

This bulletin summarizes statistical data from the City of Toronto's Land Use Information System, providing an overview of the dynamics of growth and development since Council's adoption of the Official Plan in November 2002. Detailed information is presented that illustrates where and how the City has been growing. A copy of this bulletin can be found on the City of Toronto's website at [www.toronto.ca/planning/pdf/grow.pdf](http://www.toronto.ca/planning/pdf/grow.pdf)

April 2007

## HIGHLIGHTS

Toronto is on track to accommodate the residential growth expected to occur by 2031.

- As of the 4th quarter 2006, there were 120,000 units in the Development Pipeline.
- Since Council's adoption of the Plan, there have been 1,904 development projects proposed within the City of Toronto (November 2002 – December 2006).
- 68,637 residential units are proposed within the City's priority growth areas (Downtown and Central Waterfront, Centres and Avenues).
- There are 6 active development proposals for commercial office space in the Downtown totaling 423,500 square metres of gross floor area.
- There are 39 mixed use projects in the Downtown totaling 21,654 residential units and 682,900 m<sup>2</sup> of gross floor area.
- 1.3 million square metres of commercial and industrial space has been built or is proposed in the Employment Districts since November 2002.
- With 17,000 new housing units built and occupied Downtown over a five-year period, 25% of residential growth has occurred on 3% of the City's land area.



## How Does The City Grow?

### Introduction

Adopted by Council in November 2002 and substantially approved on July 6, 2006<sup>1</sup>, the Official Plan articulates a vision for Toronto that will guide and transform the City over thirty years. Supported by population and employment projections, the Plan identifies opportunities for growth through intensification and redevelopment strategies, as well as setting out policies to guide urban change that are both realistic and sustainable.

Although the policies in the Plan are intended to be durable and long-lasting, the process of monitoring progress toward Official Plan objectives is an ongoing part of the City Planning work program. The process of urban change can be studied most effectively by using the indicators that were used to create the long term vision for the City. The Official Plan calls for periodic assessments that look at the "success of the growth management strategies of the Plan, the quality of the living and working environments..., and Toronto's evolving relationship with the broader urban region."<sup>2</sup>

An assessment of the effectiveness of the policies put in place to achieve those objectives is carried out every five years in accordance with the Planning

Act. However, given the current active interest in development activity and the continued strength of the housing market, it is useful to update key indicators which reflect on the growth management strategy of the Plan on a more frequent basis.

This bulletin presents an overview of the dynamics of growth and development since Council's adoption of the Official Plan in November 2002. Detailed information is presented that illustrates where and how the City has been growing. This information is organized first by geographic areas throughout the City and then by type of development – residential and non-residential. First, it is important to understand the framework behind the population and employment targets in the Official Plan.

1. The Ontario Municipal Board has subsequently issued a number of Orders with respect to appealed policies that were not approved on July 6, 2006.

2. Toronto Official Plan, July 2006, p. 5-17.

## Section 1 – Overall Growth: Toronto in the GTA

Targets derived from a GTA-wide co-operative forecasting effort released in 2000 show the GTA growing by 2.6 million residents and 1.8 million jobs between 1996 and 2031<sup>3</sup>. Toronto's share during this period is an increase of 537,000 residents and 544,476 jobs. The Official Plan embodies these targets which were used to create the basis for the City's growth management strategies. Detailed forecasting exercises completed at the time the Plan was drafted utilized 1996 Census data; therefore until detailed results of the 2006 Census are released later this year, our best indicators of progress are from the 2001 Census.

Between 1996 and 2001, the GTA grew by over 450,000 to over 5 million people<sup>4</sup> – making the GTA one of the fastest growing urban centres in North America. Toronto captured one-fifth of that growth by adding 96,073 people, growing by 4%. In absolute terms, the population increase in Toronto was larger than that of Durham and Halton Regions combined, which is a significant achievement for a municipality considered largely “built out”.

As a whole, the number of households increased in the GTA by close to 10% between 1996 and 2001, with Toronto changing the least (4.0%) and York Region changing the most (25.6%). In absolute numbers, Toronto added 39,505 households, just 6,000 shy of York Region's increase. However, where many of the new households in the outer regions are families with children, much of the increase in Toronto has taken the form of single-person or non-family households.

### 2006 CENSUS OF CANADA: POPULATION AND DWELLING COUNTS

On March 13, 2007, Statistics Canada released results from the 2006 Census related to population and dwelling counts. This is the first of eight releases that will continue into 2008. The following is a brief highlight of the results:

- The 2006 population of Toronto is 2,503,281, which represents 45% of the GTA's total population of 5,555,912.
- Between the 2001 and 2006 Censuses, Toronto's population grew by 21,787 residents, an increase of 0.9%.
- The data show a large difference of 61,270 units (5.9% of the total stock) between the total dwelling count and 'private dwellings occupied by usual residents.' The 2001 Census only showed 22,475 such units (2.3% of the total stock). The suggestion is that much of the difference is made up of vacant units. If, however, these units were occupied by people who did not respond to the Census, and the difference between total units and 'private dwellings occupied by usual residents' was similar to 2001, the population growth would be about 4.0%, much closer to the levels expected in the City's projection, and matching the growth from 1996 to 2001.
- Between 2001 and 2006, the GTA's population grew by 474,086 persons, an increase of 9.3%. Toronto accounted for about 5% of the GTA's growth.
- The total number of Occupied Private Dwellings in Toronto grew from 943,080 in 2001 to 979,330 in 2006. NOTE: dwelling unit change is a net change. It includes new units built since the last Census, new second suites in houses, and units demolished or deconverted.
- Over the last 5 years, dwellings in the GTA increased by 10.4% from 1,780,475 to 1,965,664. Toronto has 50% of the GTA's dwellings.
- Toronto accounted for 20% of the GTA's increase in dwelling units.

By 2031, the GTA will be home to close to 7.6 million people, adding 2.6 million more new residents<sup>5</sup>. This forecast, evaluated during the Official Plan exercise, indicates that most of the growth is anticipated during the 1996 – 2011 period and the rate will begin to slow throughout the remainder of

the thirty-five year time frame to 2031. Over this period, Toronto is forecasted to grow by 537,000 to 3 million people, which represents 21% of the total projected growth within the GTA<sup>6</sup>. The Regions, however, are forecasted to grow more quickly than Toronto. York and Peel Regions are expected to

3. Office for the Greater Toronto Area, March 2000.

4. Census of Canada, 2001. For further statistical details, please see Profile Toronto: Population Growth and Aging.

5. Flashforward, June 2002, page 3. For further detailed statistical information, please see Flashforward.

6. Flashforward, June 2002, page 4.

## DEVELOPMENT PIPELINE

The Development Pipeline refers to the number of residential units that have been proposed as a result of development applications submitted to the City Planning Division.

The Pipeline is constructed from data collected from the Land Use Information System in which the City Planning Division tracks all information related to development approvals and construction activity in the City. The Pipeline is a snapshot of current development activity in the City with applications in different stages of the planning approvals process.

By monitoring the number of units proposed and constructed from year to year, a reliable indicator of development levels is tracked and is an input to generating near-term projections for service planning purposes. The Pipeline is constructed as a moving window of the most recent and still active applications, indicating the likely magnitude and location of development in the coming years.

grow the most and the fastest within the next 20 years, while Durham and Halton Regions will grow more steadily through to 2031.

With a healthy mix of employment opportunities, Toronto continues to support a diverse economy, including manufacturing, service, retail, institutional and office-related jobs. In 2001, the GTA added 327,290 more jobs over 1996<sup>7</sup>, representing an increase of 15.1% overall for a total of 2.5 million jobs. In absolute numbers, Toronto led the increase with an addition of 111,715 jobs. On a base of 1.2 million jobs, this is an impressive increase of 9.2%.

