

Toronto Apartment Building Evaluation

Introduction

This project analyzes Toronto apartment building evaluations using Apartment Building Evaluation Dataset along with neighbourhood shapefiles from the City of Toronto Open Data portal.

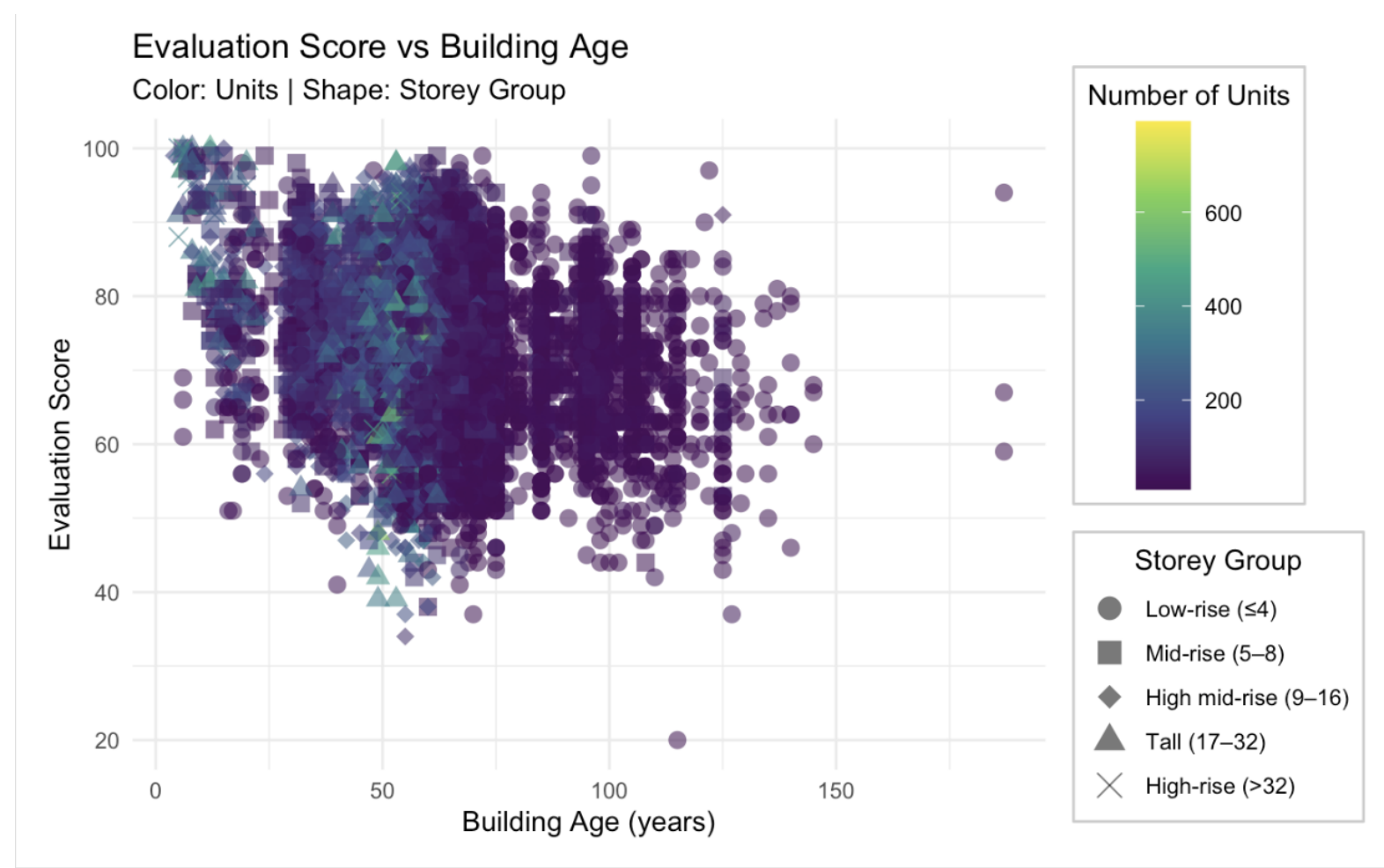
Datasets Used:

- Apartment Building Evaluation Dataset (mentioned on Learn).
- Neighbourhoods shapefile: <https://open.toronto.ca/dataset/neighbourhoods/>.

