

REAL ESTATE FORUMS



THE REAL ESTATE FORUM
December 2 - 4, 2014
Metro Toronto Convention Centre, South Building

**The Context for Real Estate In Canada:
15 Dimensions of Change
David Baxter – Urban Futures**

Background report and presentation at
realestateforums.com/torontoref/en/program.php
and
urbanfutures.com

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Changing Currents:

Demographic:
Changing Generational Reality

Social:
Changing Life Cycles and Life Styles

Economic:
Changing Economic Structure

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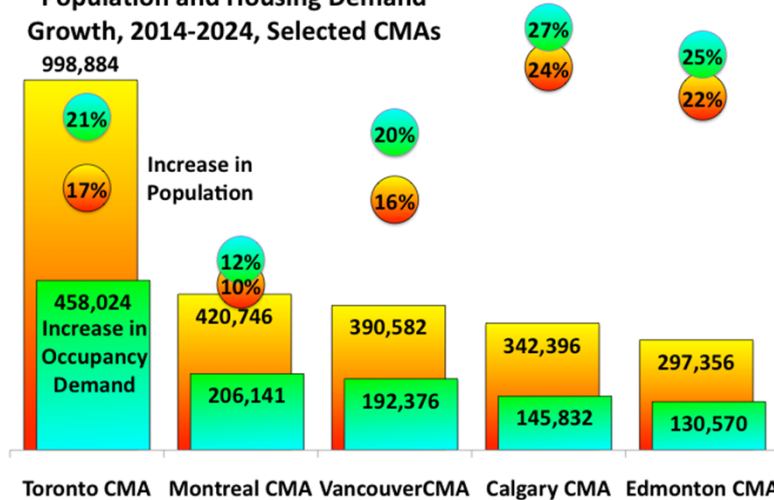
Canada's population will increase by 3.7 million (11%) more people over the next decade*.

This population growth will result in an increase in occupancy demand for 1.9 million (13%) net additional dwellings as primary residences

* Includes non-permanent residents

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Population and Housing Demand Growth, 2014-2024, Selected CMAs



Two-thirds of the growth in the five largest metro areas:
These five sum to 2.5 million increase, out of national total of 3.7 million.

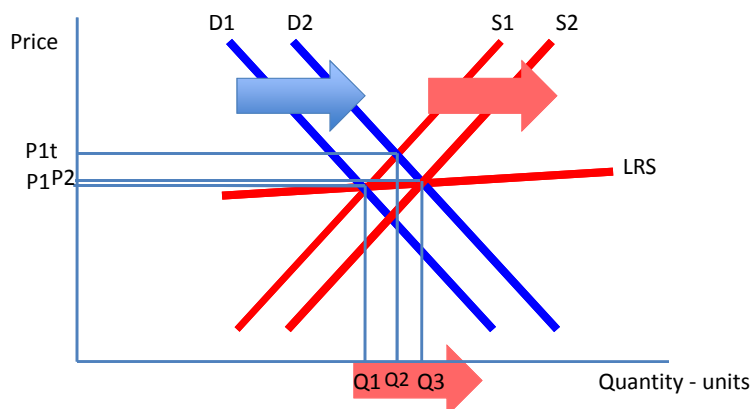
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- **Occupancy demand for primary residences**
 - **Replacement demand**
 - **Turnover, renovation, maintenance demand**
- **Demand for Non-primary residences, such as:**
 - Second homes**
 - Tourist Accommodation**
 - BnBs, Air-bnbs, Flipkey, VRBO, etc.,**
 - (occupants as investors)**

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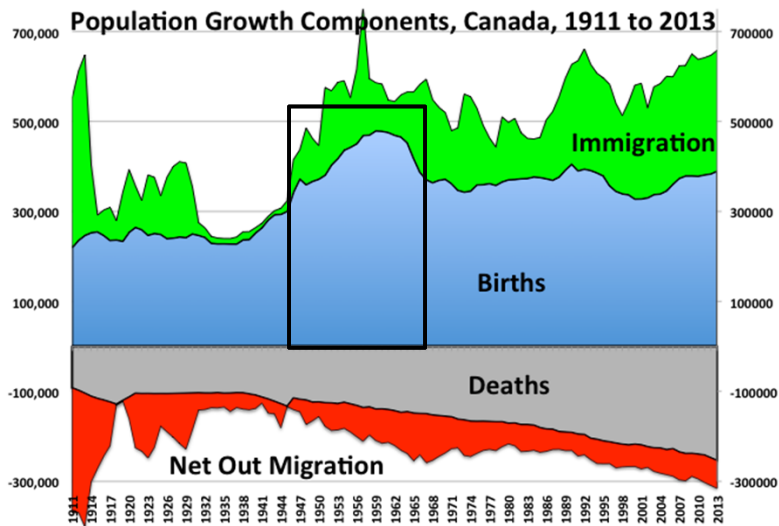
A Market:

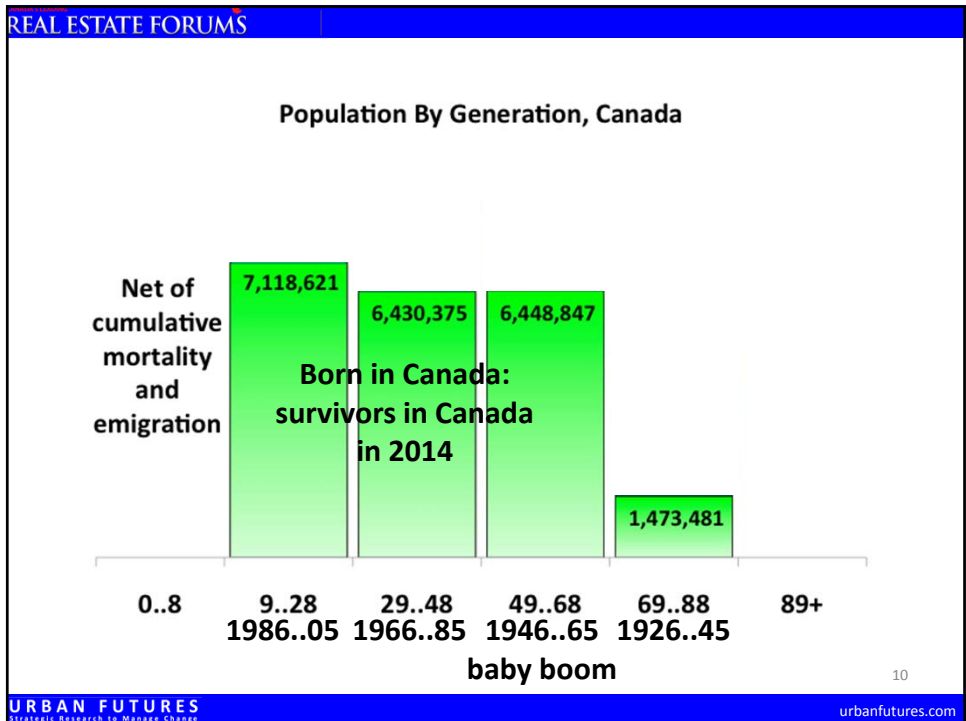
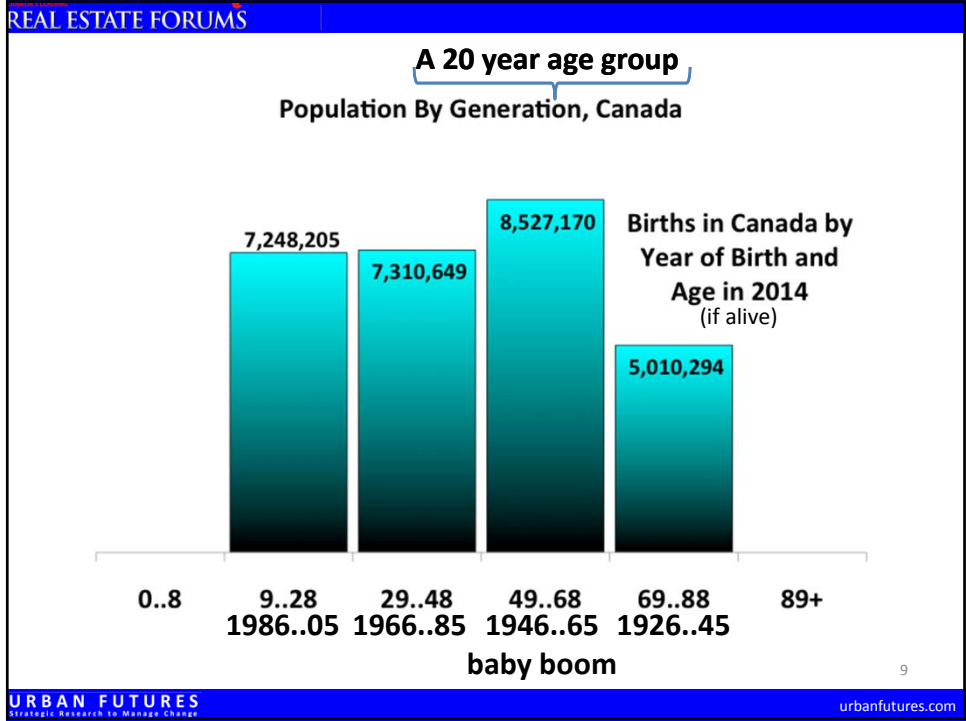
Additional demand means additional supply:
without the additional demand, would not have produced the additional units.

