 6:
Total Housing Starts for Apartments in 905 Area



Data Source and Technical Notes

All data in this document is provided by Canada Mortgage & Housing Corporation (CMHC). CMHC publishes the monthly Housing Now Tables reports providing a summary of housing statistics, including starts, completions, and dwellings under construction, absorption, real estate sales and home prices, as well as key economic indicators.

A “Single-Detached” dwelling (also referred to as “Single”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “Semi-Detached (Double)” dwelling (also referred to as “Semi”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “Row (Townhouse)” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “Apartment and other” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes. Most new units are in apartment buildings.

Ground-related housing is defined as the sum of single-detached, semi-detached, and row housing.

All housing types are the sum of single-detached, semi-detached, row, apartments and other types of housing.