

University of Toronto Housing; helpful hints and pointers for where to start looking

Hello and congratulations on being accepted into the class of 1T3 at U of T. You've reached a milestone by getting this far and now it is time to start thinking about where you want to live in September. My name is Tony, and along with my classmate Russell, we hope to be able to make this process a little easier for you. The information presented below was accumulated from a class survey in April 2009 to establish where students are living, how much they are paying, and how far they live from school. We hope you find this information useful in making an informed decision of where to live, keeping comfort and cost in mind.

Before we begin though, we should clarify what constitutes an apartment, condominium, house, and residence, as these were the housing options students could choose from in our poll. Condominiums have units that are owned by someone, whereas apartment units are rented out from Property Management. Many people in the class living in a condo are renting from the owner of the condo or some have opted to purchase a condo unit. Houses are also often set up as apartments, which are subdivided into rentable units. Residences are often owned or affiliated with U of T and can be found at various locations in the downtown core. Lastly, some students choose to live further away from downtown Toronto or commute from home.

Of the 224 people in the class, we managed to get completed responses from 152 people (68% of the class).

| Kind of housing | Living with at least one other person | Approximate cost per month, all utilities and bills included |
|---------------------------------|--|---|
| Apartment <i>50 people</i> | Yes (<i>21 people</i>) | \$850 |
| | No (<i>29 people</i>) | \$980 |
| Condominium <i>55 people</i> | Yes (<i>33 people</i>) | \$970 |
| | No (<i>22 people</i>) | \$1,300 |
| House <i>34 people</i> | Yes (<i>31 people</i>) | \$750 |
| | No (<i>3 people</i>) | \$915 |
| Residence <i>13 people</i> | Yes (<i>4 people</i>) | \$700 |
| | No (<i>5 people</i>) | \$1,140 |

Bottom line, **LIVING WITH PEOPLE SAVES YOU MONEY!** In all categories, monthly rent is much lower if you are living with someone. The lowest cost housing is in a residence or a house (when living with other people). However, most of us live in apartments and condos. This is probably because it is easy to find a nice apartment or condo downtown, and much harder to find a house due to a lack of advertising.

Below is a listing of the 6 most common locations for students in our class, along with a brief description, average cost, and travel to MSB (time and method to school):

- 1) **Bay Street housing**: Bay and College is the intersection with the highest proportion of students living in one area. Bay Street runs North-South, and people living between Bloor and Dundas along Bay were considered for this group.

Apts = 1100\$/month, Condos = 1100\$/month, Travel = 10-12 mins walking

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- 2) **College Street housing**: College Street runs East-West. This group includes those living in a “rectangular zone” between Harbord to Dundas (North to South) and between University to Bathurst (East to West).

Apts = \$1,000/month, House = \$800/month, Res = \$1000/month, Travel = 10-20 mins walking

- 3) **The Annex**: The annex is a broad area without real boundaries. It is predominated by houses, although apartments and residence buildings do exist. We have decided to define the Annex as being North of Harbord, South of Dupont, East of Bathurst and West of St. George. These boundaries were created based solely on the locations provided in the response forms.

*Apts = \$1000/month, House = \$800/month, Res = \$ 700/month,
Travel = 10-20 mins walking, 10-15 mins by TTC subway*

- 4) **Yonge Street housing**: Yonge Street is the major street running North-South, and has many apartments and condos very near to it. We have defined the Yonge Street housing between Bloor and College Street.

Apts = 950\$/month, Condos = \$1000/month, Travel = 15 mins walking, 10 mins by TTC streetcar

- 5) **University and Dundas housing**: Although many condos and apartments are very near to this area, the majority of entries we received from people living at this intersection were living in Residence.

Residence = \$1500/month, Travel = 15-20 minutes walking

- 6) **Jarvis/Sherbourne housing**: Jarvis and Sherbourne are major streets running North-South, just east of Yonge (further away from school). This area has mostly apartments and condos, mostly along College.

Apts = \$800/month, Condos = \$1000/month, Travel = 20 mins walking, 15 mins by TTC streetcar

Living with parents: For some individuals, living at home makes the most sense. The majority of these students live in the GTA (e.g. Mississauga, Scarborough, Richmond Hill). The obvious advantage is that they save money, don't have to worry about groceries, etc. The one disadvantage however is that their commute to school takes one hour on average (with the TTC). Most students living at home indicated that they planned on moving closer to school in second year.

In summary, don't be shy to start asking people in your class (via Facebook, the housing website, the Medical Society Forums) to live together. Feel free to contact us with questions or concerns. Good luck with your medical education.

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Here are some links that you may find helpful:

[www.viewit.ca](http://www.viewit.ca;); <http://toronto.en.craigslist.ca/hhh/>; <http://www.housing.utoronto.ca/>

www.torontomeds.com/classifieds