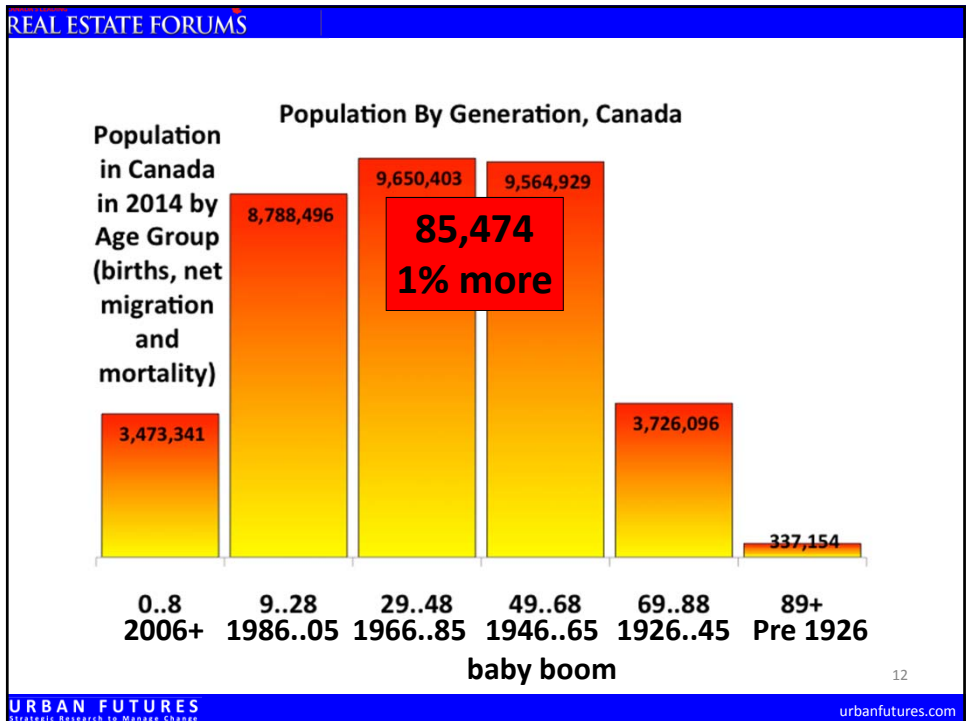
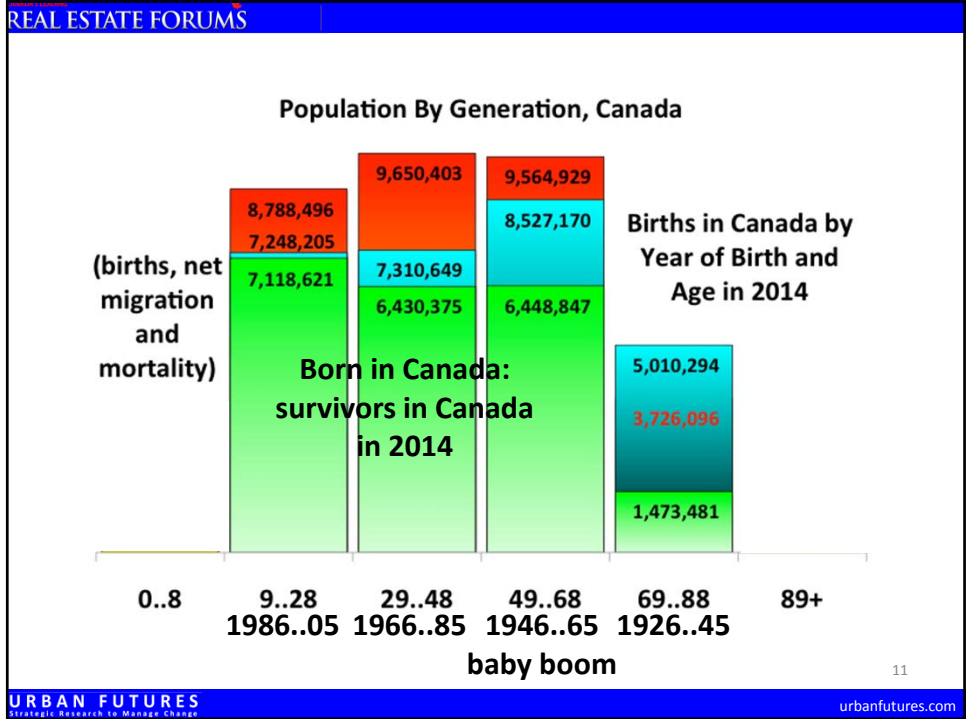