A look at recent development within the City reveals that Toronto is well on its way to achieving its population and employment growth targets. The housing market in Toronto remains robust, with housing starts exceeding 10,000 per year since 2001 – levels that were last achieved in the late 1980s during the last housing boom. This represents one quarter of the GTA housing starts. There is also renewed interest in the construction of new commercial office space in the Downtown, evidenced by six active applications for commercial office space representing a total of 423,500 m<sup>2</sup> of GFA<sup>8</sup>.

As of the 4th quarter 2006, there were 120,000 units in the Pipeline<sup>9</sup> (see sidebar), suggesting a continuing strength in the housing market in the near term. It is estimated that most of these units will be built within the next fifteen years, with the majority of the housing in the form of multi-unit condominium apartment buildings.

## Section 2 – Where Have We Grown

While protecting and preserving the fabric of existing residential neighbourhoods and the valuable green space system, the Official Plan directs growth to a number of key areas of the City that can accommodate the magnitude of growth expected. These areas are the Downtown and Central Waterfront, the Centres, the Avenues, the Employment Districts (Map 1), and the Secondary Plan areas. The intent of encouraging growth in these locations is to: maximize the use of existing infrastructure; reinforce the City's urban structure, especially in regard to Centres and Employment Districts; intensify and exploit development opportunities while protecting stable residential areas, and reduce land consumption across the broader region. The overall objective is to accommodate the forecasted growth in a manner that reflects the aspirations of Torontonians in building a livable and sustainable city at the heart of the GTA.

The Downtown and the Centres continue to be attractive places to live. Between 1996 and 2001, the largest increase in dwelling units<sup>10</sup> within Toronto occurred in the North York and Scarborough City Centre areas and in the south-east and south-west portions of the Downtown (Map 2). During this time, many of the completed residential units were in the form of condominium projects.

Toronto's growth management strategy will be implemented not without some challenges. Residential and non-residential growth is encouraged and expected in the *appropriate* growth

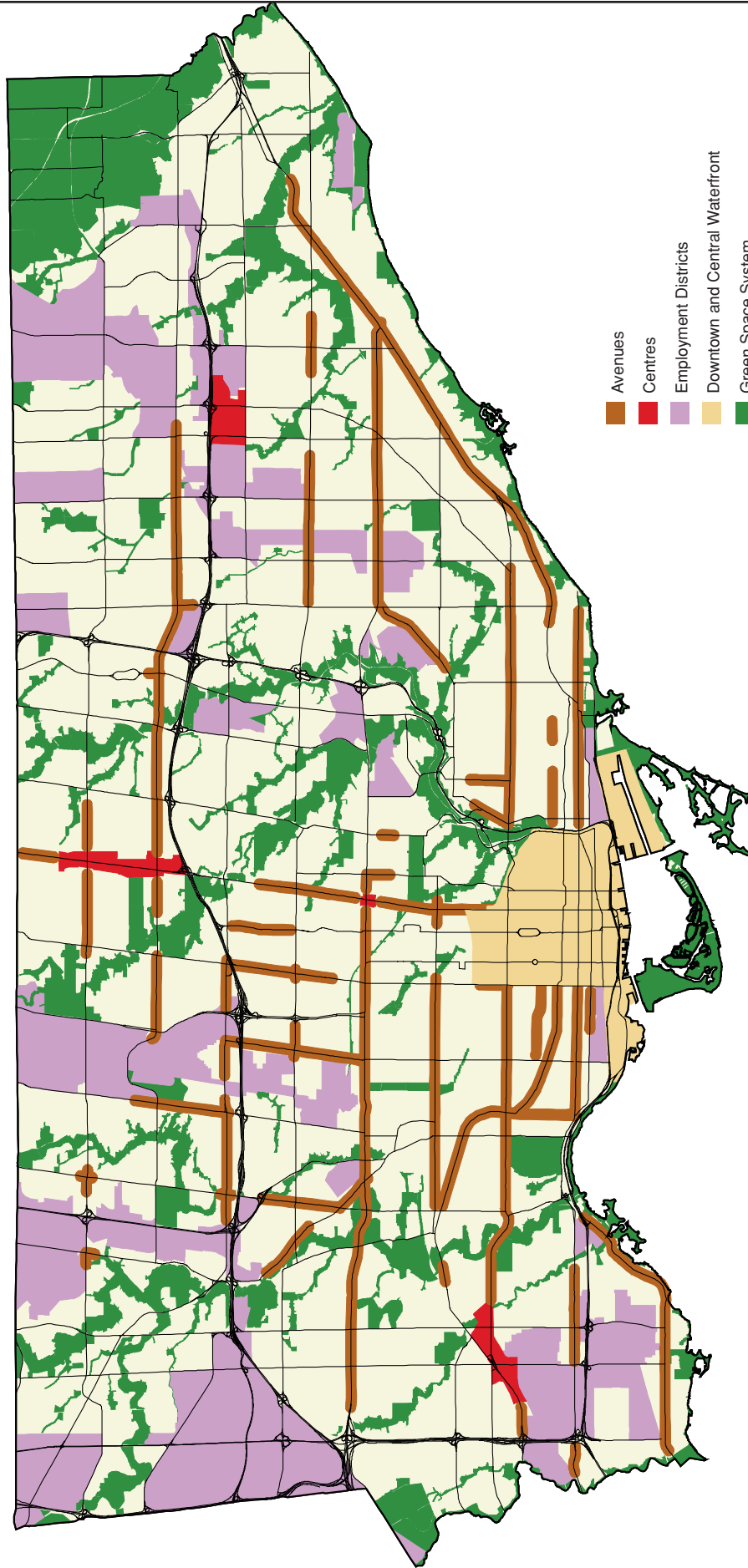
7. Statistics Canada, Census of Canada, POW/POR 2001.

8. City of Toronto, Land Use Information System (IBMS), December 31, 2006.

9. City of Toronto, Policy and Research Section, December 31, 2006.

10. Dwelling Unit: private dwelling in which a person or a group of persons is permanently residing or a private dwelling whose usual residents are temporarily absent on Census Day (Statistics Canada, 2001). See also Profile Toronto: Toronto's Housing.

