

# Apartments of Toronto

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## Background

Apartment Building Standards is a bylaw enforcement program that ensures owners of apartment buildings with **3 or more** storeys or **10 or more** units comply with building maintenance standards.

Toronto has **25 wards** in total that are an essential part of the local government system and central to how Toronto’s local government works.

RentSafeTO records the different buildings across different wards of Toronto and evaluates them based on various key factors.

## Information

Based on the data collected, the buildings in Toronto are of 3 categories:

1. Private
2. Social Housing
3. TCHC (Toronto Community Housing Corporation)

The Score assigned to the apartment is based on the sum of all assigned scores during evaluation / (number of unique items \* 5) with **5** being the **highest** and **1** being the **lowest**. These items include **Parking Areas**, **Security**, **Graffiti** and many internal and external features.

## Results

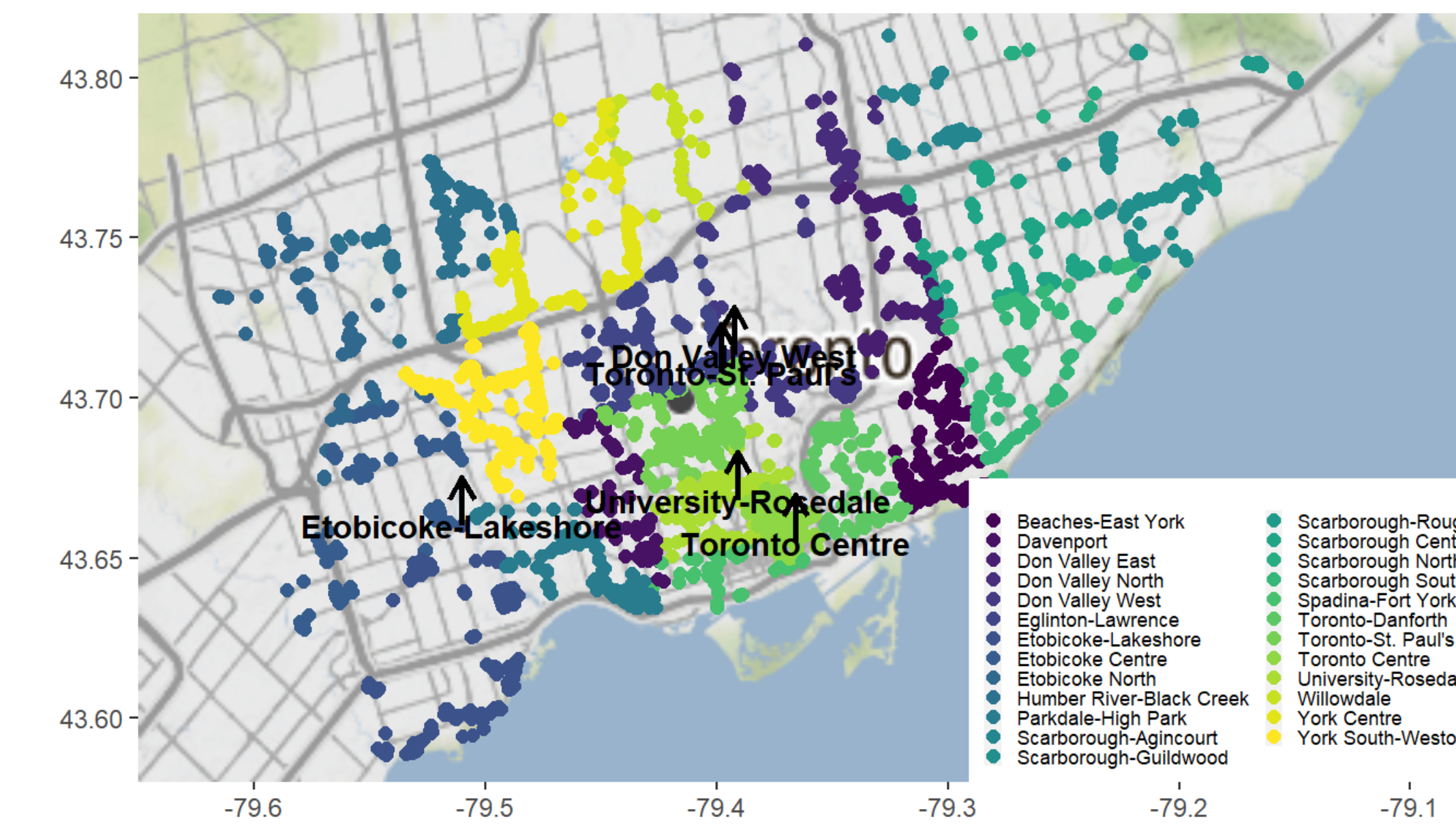


Figure 1: Toronto map with apartments of score 100

Figure 1 gives an overview of all the apartments across the 25 wards in Toronto with the colours indicating the different wards. The arrows signify the apartments with the perfect score of **100**.