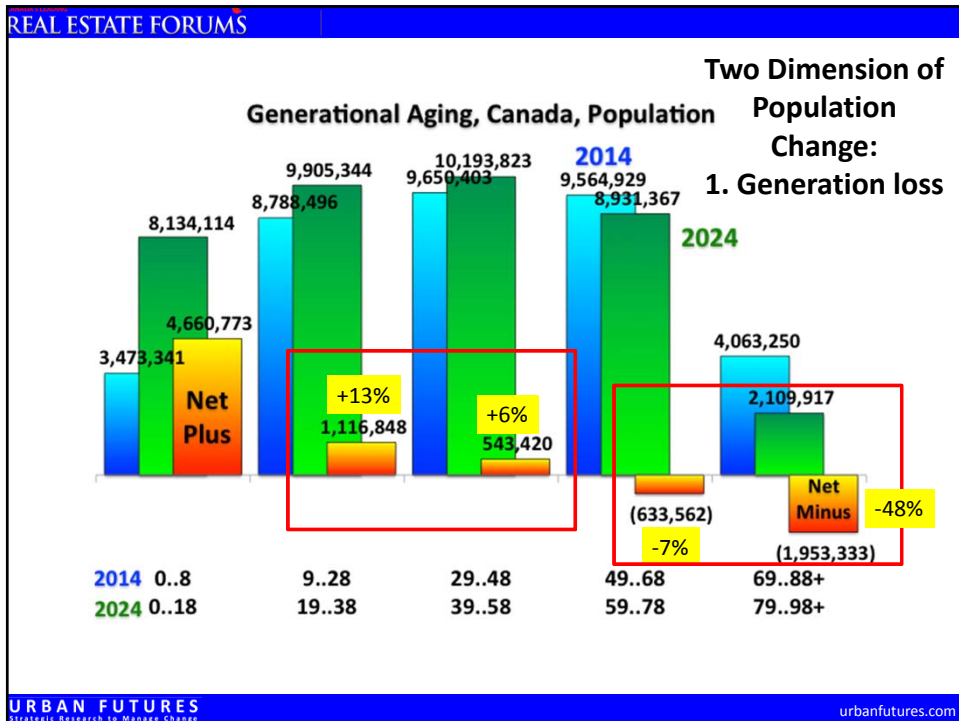
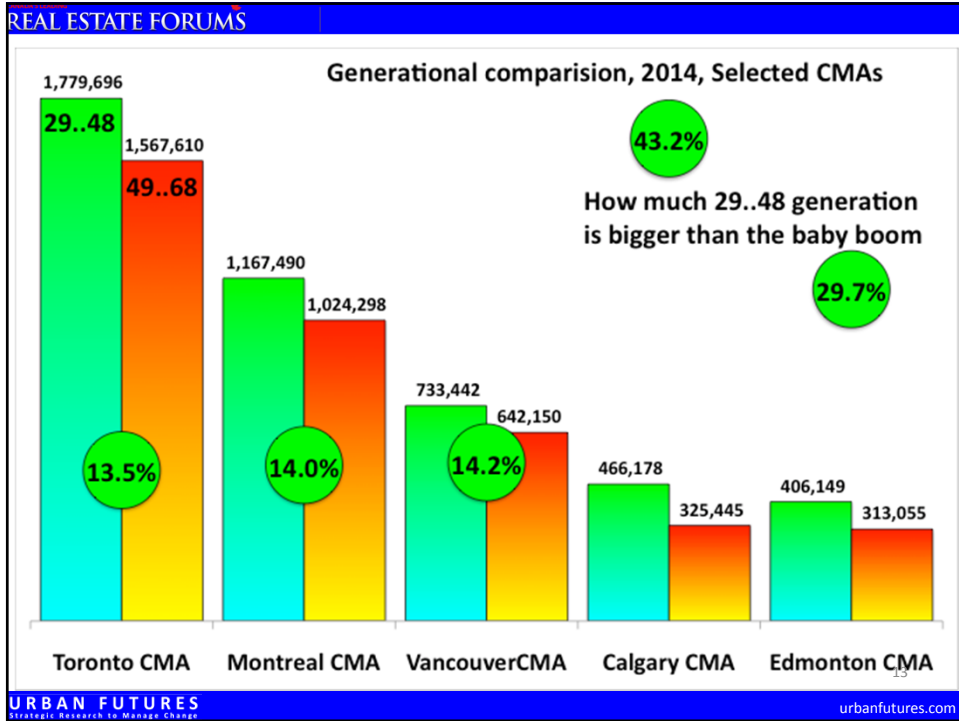
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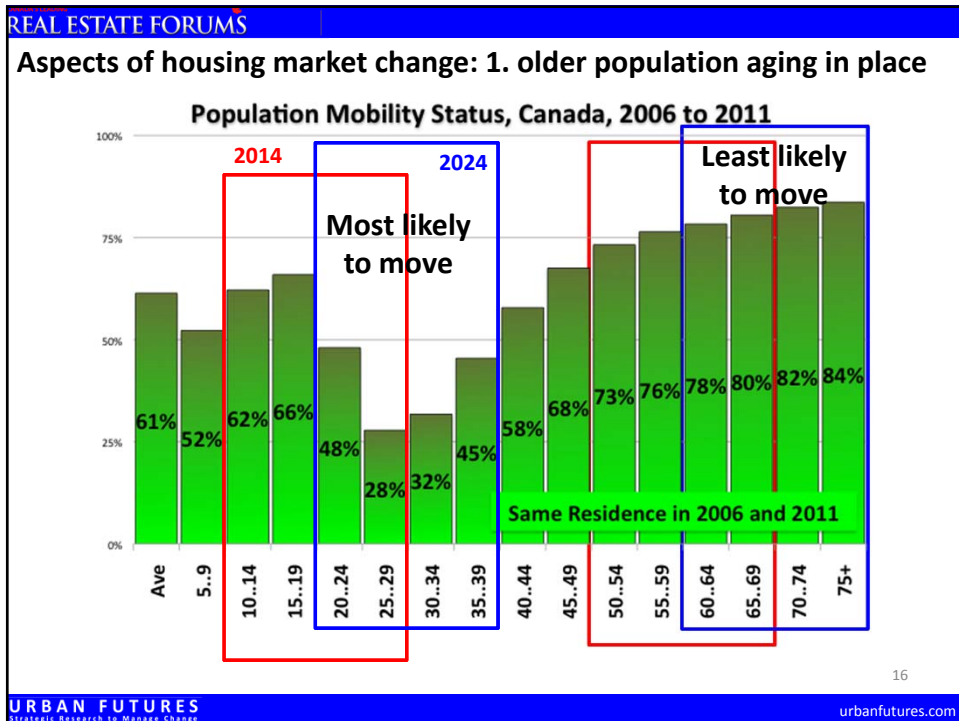
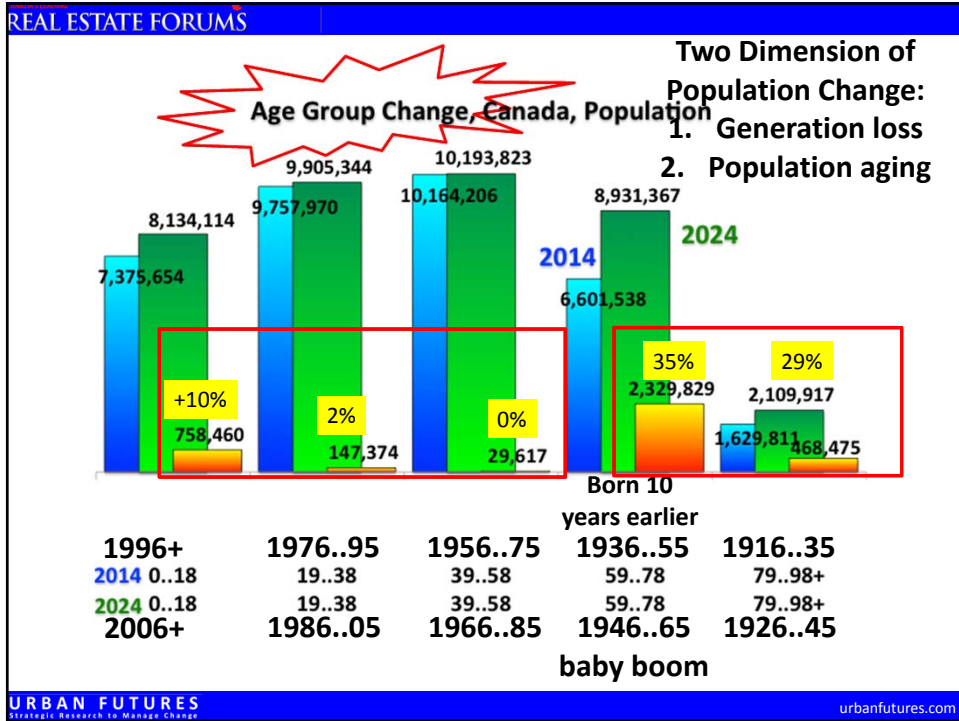
Changing Currents: Demographic: Changing Generational Reality

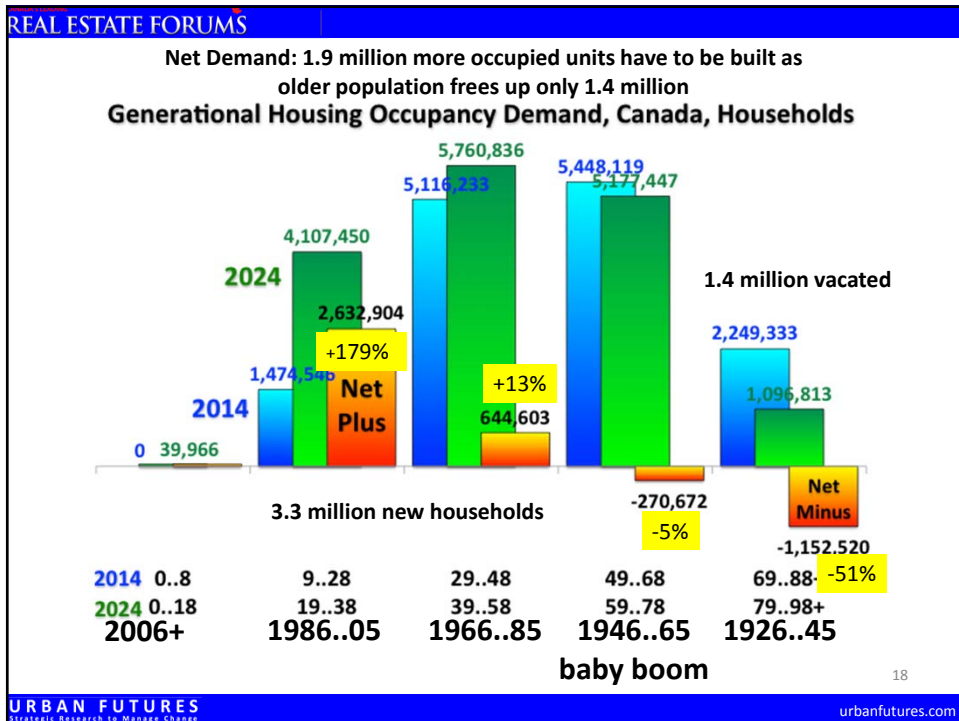
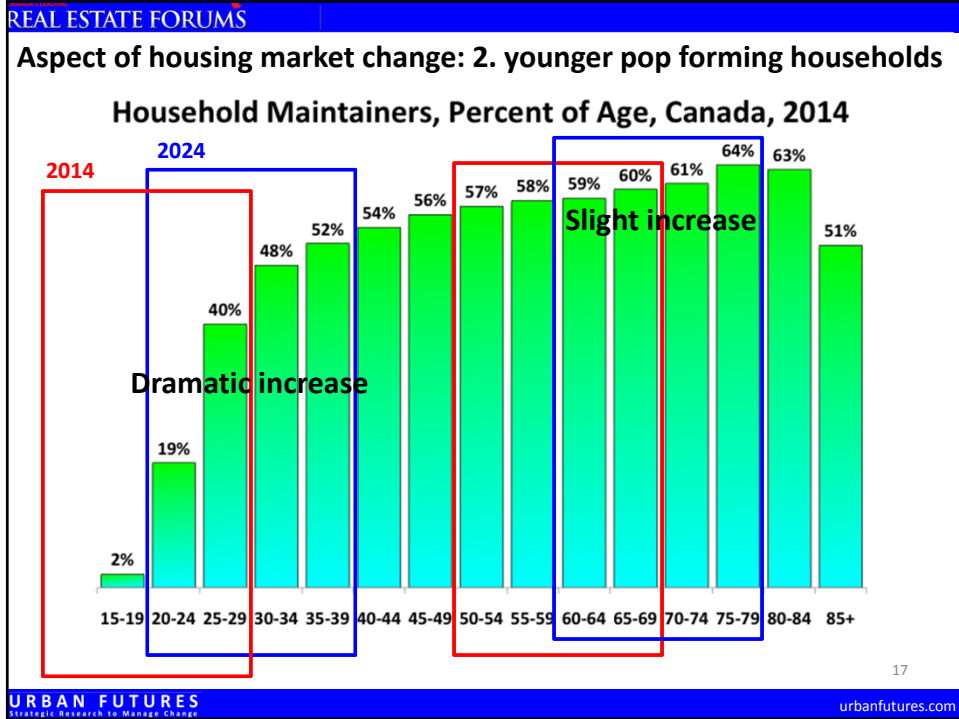