Map 1: Toronto Official Plan Urban Structure

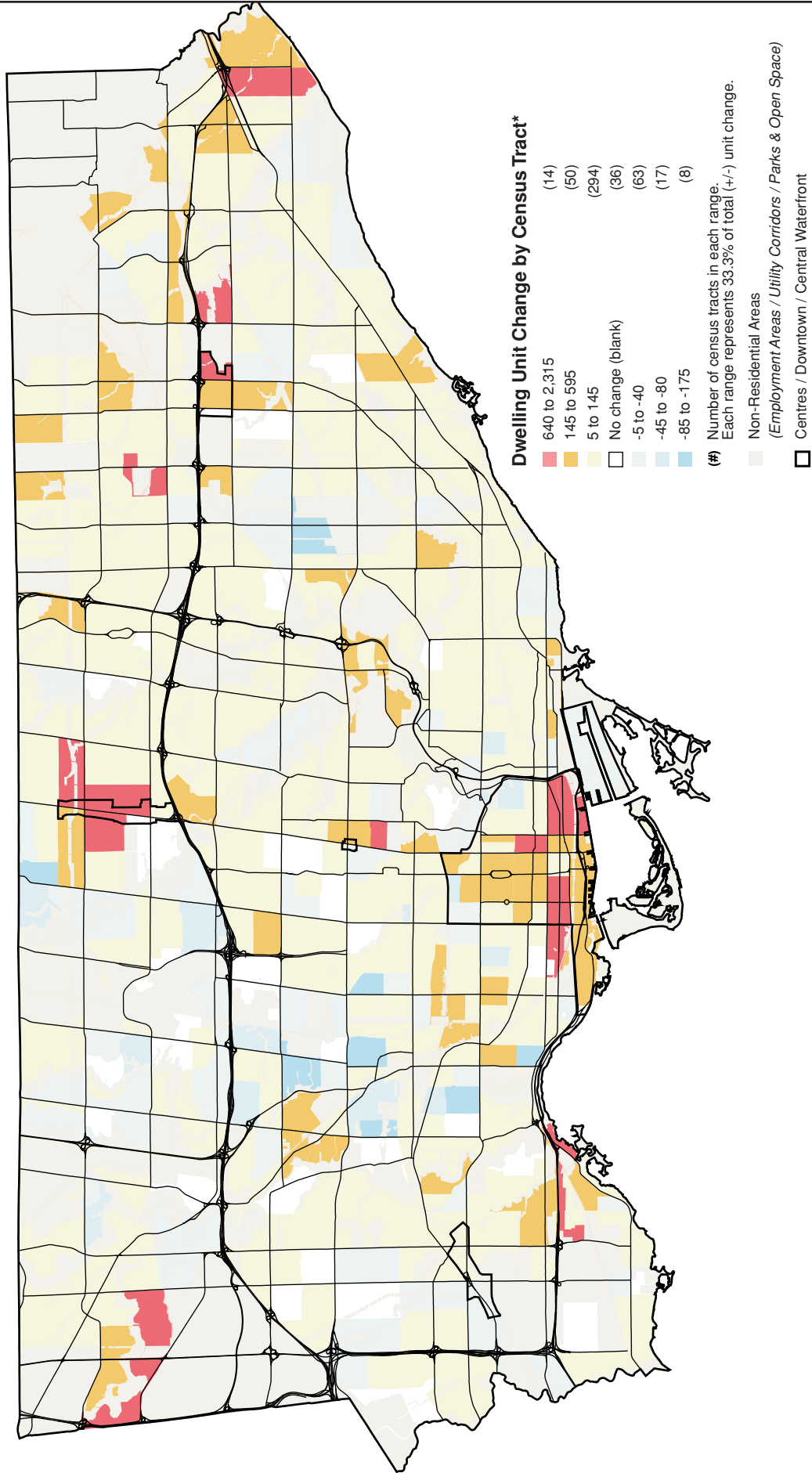


- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System



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**Map 2: Change in Dwelling Units, Toronto 1996 - 2001**



\* Data - Statistics Canada, 2001 Census  
Census Tract boundaries are suppressed.



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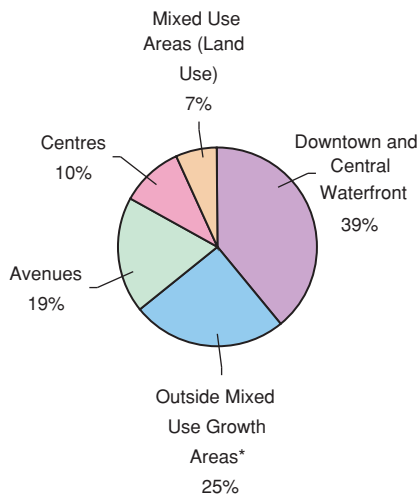




areas. This means that a mix of residential and commercial activity is appropriate for the Centres, Avenues and Downtown. However, the Employment Districts are reserved for economic activity to the exclusion of residential uses. As evidenced by recent development proposals, applications for residential development continue to be proposed in the Employment Districts.

From November 2002 through to December 2006, 1,904 development projects have been proposed, with almost seventy percent (68,637) of all proposed residential units found within the priority growth areas (Figure 1)<sup>11</sup>. Additionally, there are 133 projects with 6,641 units proposed for mixed-use locations outside of the Downtown, Centres and Avenues (Map 3).

**Figure 1: Distribution of Proposed Residential Units in Growth Areas**



Source: City of Toronto, Land Use Information System, November 1, 2002 – December 31, 2006.  
\*See Footnote 11 for additional information.

## Built Form

The heights of proposed development within the priority growth areas differs widely (Figure 2). As expected, there is a greater proportion of taller buildings proposed for the Downtown and Central Waterfront than the other priority growth areas. The Centres also attract a number of taller buildings, while the Avenues and other Mixed Use Areas tend to support more low- to mid-rise type development.

### HEIGHT RANGES

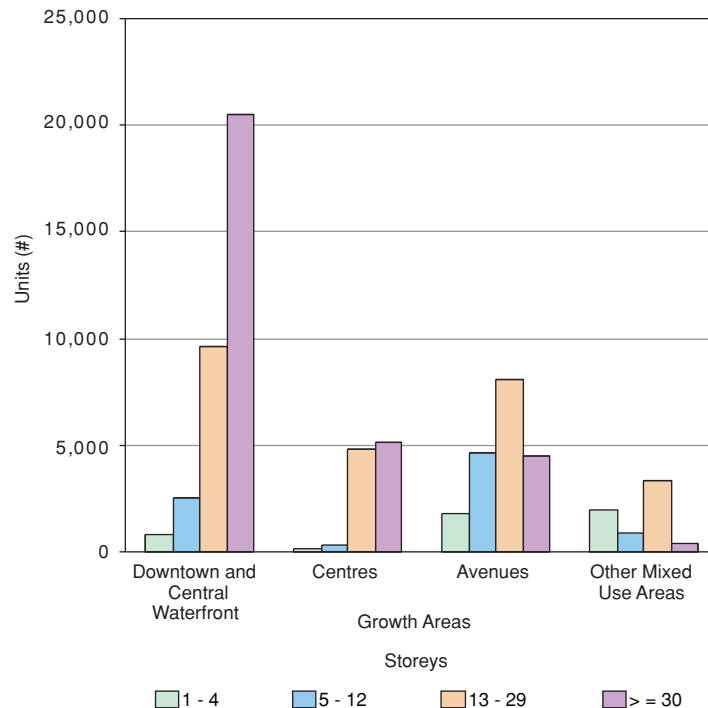
For the purposes of classifying heights of recent development proposals, the height ranges used in this bulletin are 1 to 4, 5 to 12, 13 to 29 and equal to or greater than 30 storeys. Based on discussions surrounding the Mid Rise Symposium held in November 2005, these ranges are used for analytical purposes only.

**Table 1: Percent of Total Proposed Residential Units by Height in Priority Growth Areas**

	Total No. of Proposed Units	1 – 4 storeys	5 – 12 storeys	13 – 29 storeys	>=30 storeys
Downtown and Central Waterfront	39,198	2%	8%	29%	61%
Centres	10,427	2%	3%	46%	49%
Avenues	19,012	10%	24%	42%	24%
Other Mixed Use Areas	6,641	29%	14%	50%	7%