This includes:

1. 2 St Thomas St (**University-Rosedale**)
2. 571 Prince Edward Dr N (**Etobicoke-Lakeshore**)
3. 15 Roehampton Ave (**Toronto-St. Paul's**)
4. 132 Berkeley St (**Toronto Centre**)
5. 1000 Mount Pleasant Rd (**Don Valley West**)

As we come across the distribution of different categories of apartments in these wards, we observe that **Private** type apartments have a good distribution across many wards in Toronto, as indicated by the circles in Figure 2. The circles concentrate on showing the more distributed area.

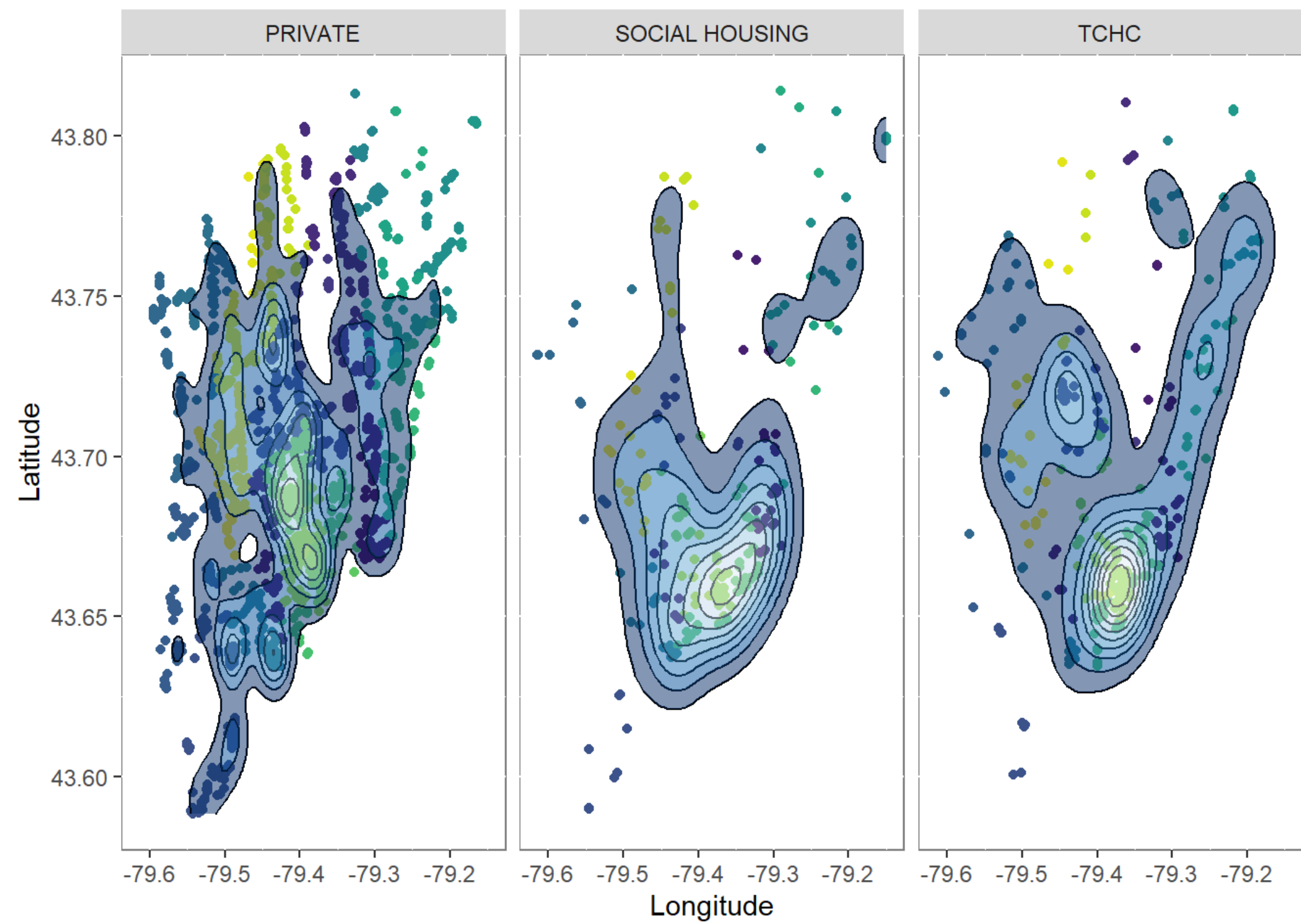


Figure 2: Distribution of apartments per category

The common observation found is that the concentration of apartments is more in the wards of **Toronto-Danforth**, **Toronto St Paul** and **Toronto Centre** for all the categories. Moreover, the count of Private apartments is significantly higher when compared to the other two types as indicated by Table 1.

Table 1: Number of apartments per category

Property Type	Number of Apartments	Avg Score
Private	8197	72.4
TCHC	964	69.7
Social Housing	600	75.6

When we check the scores of the wards from Table 2, we find that **Scarborough North** has the highest average score of **81.5**.

