

# Ontarians on the Move – Baby Needs a New Home

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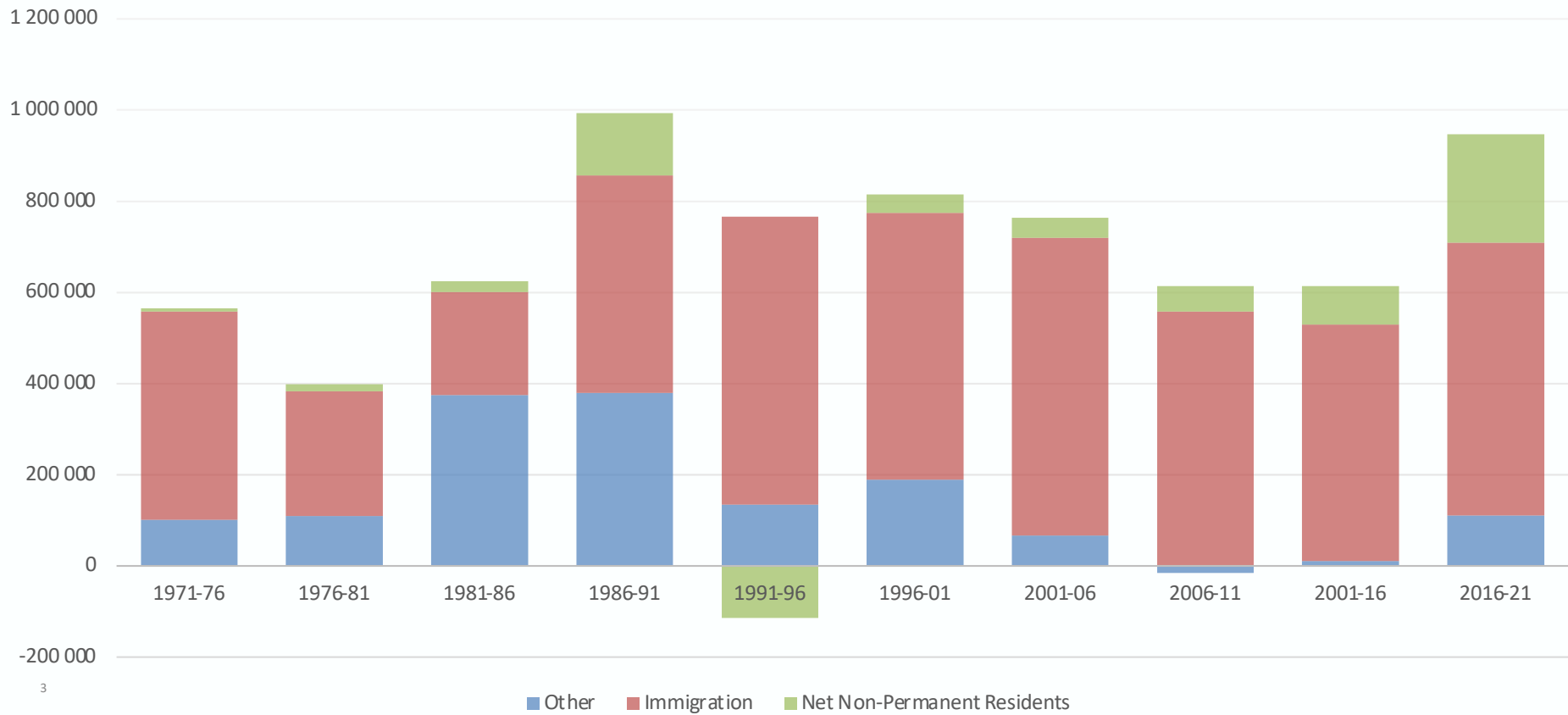
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# 1. The Growing Province