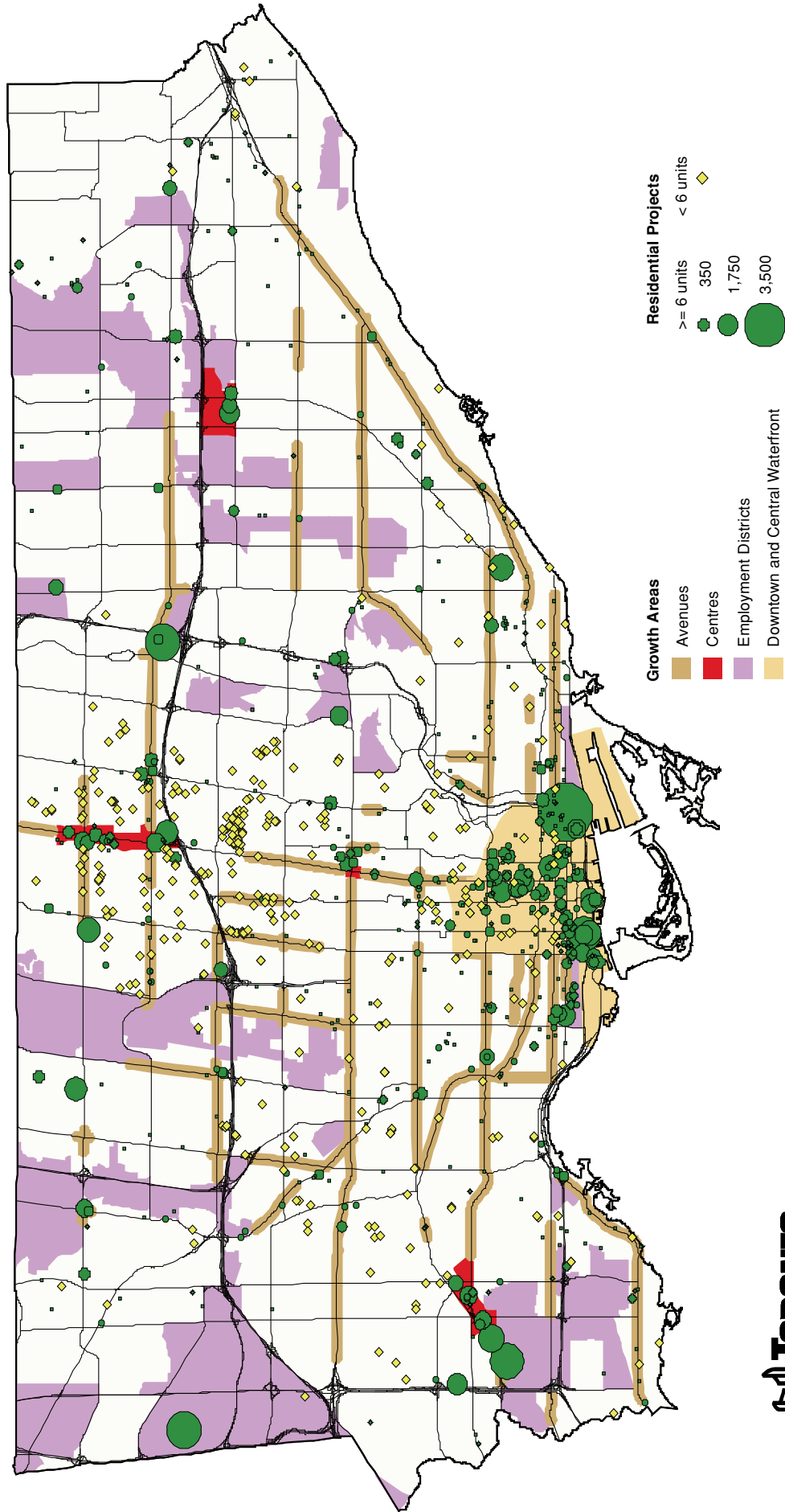
Source: Land Use Information System – applications received between November 1, 2002 and December 31, 2006.

**Figure 2: Height of Proposed Residential Buildings in the Priority Growth Areas**



11. Outside Mixed Use Growth Areas – this geographic area indicates all areas outside of the OP priority mixed use growth areas (Downtown and Central Waterfront, Centres, Avenues and Mixed Use Areas). Some development proposals classified as ‘Outside Mixed Use Growth Areas’ may exist within Employment Districts, others may be infill projects in Neighbourhoods, Apartment Neighbourhoods and Institutional Areas.

**Map 3: Residential Development Activity  
November 1, 2002 - December 31, 2006**



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## THE DOWNTOWN AND CENTRAL WATERFRONT

Mixed use is the key to creating a vibrant and successful city core, and the Downtown and Central Waterfront are primed for both residential and non-residential growth as reflected by active development applications.

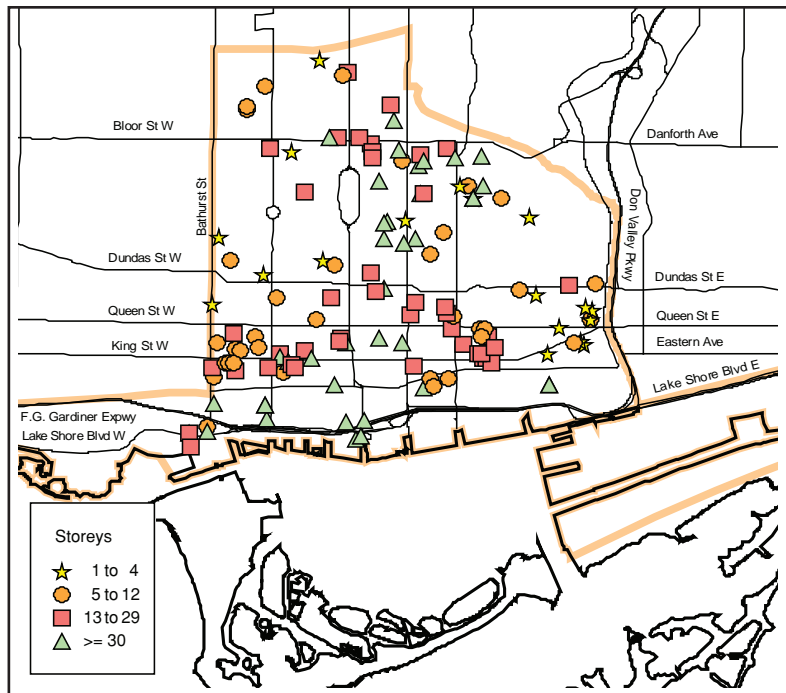
- There are 155 residential projects in the development pipeline proposed for the Downtown and Central Waterfront, representing a total of 39,198 units.
  - 39 of these are for mixed use projects<sup>12</sup> totaling 21,654 residential units and 682,900 m<sup>2</sup> of gross floor area.
- Of the 155 total projects:
  - 35 propose building heights in the range of 1 to 4 storeys.
  - 39 projects are characterized by buildings that are between 5 and 12 storeys in height, totaling 2,541 residential units.
  - 42 projects are in the form of buildings between 13 and 29 storeys in height, representing 9,616 residential units.
  - 38 residential projects are in the form of buildings 30 or more storeys in height, totaling 20,532 units.

*Note: The large scale projects, where actual building heights are not known as of yet, have been omitted from the height summary. Therefore project and unit totals will not add up.*

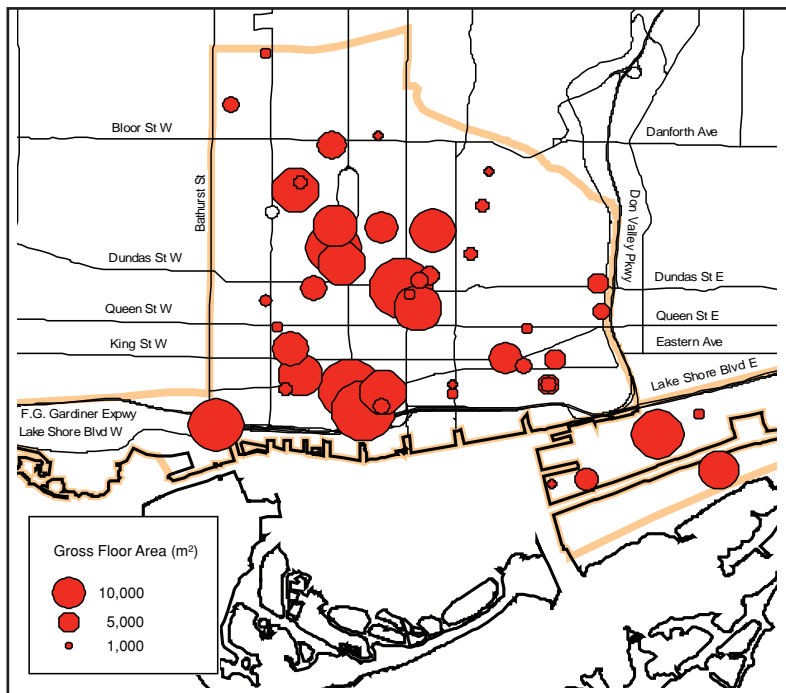
With vacancy rates declining and the “brick and beam” supply diminishing<sup>13</sup>, there is renewed interest in the construction of new commercial office buildings in the Downtown.