Table 2: Every Wards Maximum, Minimum and Average Score

Ward	Max Score	Min Score	Avg Score
Scarborough North	92	61	81.5
Don Valley North	99	51	78.9
Scarborough-Agincourt	96	54	78.3
Willowdale	99	49	76.8
Don Valley West	100	48	76.5
Don Valley East	99	42	76.2
Scarborough-Rouge Park	91	57	74.7
Scarborough Centre	95	47	74.5
Spadina-Fort York	97	53	74.4
Toronto-St. Paul's	100	44	73.5

So it seems fair to consider that this ward has some of the best apartment buildings in Toronto. But after more analysis, Figure 3 showcases that number of buildings in Scarborough North is notably much smaller (**18 in total**).

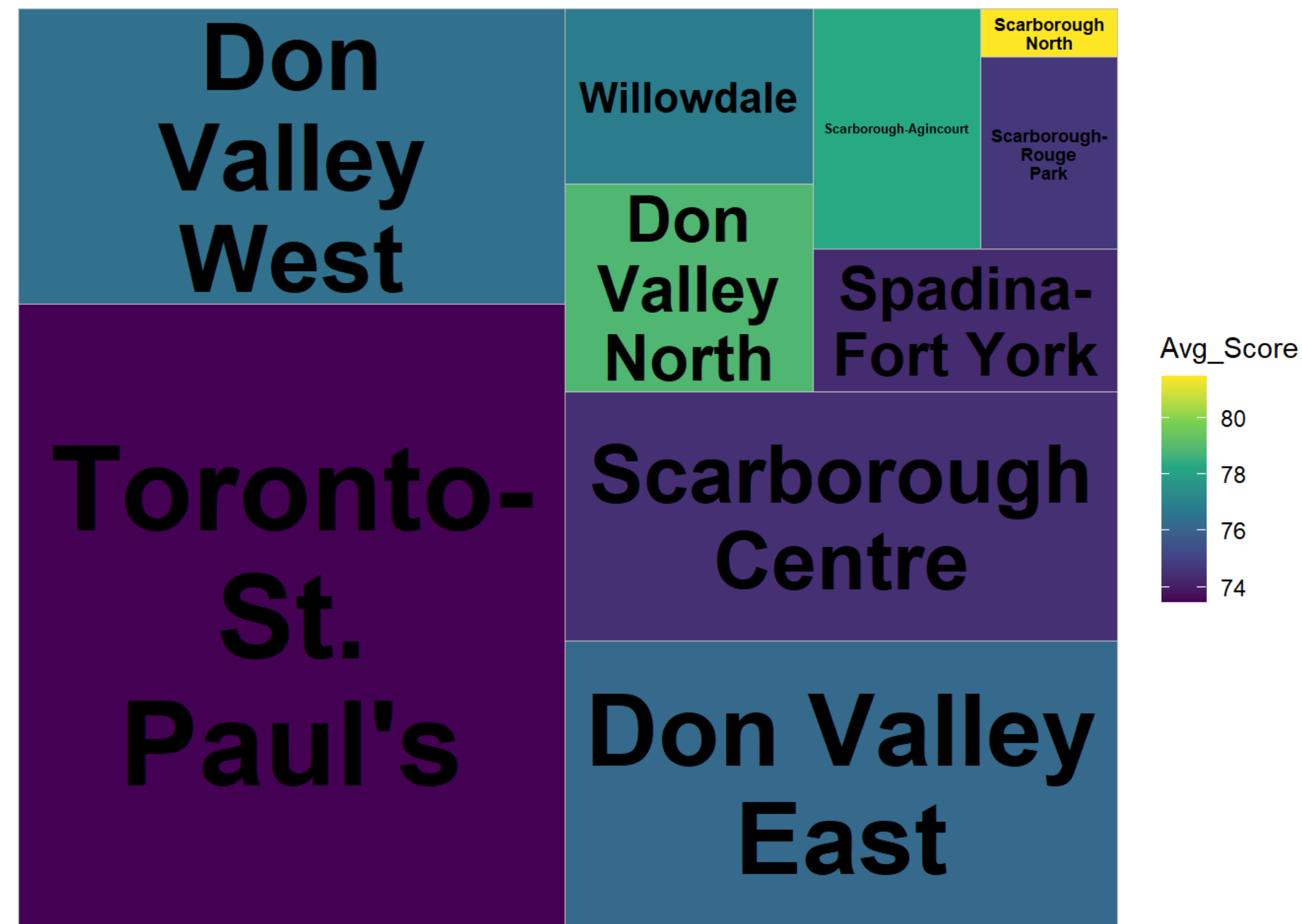


Figure 3: Treemap indicating the count of apartments in each ward

The proportion of area covered by each ward tells the number of apartments present in that ward with **Toronto-St. Paul's** and **Don Valley West** are amongst the highest.

## Conclusion

RentSafeTO has done good work in keeping track of the data on the apartments in Toronto:

1. Assigning the score.
2. Evaluating the apartment within a span of no more than 3 years.
3. Evaluation date.
4. Individual scores for each feature of the building.

Most of the apartments are in the Private category and have a great average score with wards like Don Valley East and Toronto St Paul having some of the best apartments.