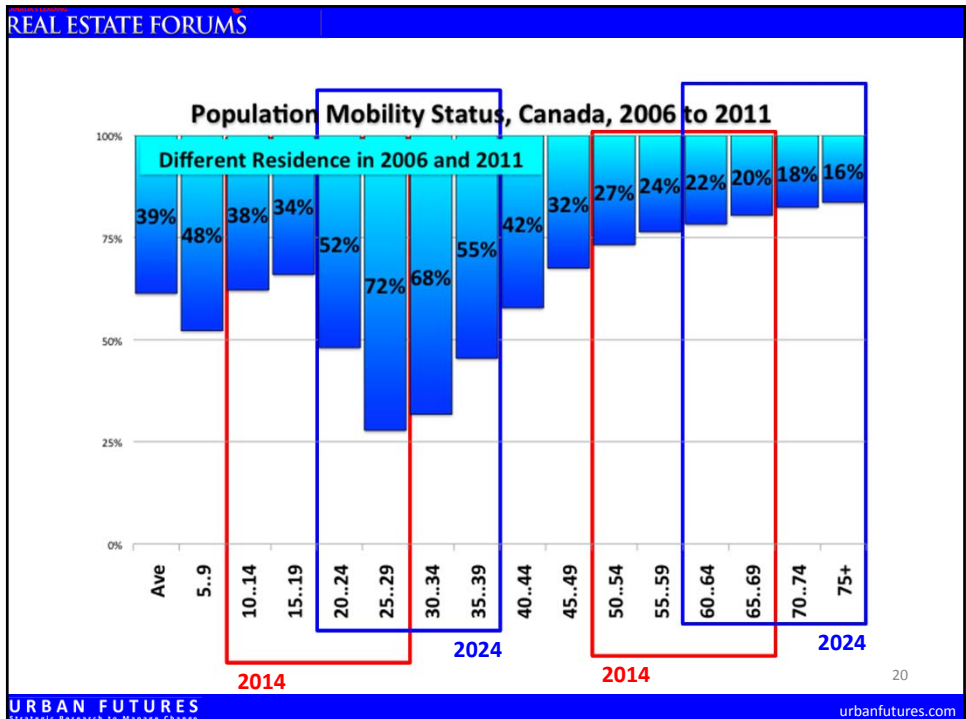
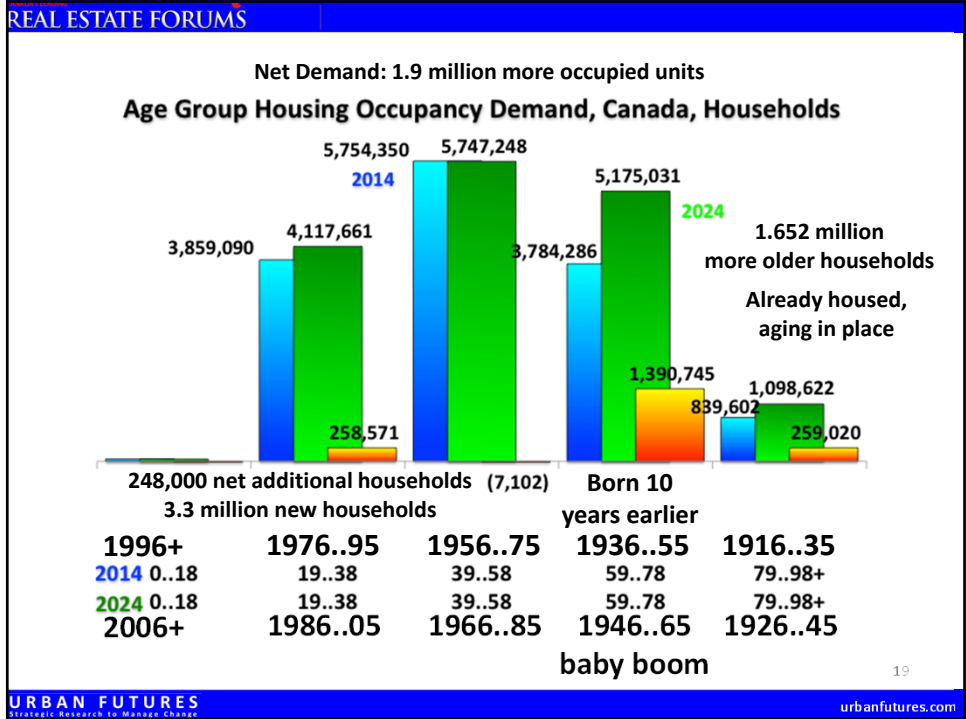