Key Questions:

- How does building age relate to evaluation scores?
- What role does storey group (height category) play in score patterns?
- Are there geographic clusters of lower or higher scoring buildings?
- Which components most frequently drive low scores?

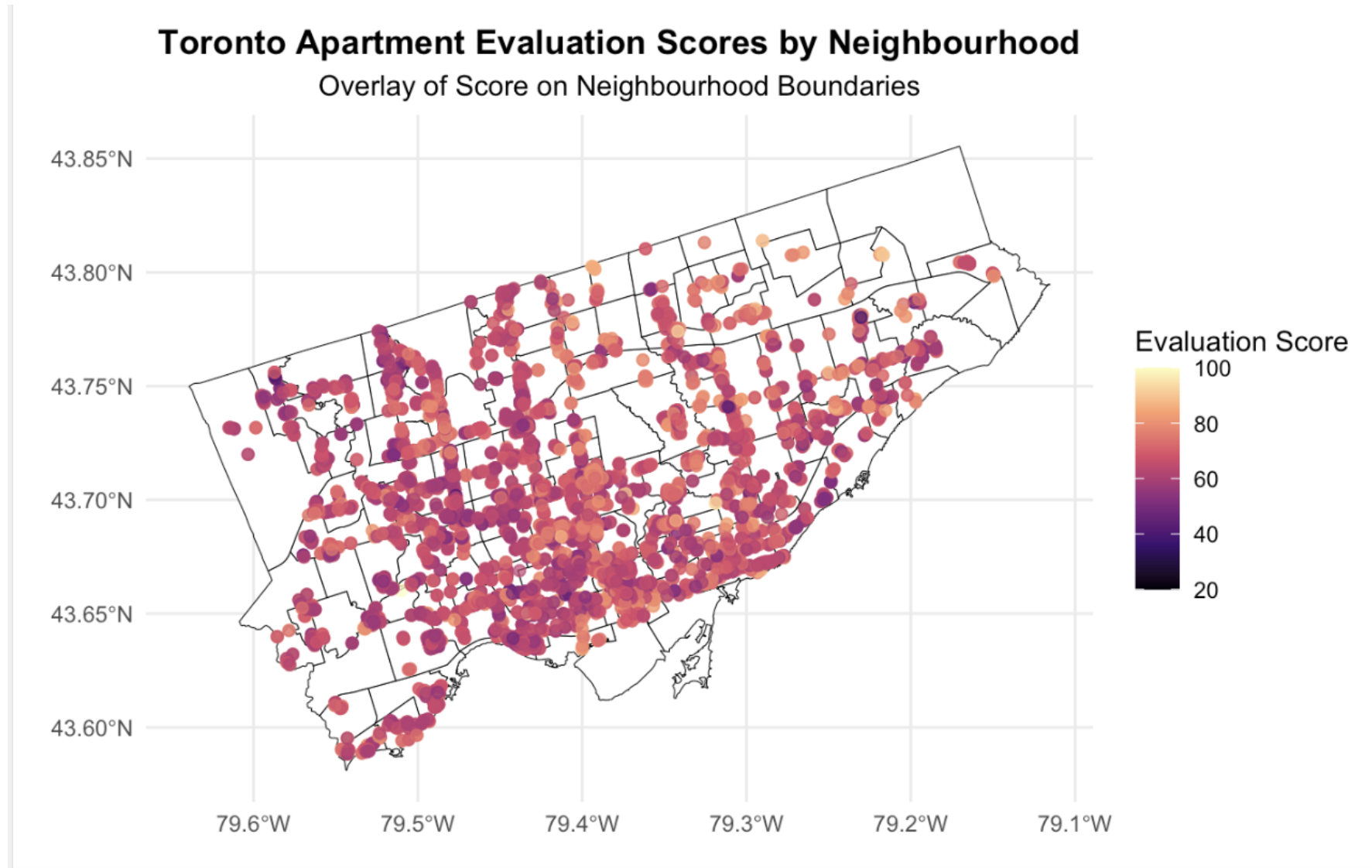
Building Score Factors



Insights:

- Older buildings tend to score lower, with a negative correlation between age and evaluation score.
- Tall buildings and higher unit counts do not necessarily predict better scores.
- New builds with poor scores may suggest construction defects or weak maintenance plans.