- Currently there are 6 active applications for commercial office use in the

**Map 4: Downtown and Central Waterfront - Major Residential Development Activity (>= 6 units) by Height**



**Map 5: Downtown and Central Waterfront - Major Non-Residential Development Activity (>=1,000 m<sup>2</sup> of G.F.A.)**



Downtown representing a total of 423,500 m<sup>2</sup> of gross floor area.

- There are also 18 active applications for Institutional uses totaling 201,400 m<sup>2</sup> of gross floor area.

12. Mixed use is considered any residential project with a proposed non-residential gross floor area of greater than 1,000 m<sup>2</sup>.

13. Refers to the conversion of old industrial buildings to office uses near the core of the Downtown, notably in the King-Spadina and King-Parliament areas. Since 1996, about 284,000 m<sup>2</sup> of new office supply has been created this way.

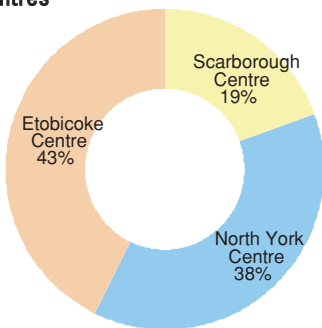


## CENTRES

The Centres provide an excellent variety of residential and employment options that attract jobs as well as population. Well-served by transit and supported by existing infrastructure, the four Centres are central to furthering economic growth as well as residential intensification objectives.

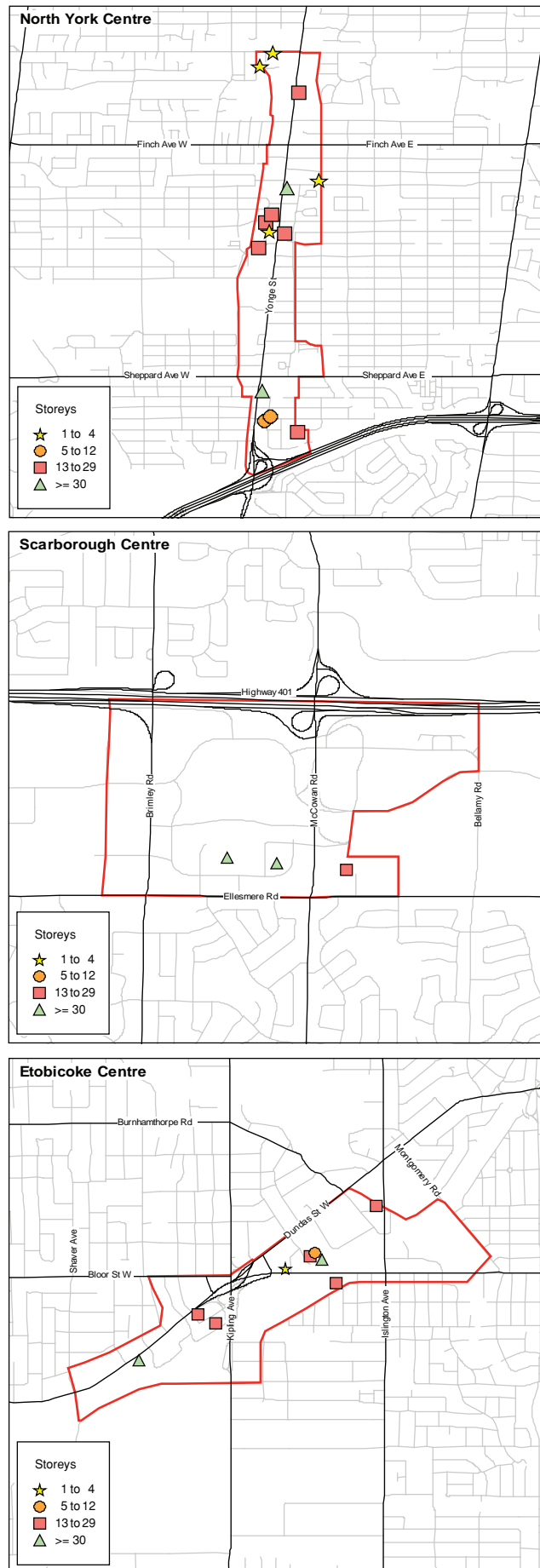
- Currently, there are 46 projects proposed in the Centres, totaling 10,427 residential units (Figure 3).
  - 5 of these are for mixed use projects totaling 3,319 residential units and 35,700 m<sup>2</sup> of gross floor area.
- Most of the growth is proposed for the Etobicoke Centre, with 4,466 new units anticipated there.
- The North York Centre is the focus of 26 projects and 3,928 units.
- After experiencing a boom in residential development within the last 10 years, Scarborough Centre is still attracting new development. Since November 2002, 10 projects have been proposed in the Scarborough Centre, totaling 2,033 units.

**Figure 3: Proposed Residential Units in the Centres**



Source: City of Toronto Land Use Information System, November 1, 2002 to December 31, 2006.

**Map 6: Centres - Major Residential Development Activity (>=6 units) by Height**



- No projects were proposed after November 2002 in the Yonge-Eglinton Centre, however, a project was approved before this time that will add 900 new residential units to the existing stock.
- Twenty non-residential projects are proposed for the 4 Centres, totaling 30,130 m<sup>2</sup> of gross floor area.
- The Scarborough Centre is the focus of most of the commercial development proposed in the Centres. Currently, there are 6 projects that seek to add 26,155 m<sup>2</sup> of commercial gross floor area to the existing stock.
- In the North York Centre, there are 7 active proposals that will add approximately 3,970 m<sup>2</sup> of gross floor area to the existing commercial space already in the Centre.