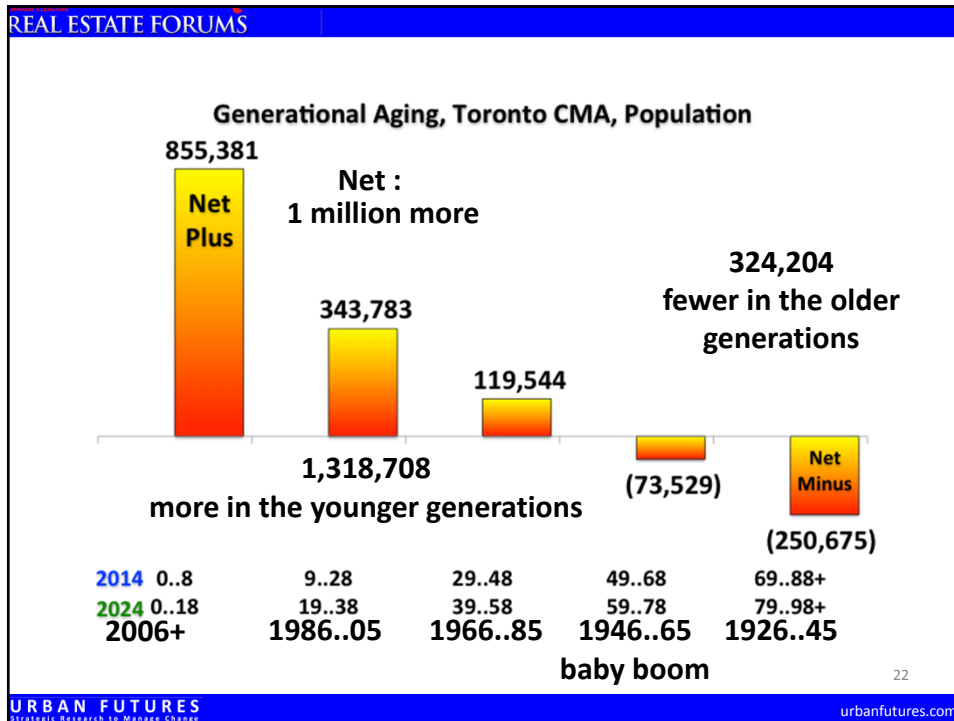
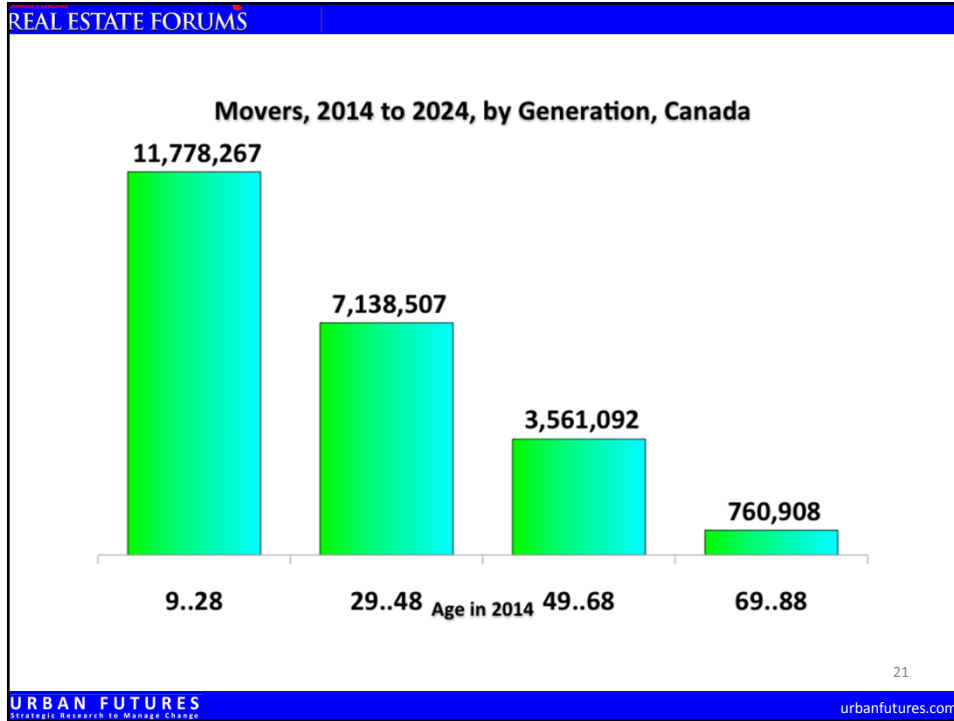


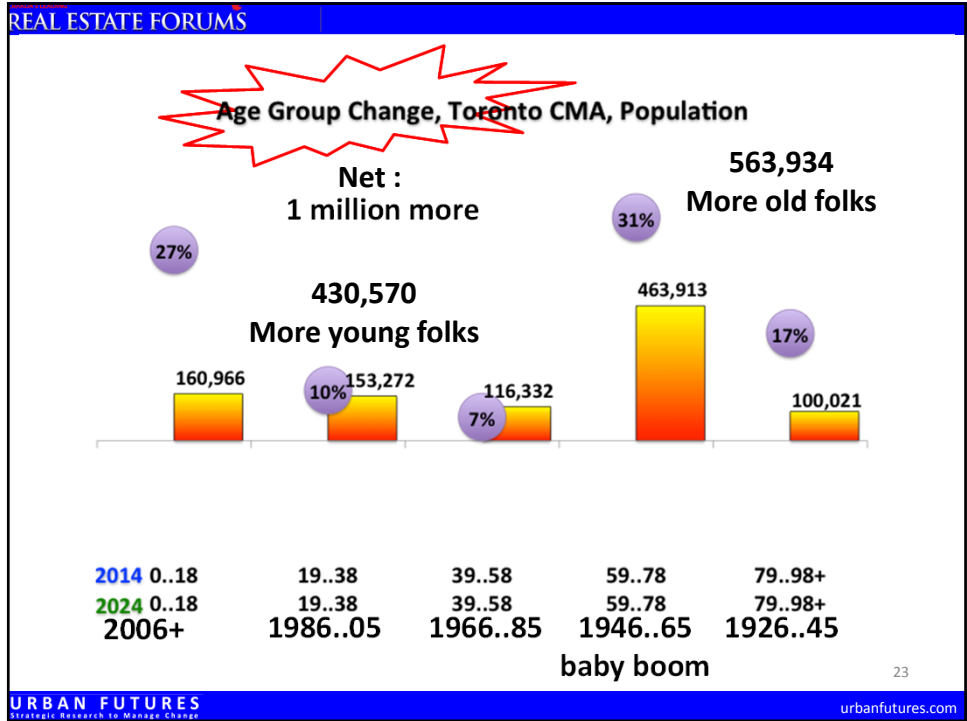












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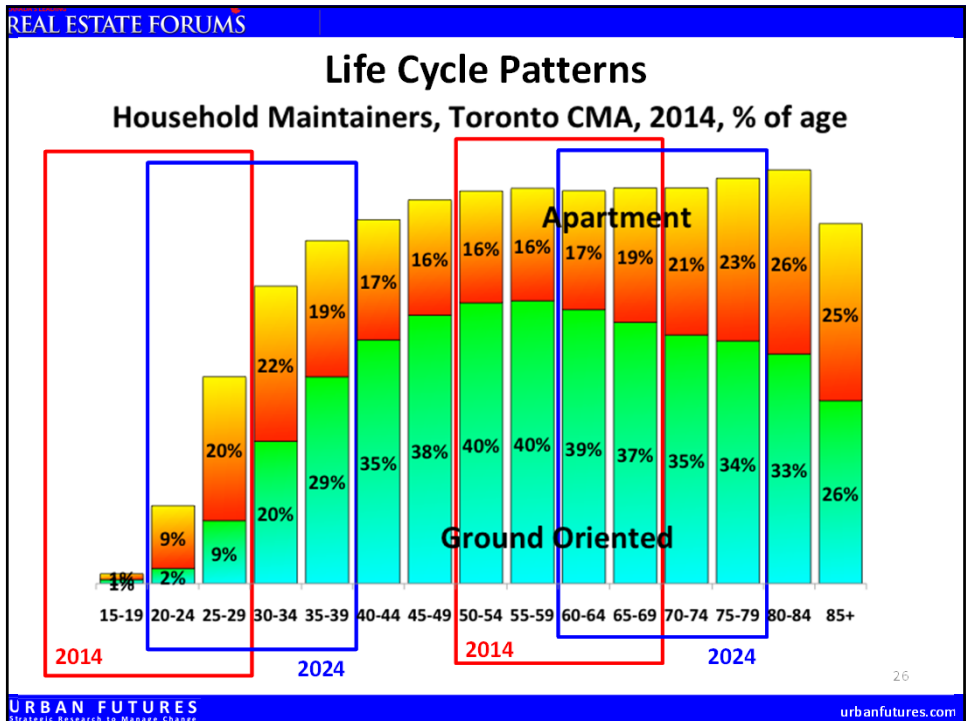
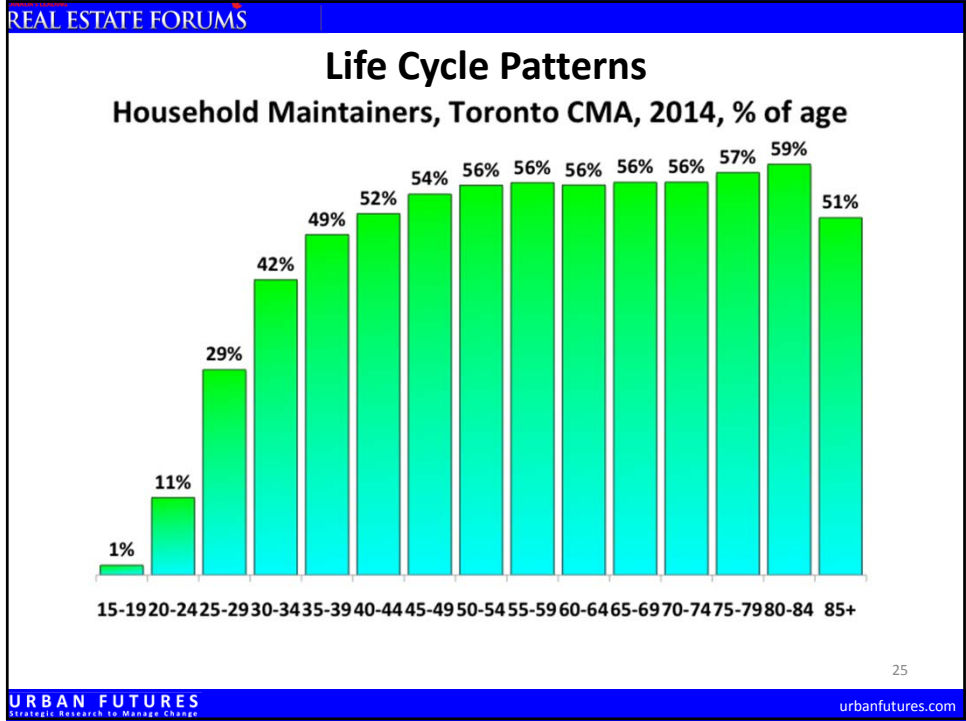
Social:

