University of Toronto

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

**Access to Housing & Affordability**

- **Need Additional Housing Supply**
- **Support for Entire Family**
- **Improve Comfort & Modernize**
- **Enhance Sense of Community & Programming Space**
- **Trust the University as a Landlord**
- **...Pursue Building Modernization**
- **...Align Unit Mix With Resident Needs**
- **...Improve Community Stability, Turnover**
- **...Lengthen Occupancy Timelines as Possible**
- **...Implement a Unit Transfer Process**
- **...Keep Diversity in Resident Group Composition, Balance with Demand**
- **...Improve Waitlist Policies to Promote Stability**

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Toronto’s Market Context

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

Source: CMHC Rental Market Reports: 2000 to 2018
What makes a good community?

Delivering Suitable Housing
- Mixed Use Development
  - Building for flexibility
  - Mixing tenure (vertically or horizontally)
  - Consideration to maintenance (nuance between ownership/rental)
- Strong Leadership
  - Re-evaluating & re-confirming goals
- Clear, Enduring & Shared Goals
- Walkable Streets
  - Designing for age 80 to accommodate all
  - Creative programming
- Retail in High Traffic Areas
  - Shared (indoor and outdoor) spaces
  - Cross-fertilization of residents & non-residents
  - Creative programming
- Accessible Shared Spaces
  - Designing for eyes on the street
  - Leveraging expertise & interests
  - Creative community engagement tools

Creating Opportunities for Social Interaction

Planning for (Social) Sustainability

+ Thinking Outside the Box
Future Demand from University Families

Who should the University House?

Factors Influencing Demand

Potential Resident Groups

Student Families

Faculty Families

Long Term Residents

University Staff

Low Turnover

Building Upgrades

Eroding Affordability

Waitlists

Influencing Demand
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.