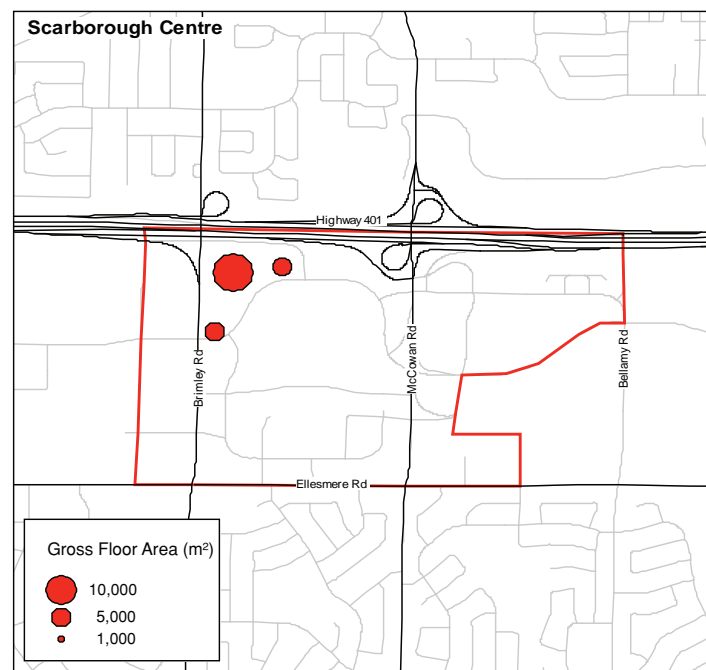
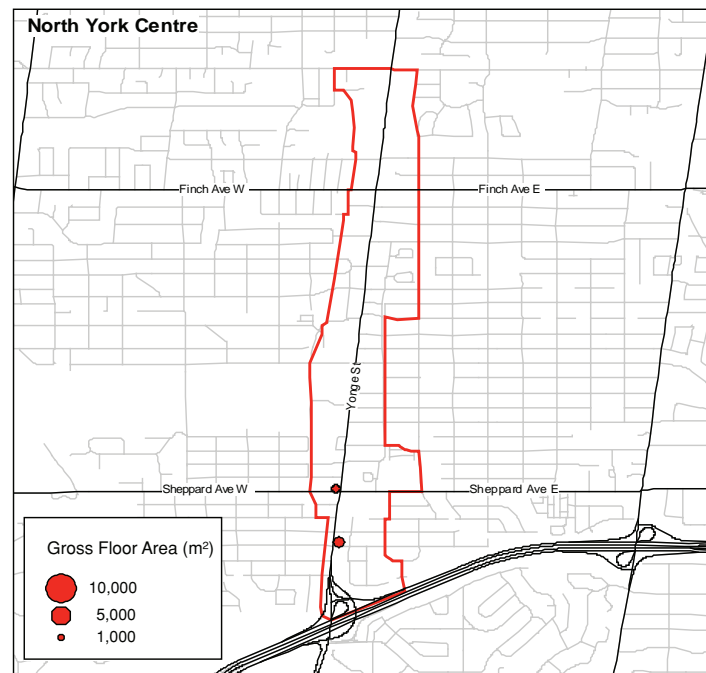
Although there are currently no active commercial proposals in the Etobicoke and Yonge-Eglinton Centres, these Centres have untapped potential for addressing the City's commercial space needs. It is important to protect options for commercial growth and develop strategies to attract jobs to the Centres. Well managed and planned economic growth in the Centres will be one of the keys to maintaining a sustainable jobs to worker balance and reducing long distance commuting while achieving Toronto's population and employment targets.

## AVENUES

With a total of 307 development projects and 19,012 proposed residential units, the Avenues are playing a key role in the City's growth management strategy.

- 21 projects are for mixed use development totaling 10,183 residential

**Map 7: Centres - Major Non-Residential Development Activity (>=1,000 m<sup>2</sup> of G.F.A.)**

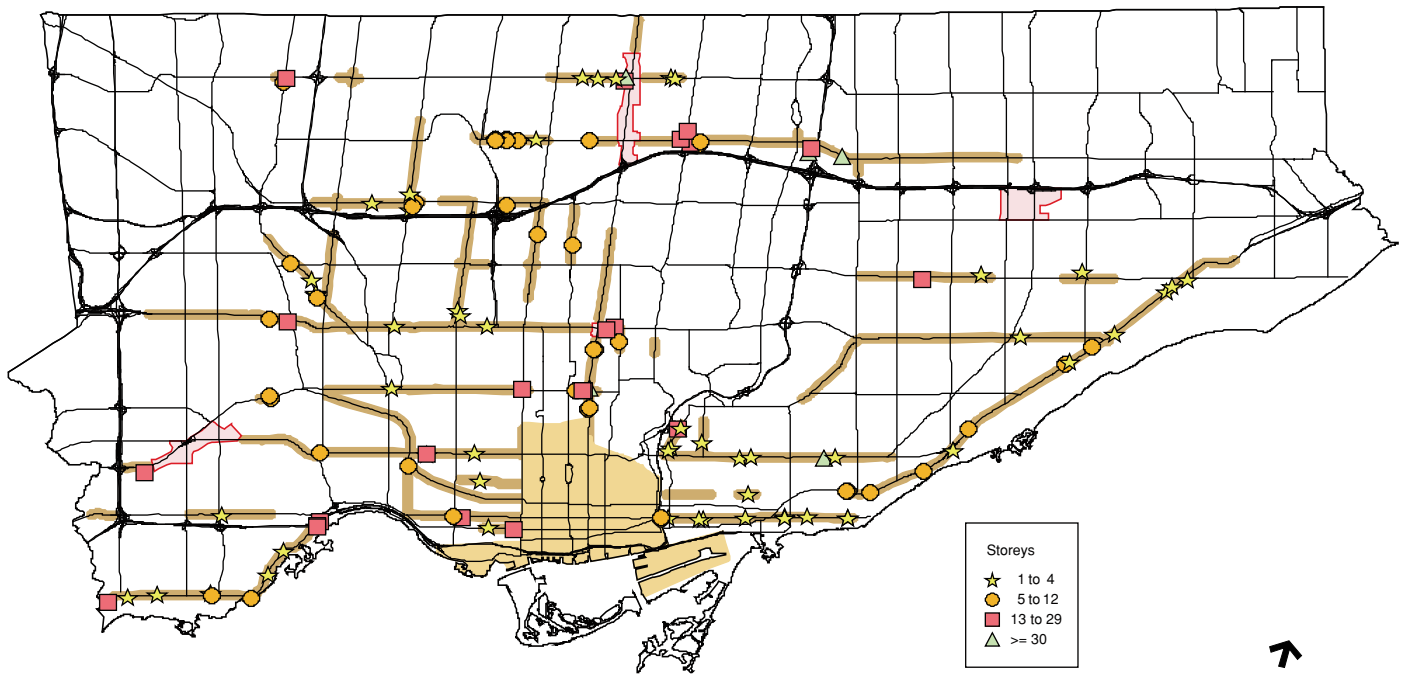


units and 57,800 m<sup>2</sup> of gross floor area.

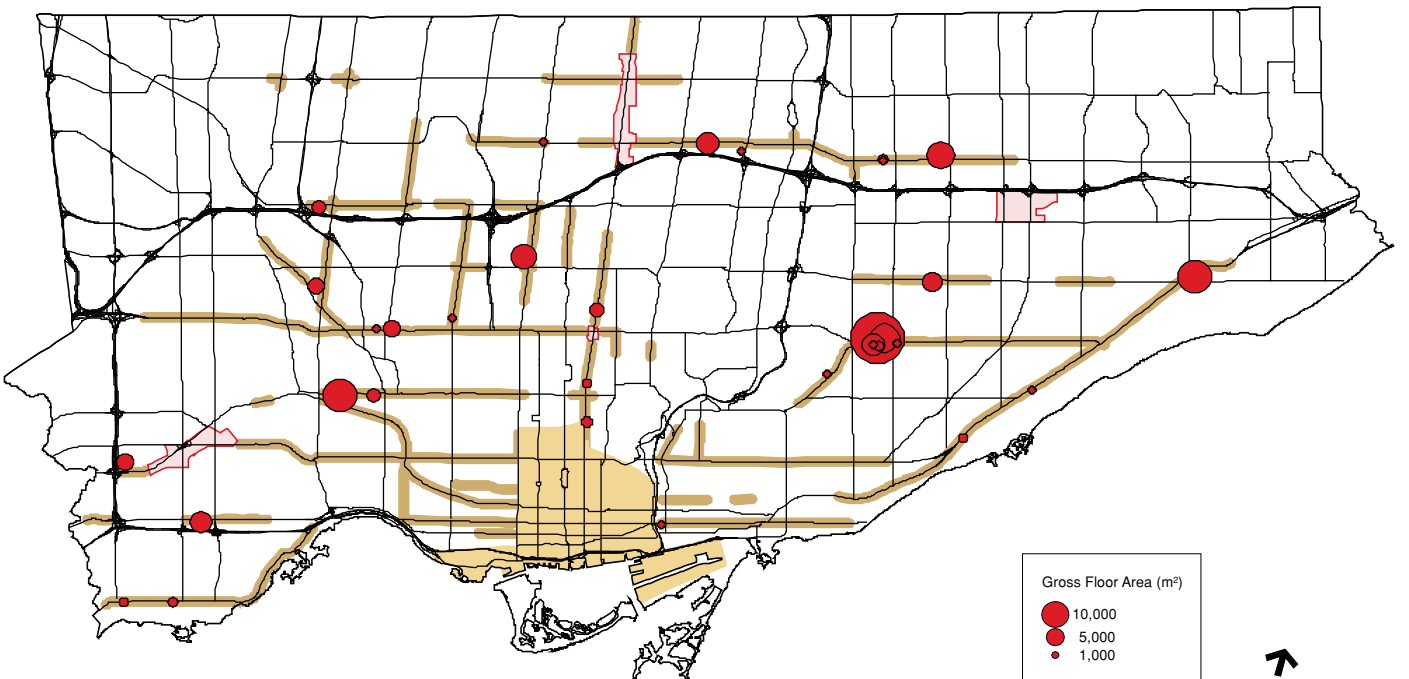
- Proposed development along these corridors is characterized largely by mid-rise buildings (5-12 storeys), with 39 projects proposed for buildings within this height range totaling 4,625 residential units (Map 8).