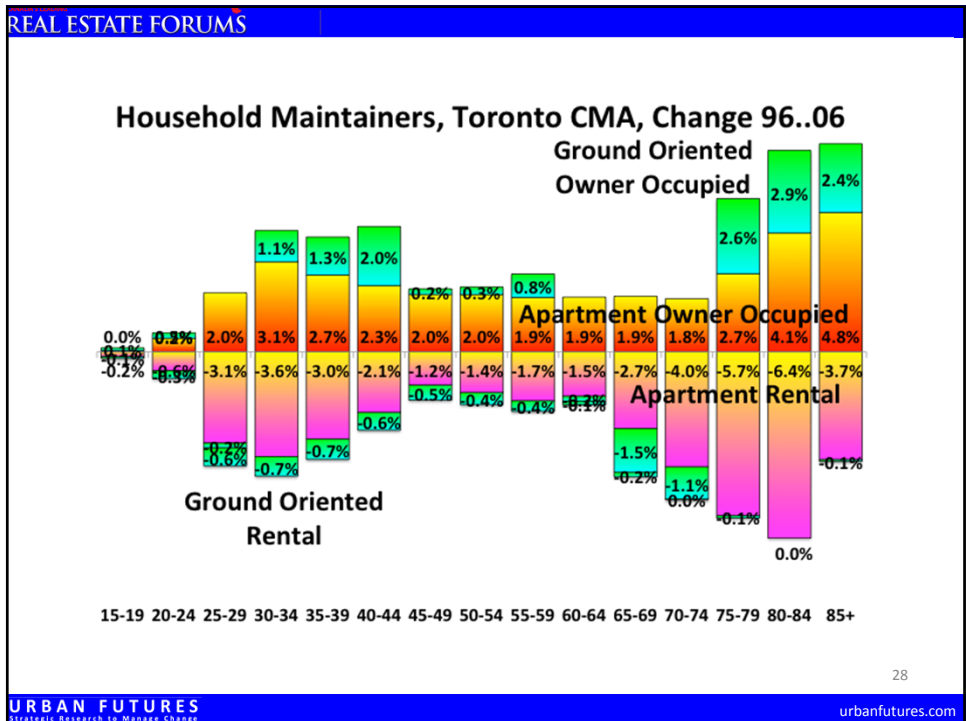
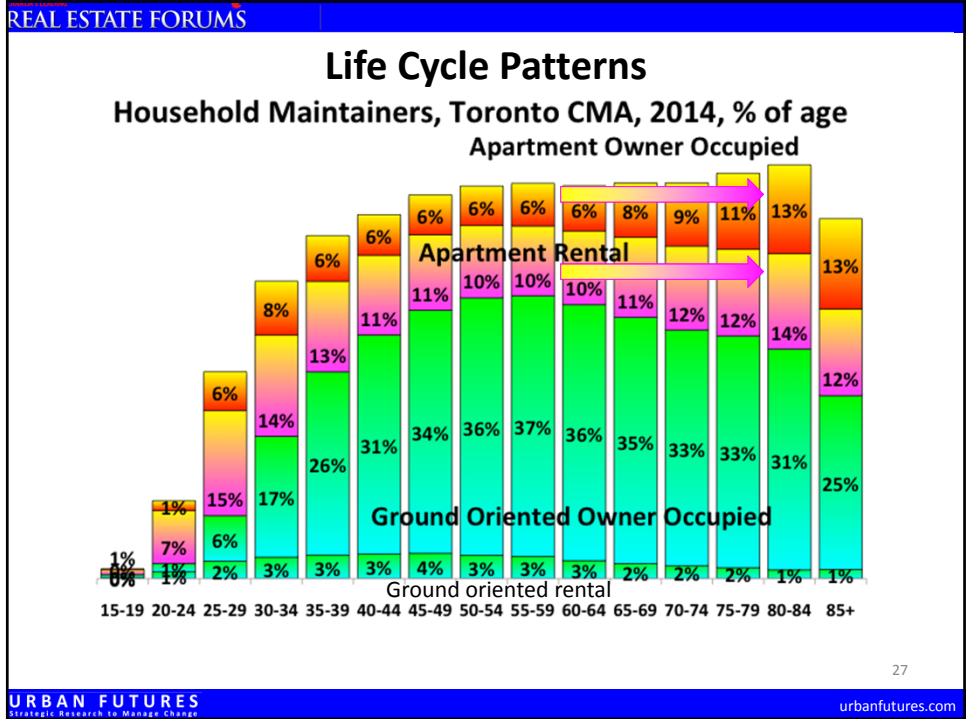
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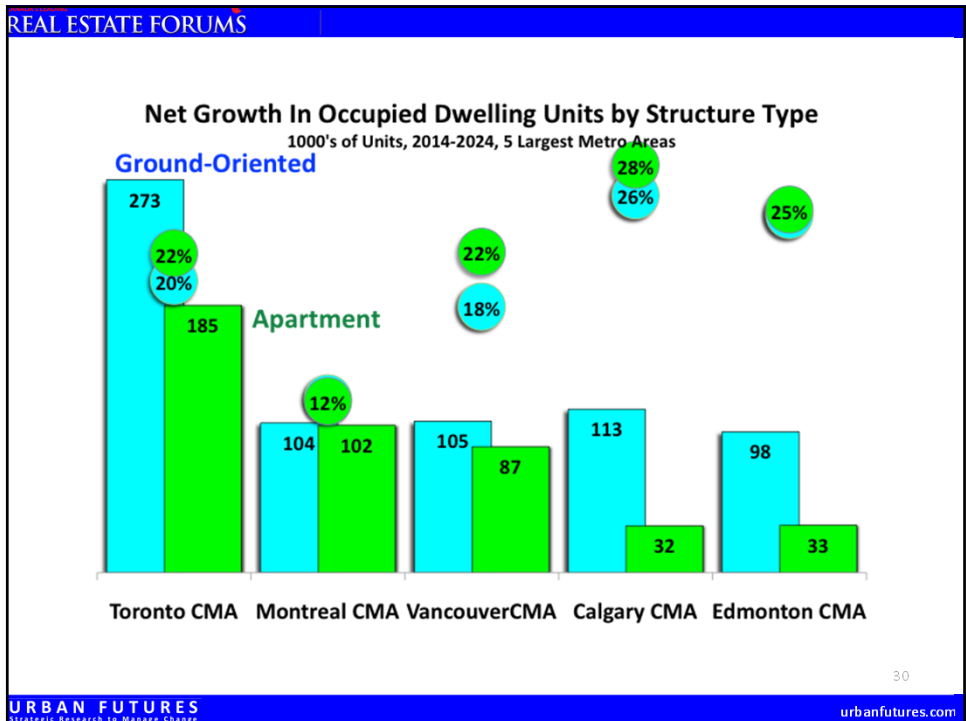
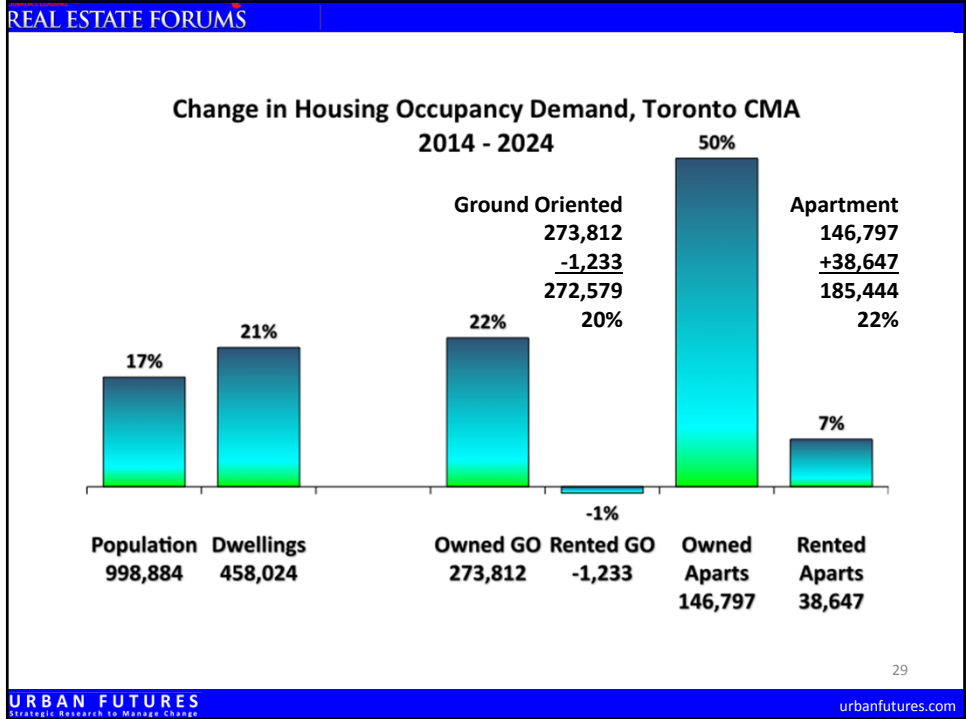
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