Geographic Distribution of Scores



Findings:

- Lower-scoring buildings are concentrated in select neighborhoods, particularly in outer-east areas.
- Downtown generally exhibits higher evaluation scores.
- Geospatial clustering highlights priority areas for targeted repairs and policy focus.

Component Score Table

| Top 10 Buildings by Confirmed Units | | | | | |
|--|---------|-----------------|---------|----------------|----------------------|
| With Score Icons and In-Cell Unit Bars | | | | | |
| Address | Type | Confirmed Units | Storeys | Eval Score | Rating |
| 44 CHARLES ST W | PRIVATE | <div></div> | 51 | <div></div> 81 | <div></div> Moderate |
| 200 WELLESLEY ST E | TCHC | <div></div> | 29 | <div></div> 56 | <div></div> Poor |
| 200 WELLESLEY ST E | TCHC | <div></div> | 29 | <div></div> 58 | <div></div> Poor |
| 200 WELLESLEY ST E | TCHC | <div></div> | 29 | <div></div> 59 | <div></div> Poor |
| 2360 DUNDAS ST W | PRIVATE | <div></div> | 29 | <div></div> 80 | <div></div> Moderate |
| 2360 DUNDAS ST W | PRIVATE | <div></div> | 29 | <div></div> 82 | <div></div> Moderate |
| 2360 DUNDAS ST W | PRIVATE | <div></div> | 29 | <div></div> 77 | <div></div> Moderate |
| 2360 DUNDAS ST W | PRIVATE | <div></div> | 29 | <div></div> 71 | <div></div> Moderate |
| 2360 DUNDAS ST W | PRIVATE | <div></div> | 29 | <div></div> 48 | <div></div> Poor |
| 9 CRESCENT PL | PRIVATE | <div></div> | 29 | <div></div> 72 | <div></div> Moderate |

Summary:

- Top buildings by unit count reveal that poor scores persist even in large buildings.
- Score ratings indicate room for improvement in several high-capacity complexes.
- Highlights the importance of focusing not only on size but also on targeted issue areas.

Ownership Model Comparison



Summary:

- Private ownership shows higher median scores but with some outliers.
- TCHC (Toronto Community Housing Corporation) properties exhibit wider variability and generally lower medians.
- Social housing scores sit between private and TCHC distributions, suggesting governance quality plays a role.

Actionable Insights & Recommendations

Targeted Improvements:

- Focus on low/mid-rise older buildings with poor evaluation scores.
- Prioritize key components such as elevators, garbage facilities, and parking areas.

Policy Suggestions:

- Offer financial incentives for timely upgrades in aging buildings.
- Increase tenant awareness and promote score transparency across ownership types.

Future Work:

- Longitudinal tracking of score improvements post-repair.
- Link evaluation data with maintenance histories and retrofit plans.

Story in a Snapshot

Key Findings

- Low-rise and mid-rise buildings are overrepresented among low-scoring properties, but exceptions exist across all height categories.
- Distinct geographic patterns show concentration of lower scores in specific neighborhoods, highlighting areas for targeted interventions.
- Evaluation outcomes vary notably by ownership model, with TCHC properties exhibiting both higher variability and a lower median score compared to private and non-profit stock.

Next Actions

- Allocate upgrade efforts toward clusters of low-performing buildings, especially in identified high-need zones.
- Encourage ownership-specific maintenance strategies based on observed score distributions.
- Support policy decisions with longitudinal tracking and integration of maintenance history data for deeper insight.
- Expand open data initiatives to improve tenant awareness and foster accountability at the building level.