# 1 Million New Ontarians in the Last 5 Years

## Components of Population Growth - Ontario



## 2. A Lack of Homes and “Drive Until You Qualify”

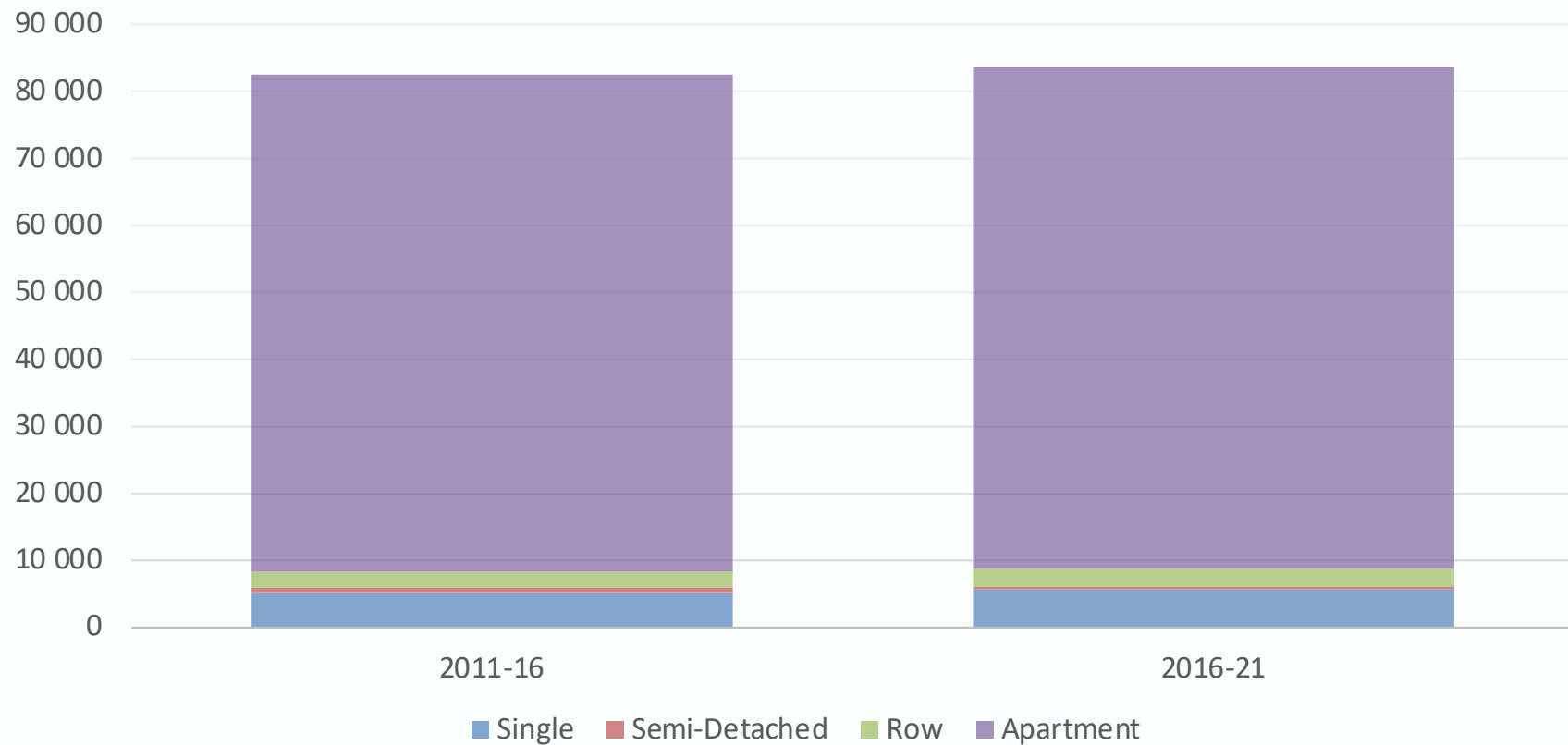


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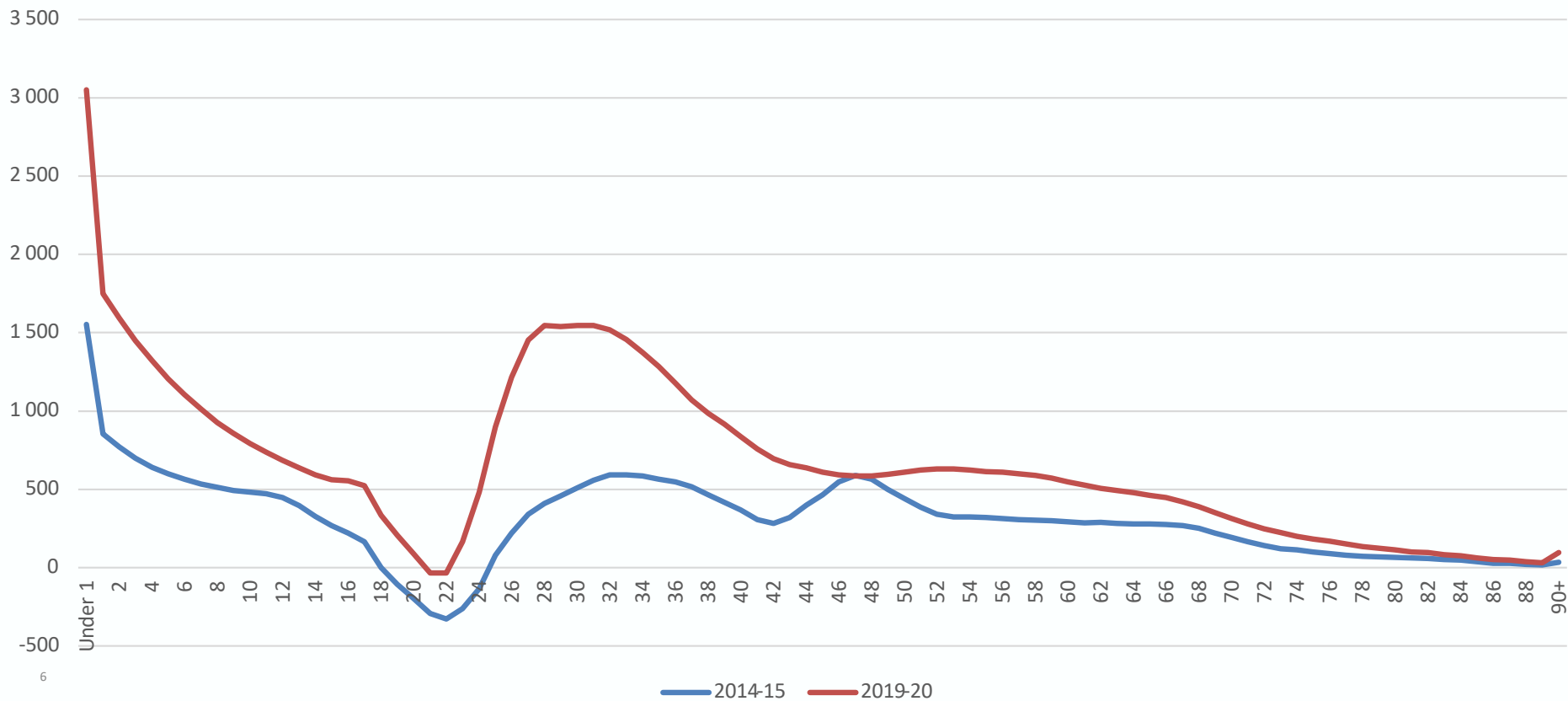
# 1 Million New Ontarians in the Last 5 Years

## Housing Completions, City of Toronto



# 60,000 Kids & Parents, in One Year, Leave Toronto & Peel – Why? Lack of Housing

Net Intraprovincial Migration by Age - Ontario Excluding City of Toronto and Peel