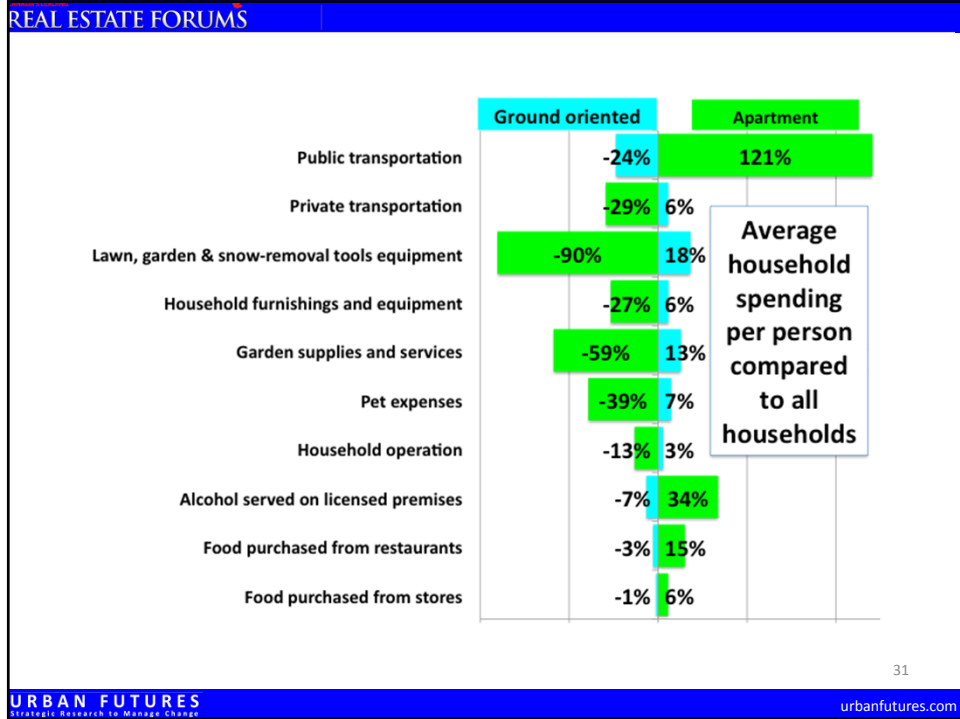
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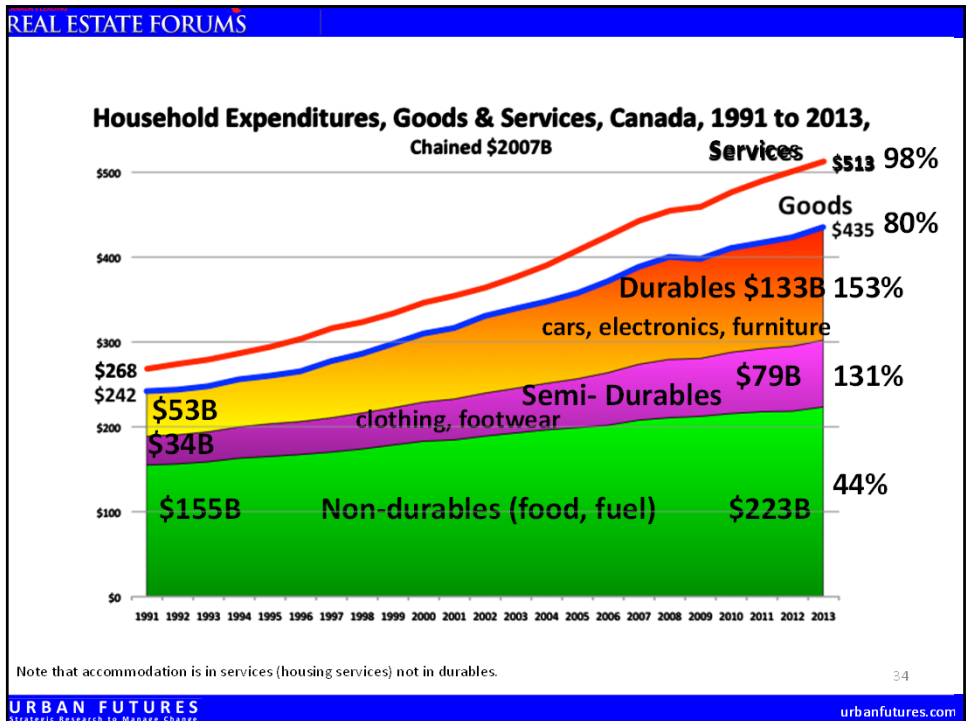
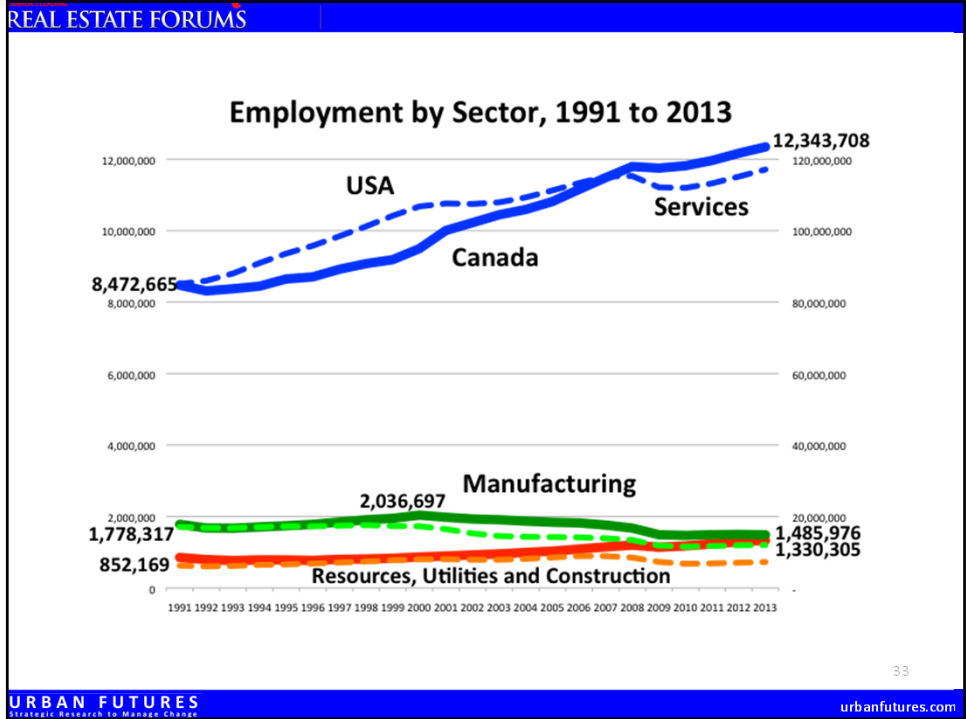
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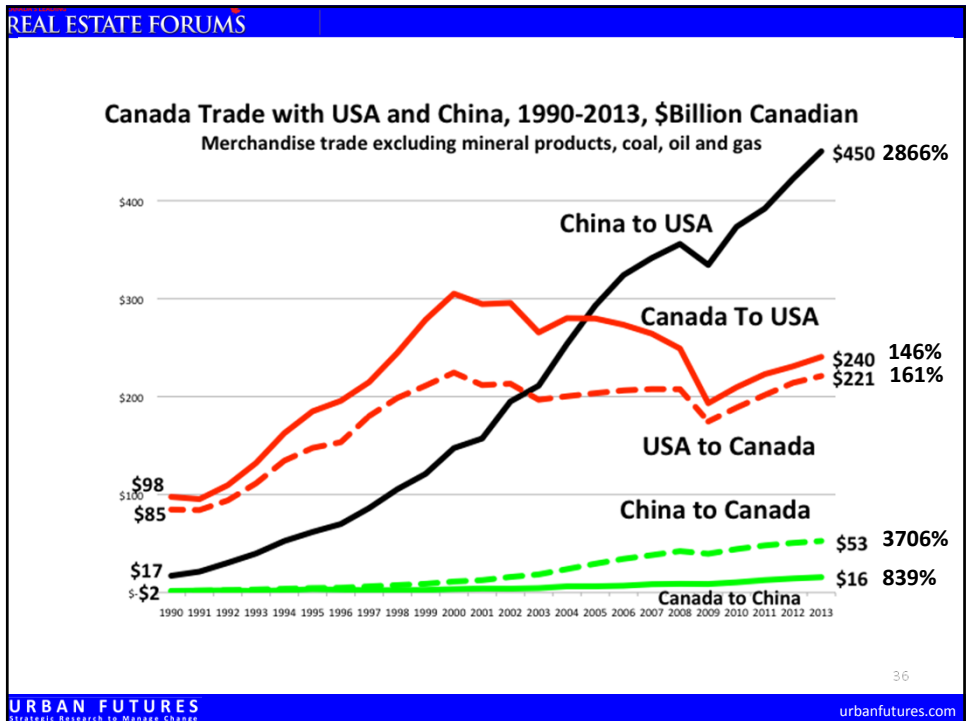
