

University of Toronto

Executive Summary:  
Planning for Family Housing at  
St. George Campus





Huron Sussex  
Neighbourhood



Charles Street  
Neighbourhood



# Two Communities, Similar Goals



Promote **collaboration and transparency** between existing and future residents, the University and the broader Huron-Sussex community, including homeowners and non-University tenants.



Support **social interaction** through an active public realm and shared outdoor spaces, **promote community** for students, faculty members, spouses, children and families of all types and sizes, and **foster relationships** between residents and the University.



Provide student family housing to undergraduate and graduate students in a full-time degree program near or at the St. George Campus while demand exists, and **recognize the value** of this housing to residents and the institution.



Develop and maintain housing and occupancy types that **support the University's academic mission** and strengthen a diverse community, by **creating a balance** between neighbourhood stabilisation and intensification. Remain cognisant that needs of tenant groups will differ.



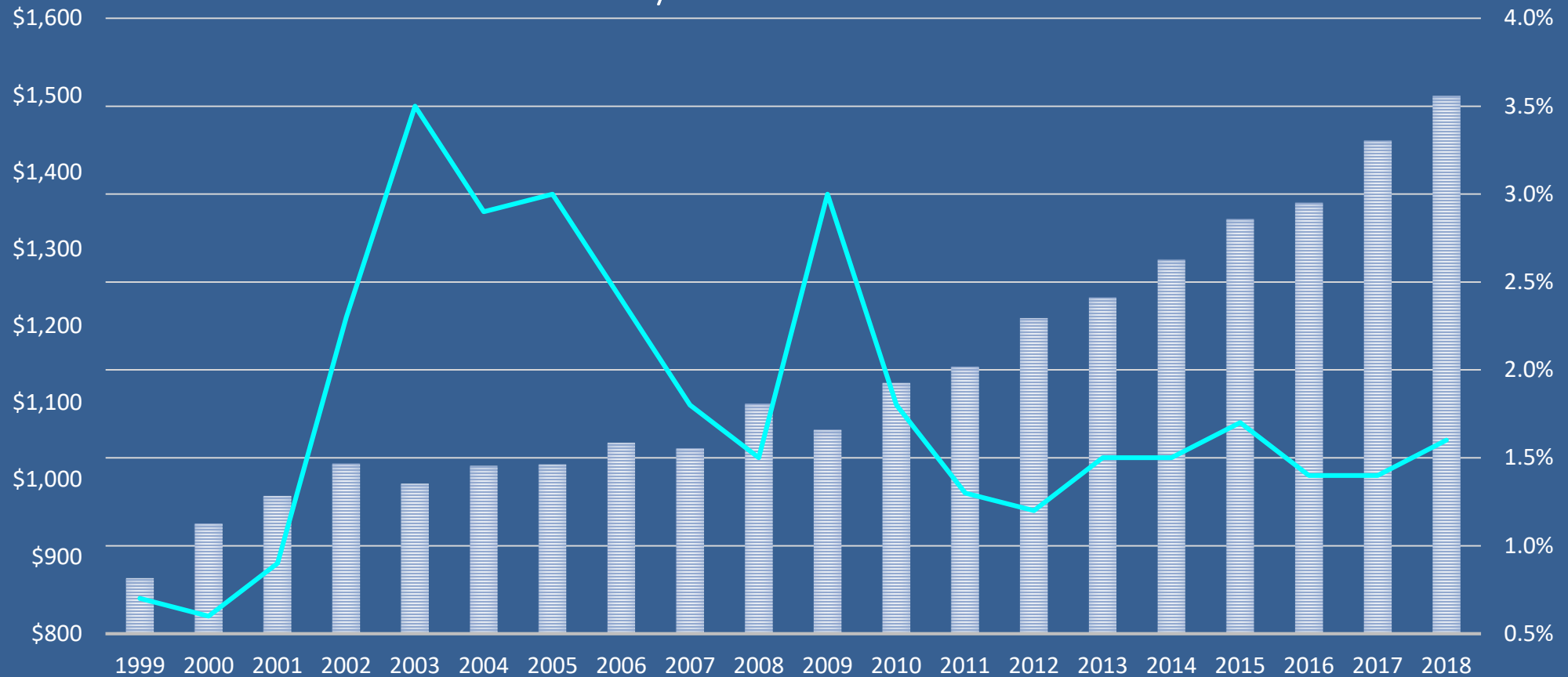
Build housing that **meets the needs of a variety of income groups and family types**, maintain physical assets responsibly, and provide options for residents with challenges or individuals at risk. Seek balance in long and short term tenancies.