- There are taller projects in the Avenues pipeline as well, with 22 projects in the range of 13 to 29 storeys, which will add another 8,075 residential units.
- There are 5 projects with a height of 30 or more storeys for 4,504 additional units.

Map 8: Avenues - Major Residential Development Activity (>= 6 units) by Height



Map 9: Avenues - Major Non-Residential Development Activity (>= 1,000 m<sup>2</sup> of G.F.A.)



- Many of the taller Avenue projects are located just outside of the Downtown, along Yonge Street or the Sheppard Subway corridor, or other areas with a taller built form such as the Etobicoke waterfront or the Don Valley corridor.

The level of non-residential development along the Avenues is contributing to the creation of unique, vibrant and exciting main streets – an important ingredient to creating a healthy and safe city. There are currently 160 projects proposed in the Avenues throughout the City which will add nearly 165,000 m<sup>2</sup> of commercial gross floor area (Map 9).

## OTHER MIXED USE AREAS

Although most of the properties within the Downtown and Centres are designated as Mixed Use Areas, there are numerous other locations across the City that encourage a broad range of uses – commercial, residential and institutional so as to create vibrant, stimulating areas to live, work and play. Since Council adoption of the Plan in 2002, the City has received 133 development proposals in these other mixed-use areas, contributing an additional 6,641 residential units and close to 120,000 m<sup>2</sup> of non-residential GFA.

## REST OF THE CITY

The remaining 25% or 25,240 proposed residential units within the City are proposed outside of the Official Plan's priority growth areas. Almost half of these units are within the Neighbourhood and Apartment Neighbourhood land use designations (5,239 and 7,408 units respectively). While the Official Plan's policies protect and promote the physical stability of Toronto's Neighbourhoods and Apartment Neighbourhoods, proposals

do come forward to replace older residential buildings and there are some infill opportunities that might be taken up. Additions and infill development are considered with respect to the existing physical characteristics of the area, thereby ensuring that new development will fit within the neighbourhood context.

- 80% of the units (4,352) proposed in the Neighbourhood Areas are in buildings of 1 to 4 storeys.
- The remaining 20% of units are in the form of buildings 5 to 12 storeys in height.

The scale of the proposed projects in the Apartment Neighbourhoods overall seems to respect the existing areas where these projects are being proposed.

- While 18% of units (1,340) are proposed for buildings between 1 and 4 storeys, 41% of units (3,074) are in the height range of 5 to 12 storeys. The remaining 2,994 units are proposed in buildings from 13 to 29 storeys. There are no proposals for buildings taller than 29 storeys.

The other half of residential units that are proposed for areas outside of the priority growth areas are located in Employment, Institutional and Regeneration Areas.

## EMPLOYMENT DISTRICTS

Including modifications to existing floorspace, 1.3 million square metres of commercial and industrial space has come under development in the Employment Districts identified in the Official Plan since Council's adoption. Protecting and promoting commercial and industrial development in the Employment Districts is central to improving the City's economic health

and the stability of the City's fiscal situation. Increasing the number and range of types of job opportunities for Toronto residents will help to realize social and environmental objectives as well as economic objectives.

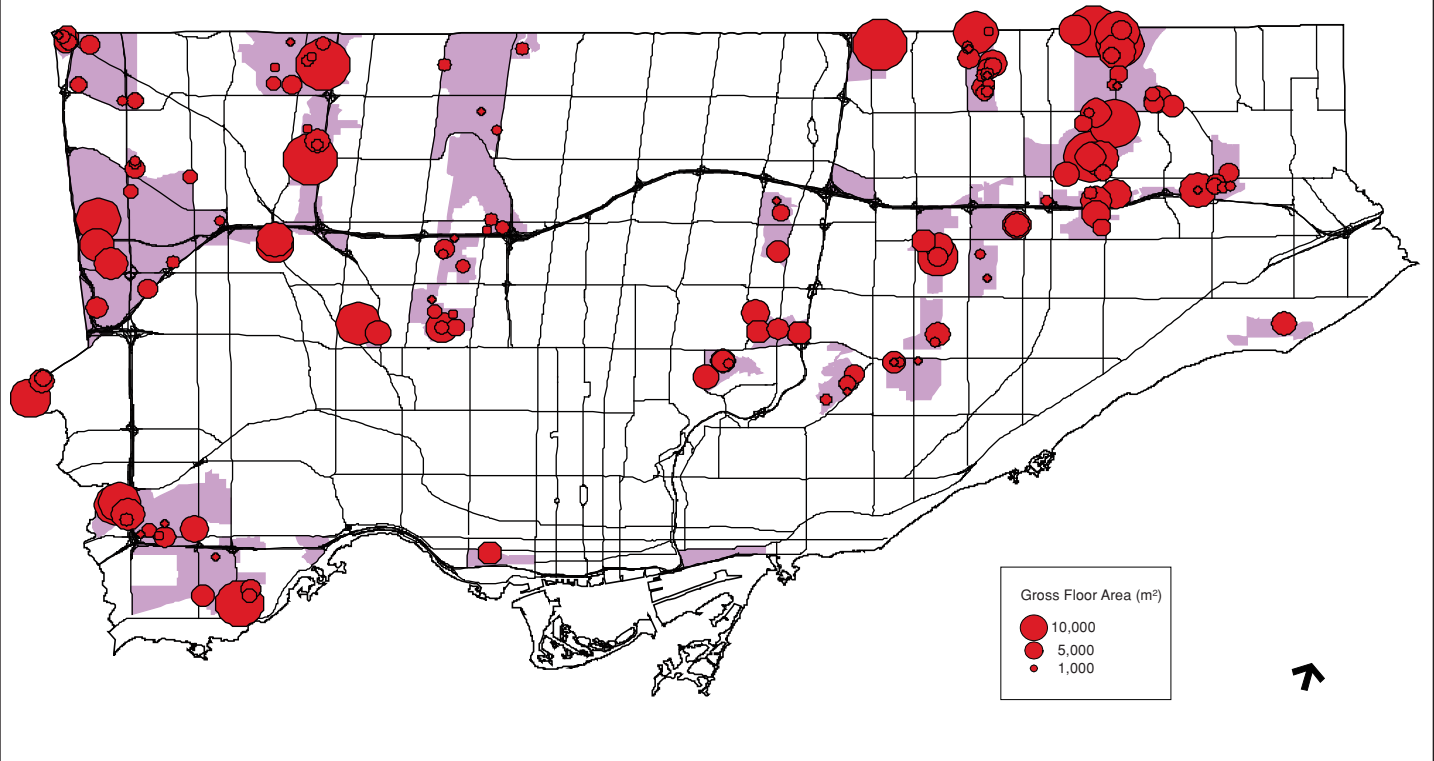
- There are 302 commercial and industrial development projects proposed within the Employment Districts for a total of 1,296,600 m<sup>2</sup> of gross floor area (Map 10).