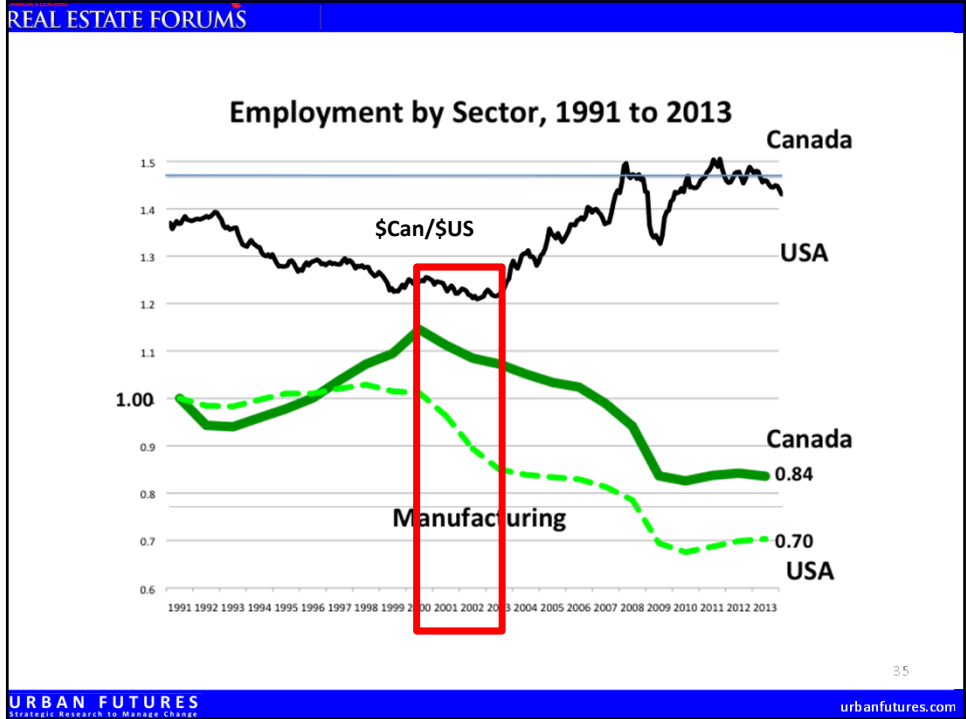
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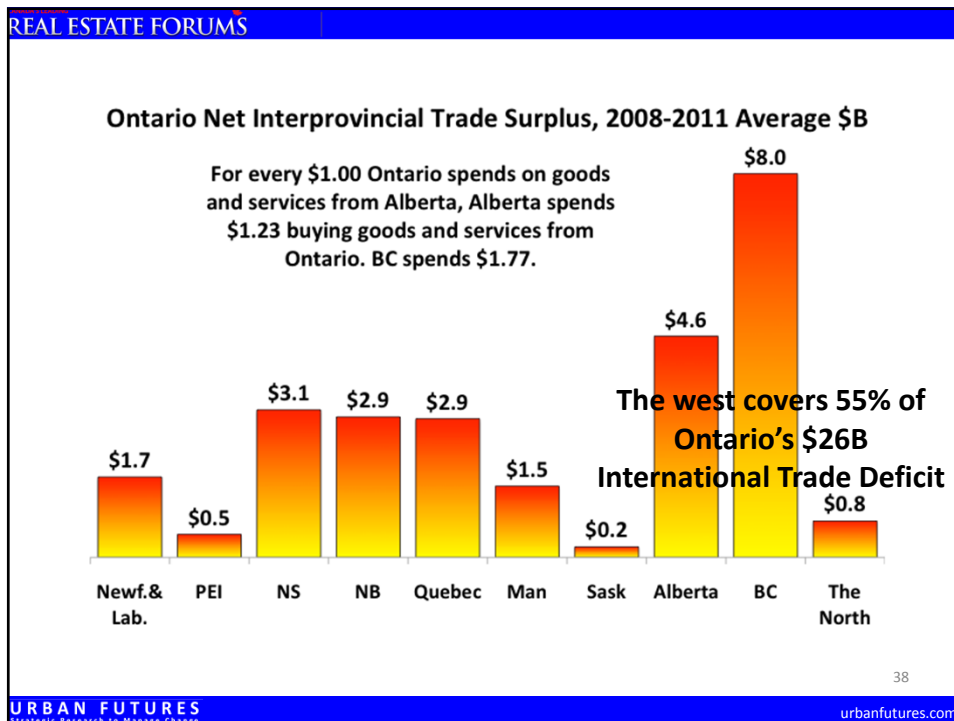
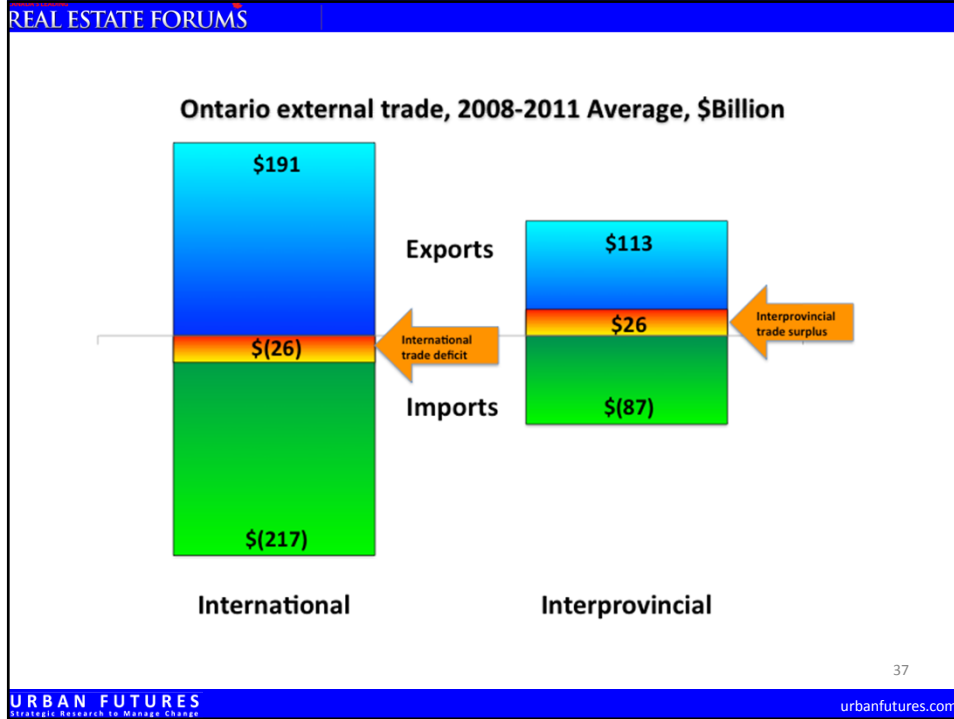
Economic: Changing Economic Structure

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