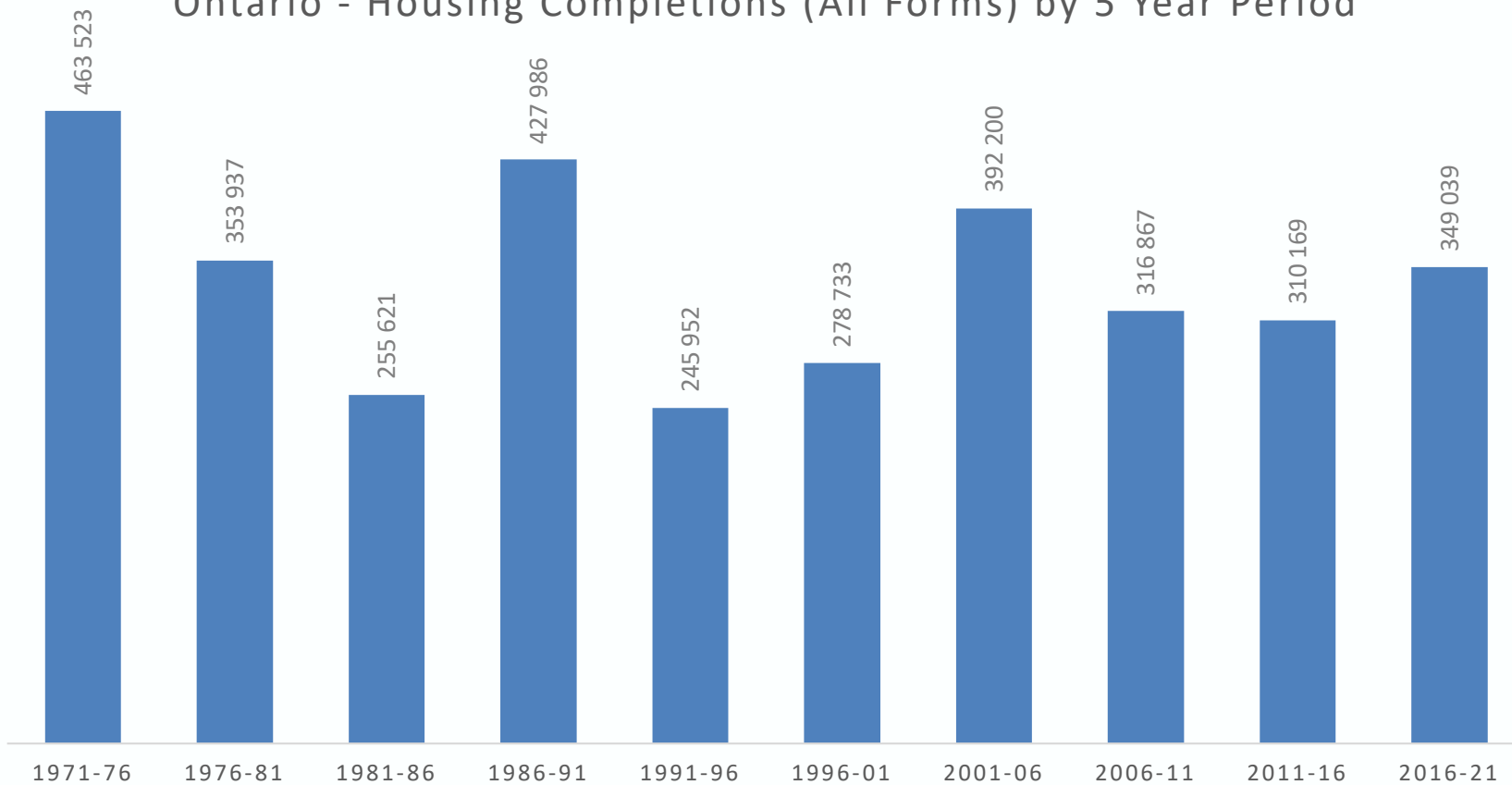


## Musical Chairs Effect Occurs

1. Toronto residents move to Durham CD. Durham residents move to Simcoe CD, etc.
2. High housing prices transmitted across S. Ontario.
3. Increased commuting time and distances
4. Growth where little growth occurred before
5. Home prices rise everywhere, but at a higher rate closer to Toronto...