# What we heard...



# Toronto's Market Context

## Vacancy Rate and Average Market Rent Former City of Toronto: 1999 to 2018



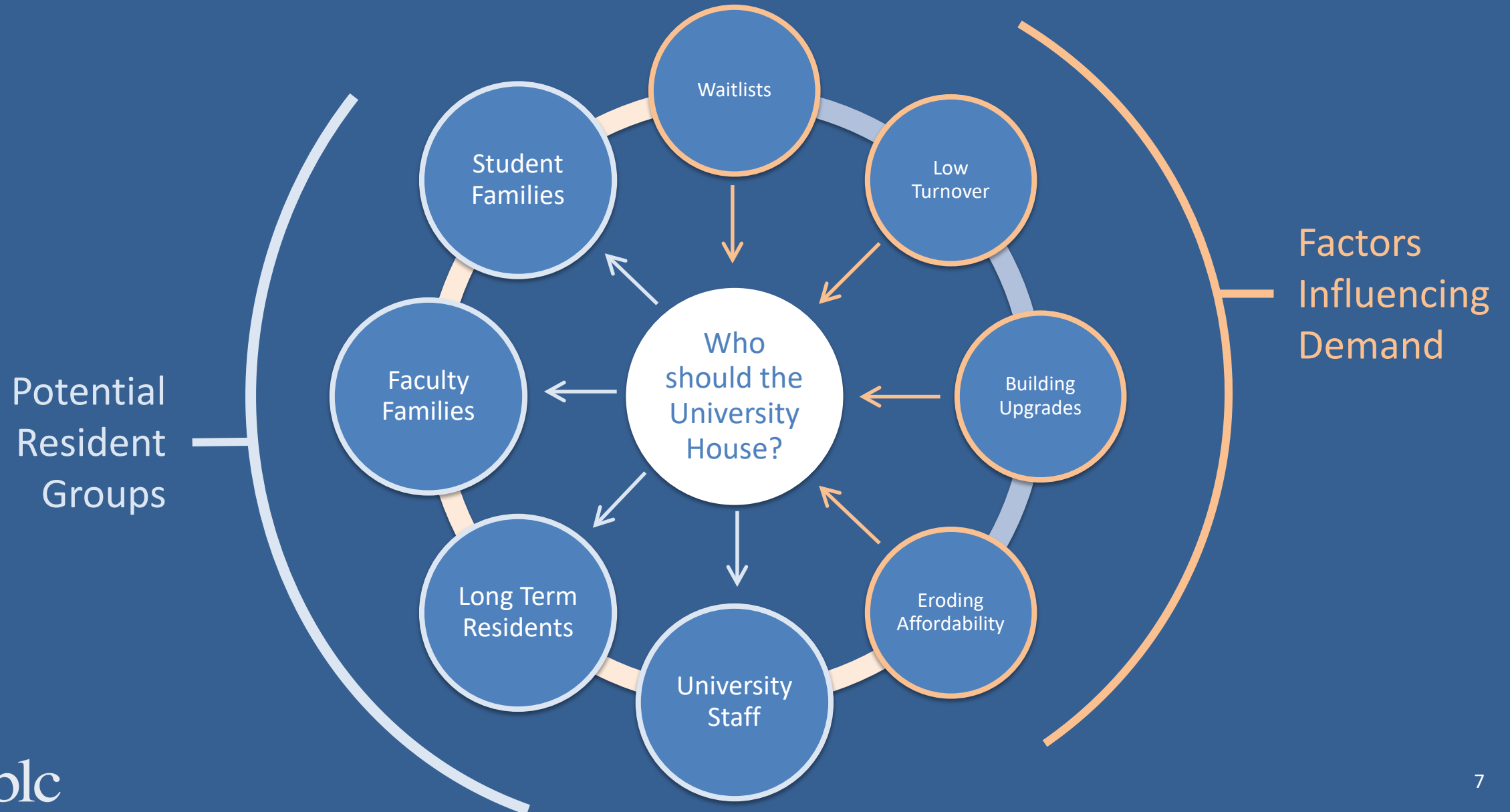
■ Average Rent    — Vacancy Rate

Source: CMHC Rental Market Reports: 2000 to 2018

# What makes a good community?



# Future Demand from University Families



# Key Recommendations



Recognize family housing as a resource that supports the University's purpose, mission and objectives while facilitating its growth through the recruitment and retention of faculty, students, researchers and staff



Ensure that family housing meets physical and economic needs of a broad range of University resident groups, through safe, comfortable and attainable housing



Support University community life by offering programming and amenities that support all family members throughout their initial transition to the community and the duration of their stay