# Acute Housing Shortage Across Ontario

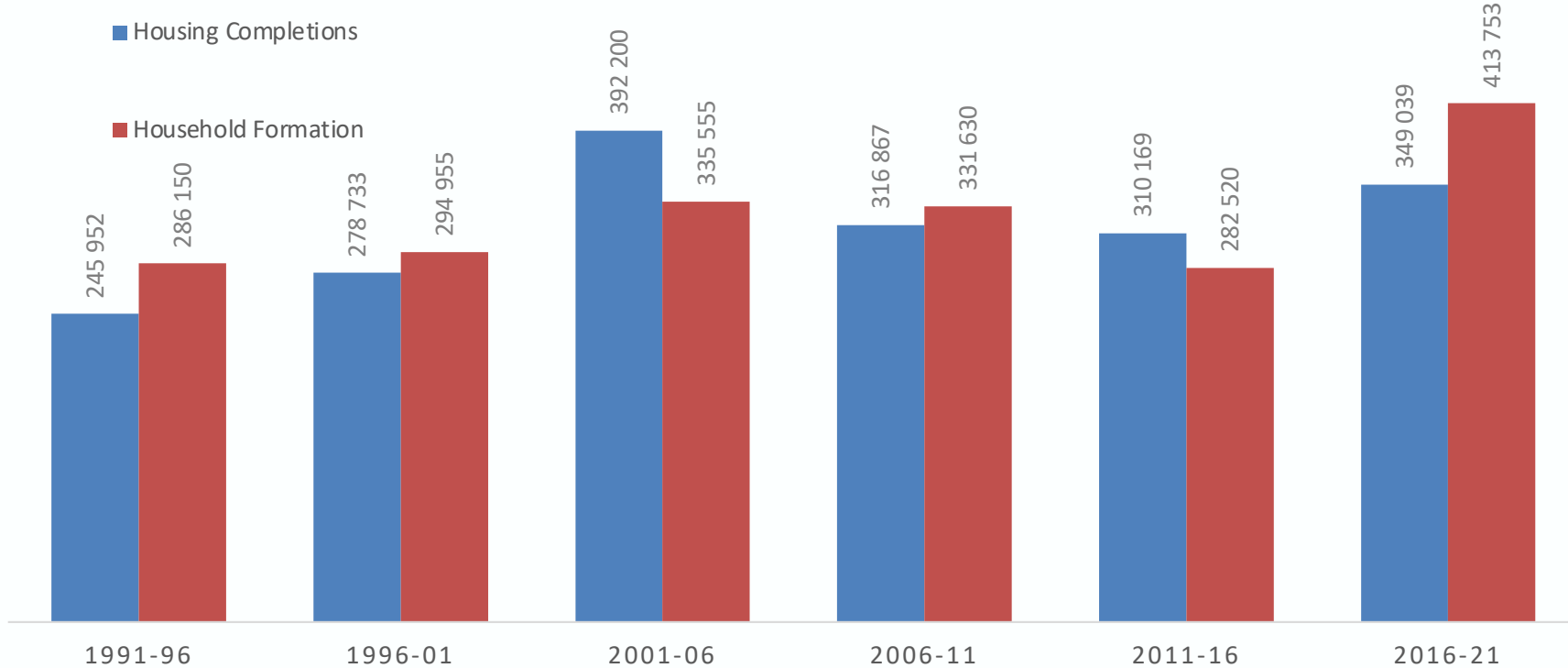
Ontario - Housing Completions (All Forms) by 5 Year Period





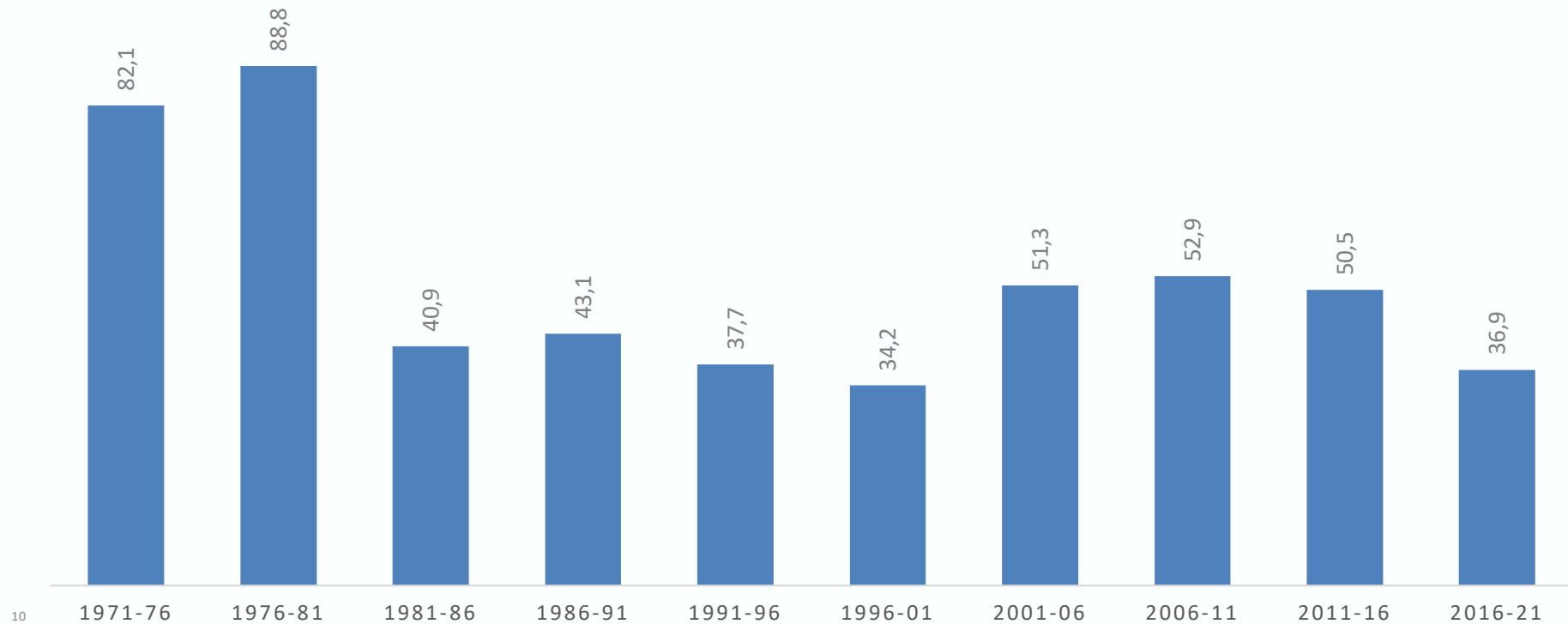
# Acute Housing Shortage Across Ontario

Ontario - Housing Completions and Household Formation by Five Year Period including 2016-21



# Acute Housing Shortage Across Ontario

Number of Housing Units (All Forms) Completed per 100 Net New Ontarians



10

### 3. What's Next

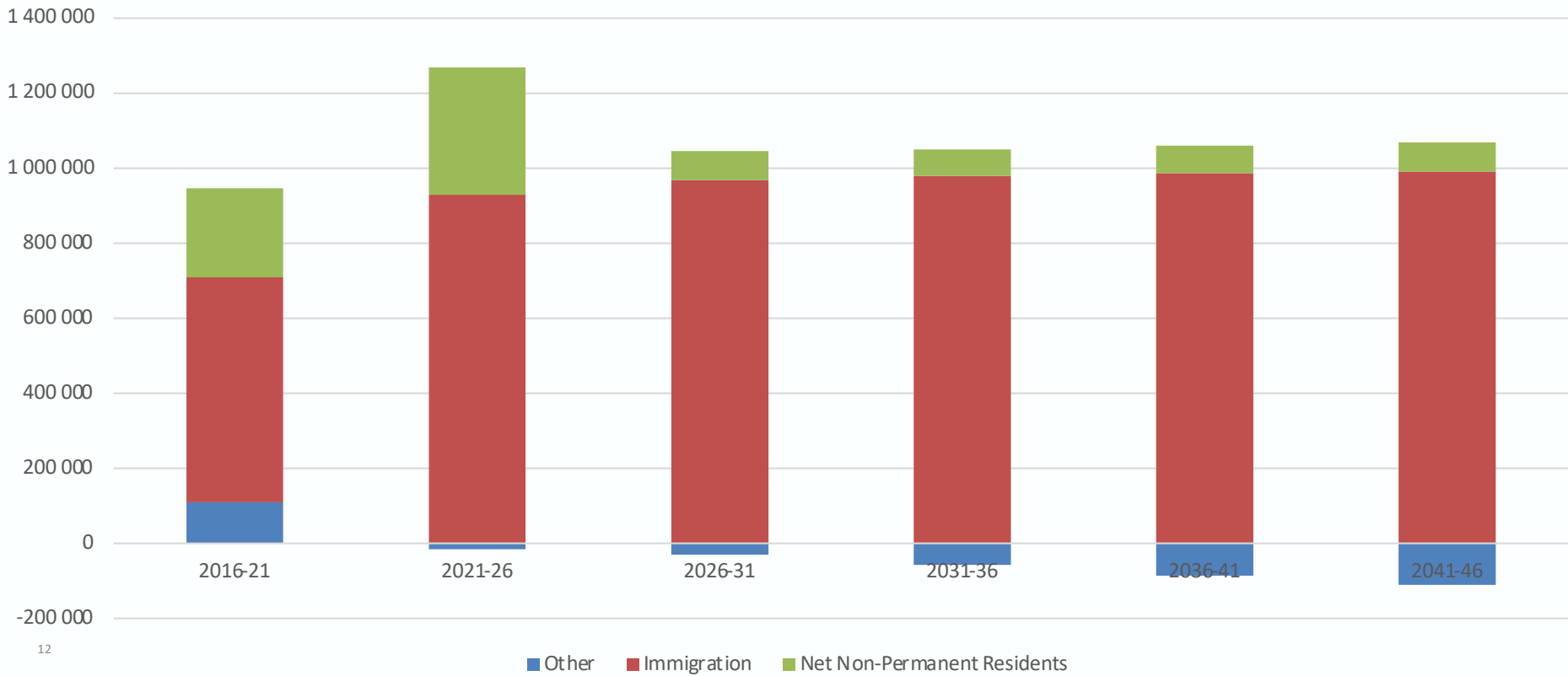


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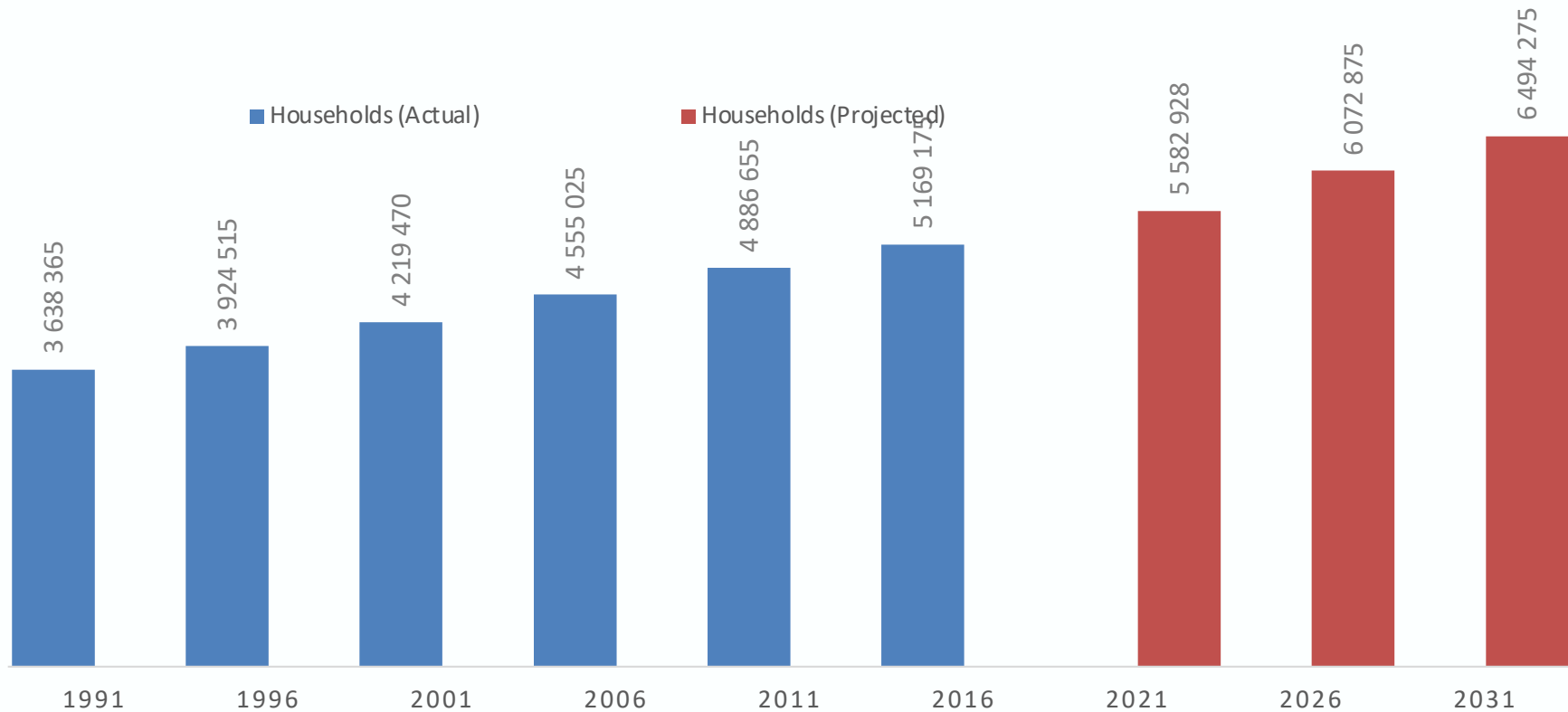
# 1 Million New Ontarians Every 5 Years

Projected Sources of Population Growth - Ontario



# Over 90,00 New Families Formed Each Year

Ontario - Number of Households (Actual and Projected)



# Full report released two days ago!

## Our projections:

1. Over the next 10 years, we project 910,000 net new families will be formed in Ontario.
2. From 2016-21, 65,000 fewer homes were built than warranted by population growth.
3. Put those two together, Ontario will need at least **one million net new homes in the next 10 years.**

# Final Thoughts

1. Ontario's population boom projected to continue – creates need for housing.
2. Young families are looking for new housing opportunities.
3. Failure to build that housing will lead to inability for Ontario to attract/retain talent.
4. Growth places pressure on municipality to ensure the availability of infrastructure and transportation.
5. Are municipalities prepared?