Applications to convert employment lands to residential use were prevalent during the period between Council adoption of the Official Plan and its approval by the Ontario Municipal Board (in July 2006). During this time the official plans of the former municipalities were still in force and the inconsistent policy regime with respect to employment lands prompted some in the development industry to focus on sites where firms had relocated or businesses had closed.

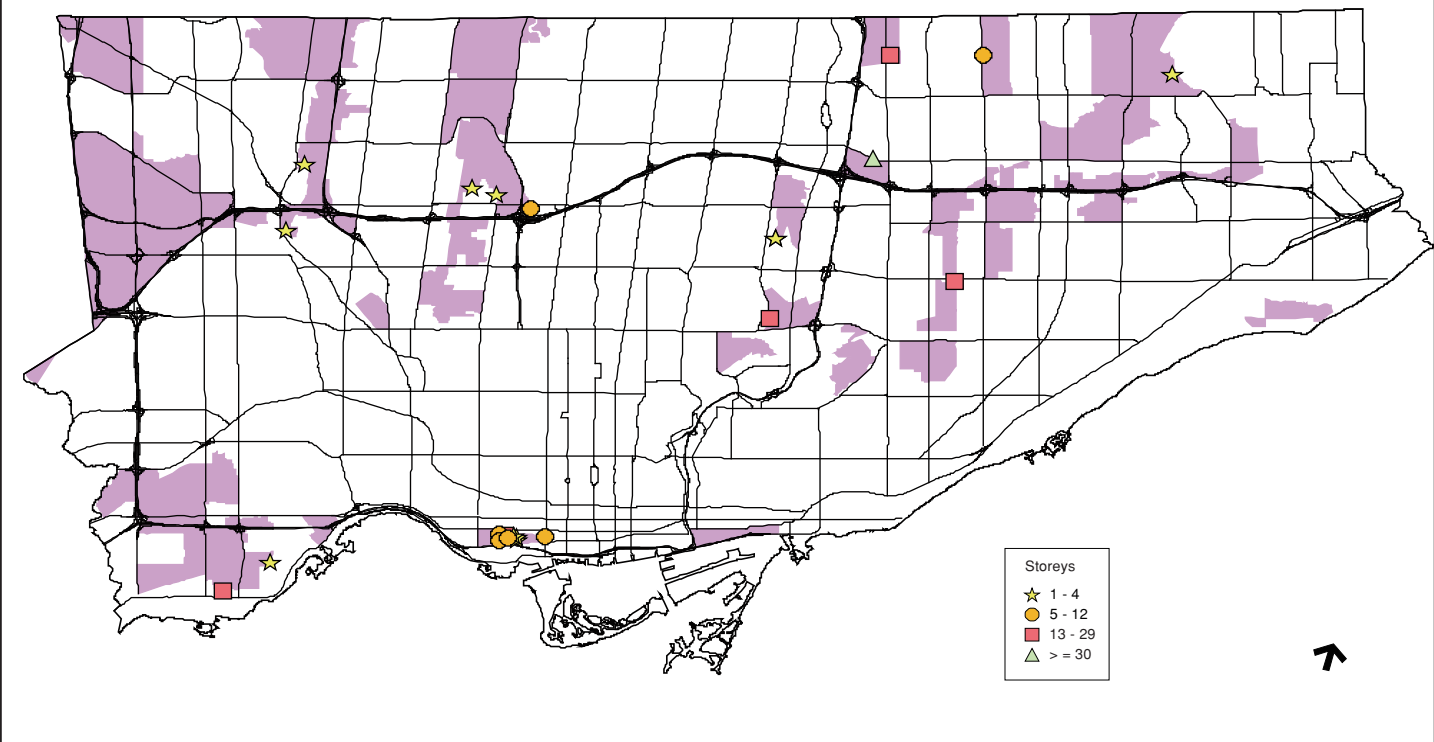
- Since November 1, 2002, there have been 27 projects proposed for residential uses in the Employment Districts, totaling 7,619 units and 137 hectares (Map 11).

Some of these projects have advanced over lengthy processes involving community consultation and will eventually create a better built environment; others have been inconsistent with the direction of the new Official Plan and other economic objectives. With the new Official Plan in force, the new Provincial Policy Statement and Planning Act powers and the Greater Golden Horseshoe Growth Plan in effect, businesses in the Employment Districts should have more certainty with respect to neighbouring land use.

Map 10: Employment Districts - Major Non-Residential Development Activity ( $\geq 1,000 \text{ m}^2$  of G.F.A.)



Map 11: Employment Districts - Major Residential Development Activity ( $\geq 6$  units) by Height





## Section 3 – Moving Forward

Implementation of the Official Plan will be a dynamic process over time involving Secondary Plans, Avenue Studies, Community Improvement Plans and other strategic initiatives as well as dealing with individual development applications – all in consultation with communities and other stakeholders.

### Secondary Plans

Under the umbrella policies of the Official Plan, Secondary Plans are used to guide the redevelopment of areas identified for growth within the City. Each Centre has a Secondary Plan and, while some of the earlier Secondary Plans from the former municipalities have been retained, new Secondary Plans are currently being developed to manage reurbanization and accommodate growth.

### Avenue Studies

City Planning is making great strides in solidifying partnerships with the public and strengthening the public's involvement in planning the City's evolution by completing a number of Avenue Studies throughout the City. These studies help to facilitate and shape growth as work progresses to reurbanize the Avenues, providing new housing and jobs along these vital arterials. To date, 9 studies have been completed, with 6 more underway (Map 12).

### Downtown

The ability to both live and work in the Downtown leads to an obvious advantage: the demand for in-bound commuting is reduced, thereby creating a healthier, livable and more sustainable community. Construction of new housing in the Downtown offers substantial economic benefits for the City, adding to the City's tax base, injecting

money into local services and entertainment venues while making maximum use of investment in public infrastructure. In 2001, the number of employees working in the Downtown was 394,750<sup>14</sup>, or 30% of all workers within the City of Toronto. Almost three-quarters of Downtown workers lived within the City, and 70% of those used transit, walked or cycled to get to work. Additionally, of the total Downtown population, 30% or 39,600 also worked Downtown. This indicates that there is a strong live-work geographic relationship within the Downtown (Map 13).

Table 2 shows that there has been a substantial increase in the number of jobs Downtown between 1996 and 2001; an increase of 18% or almost 61,000 jobs or double the rate of increase city-wide. This indicates a strong economy for Downtown, the City and the broader region. Additionally, 62% of these new jobs were held by City residents who continue to seek alternate methods of transportation instead of relying on private automobiles; 70% of City residents who work Downtown take transit, cycle or walk to their jobs.

In the five years since 2001, almost 17,000 new residential units have been built and occupied Downtown. This is greater than the total number of dwelling units built throughout the entire City of Toronto in 2006.

Moreover, this means that one-quarter of residential growth since November 2002 has occurred on 3% of the City's total land area. Two-thirds as many residential units were built in the Downtown as were built in all of Halton or Durham regions during the same time period.

In order to take the pulse of the dynamic and growing population currently living in the Downtown, a survey of households has recently been completed. The survey will tell us who is living in the new housing units, where they have come from and why they choose to live in the Downtown. The survey explores household characteristics such as size and income, where people lived before moving to the Downtown and their transportation behaviour and needs. Results from this survey will be published later in 2007.

## CONCLUSIONS

Toronto is on track to accommodate the residential growth expected to occur by 2031. Guiding this growth to build a more sustainable city takes conscientious planning involving Toronto's residents, the development community and design professionals.

Making progress toward the employment target will require new office space to be developed Downtown, in the Centres and the Employment

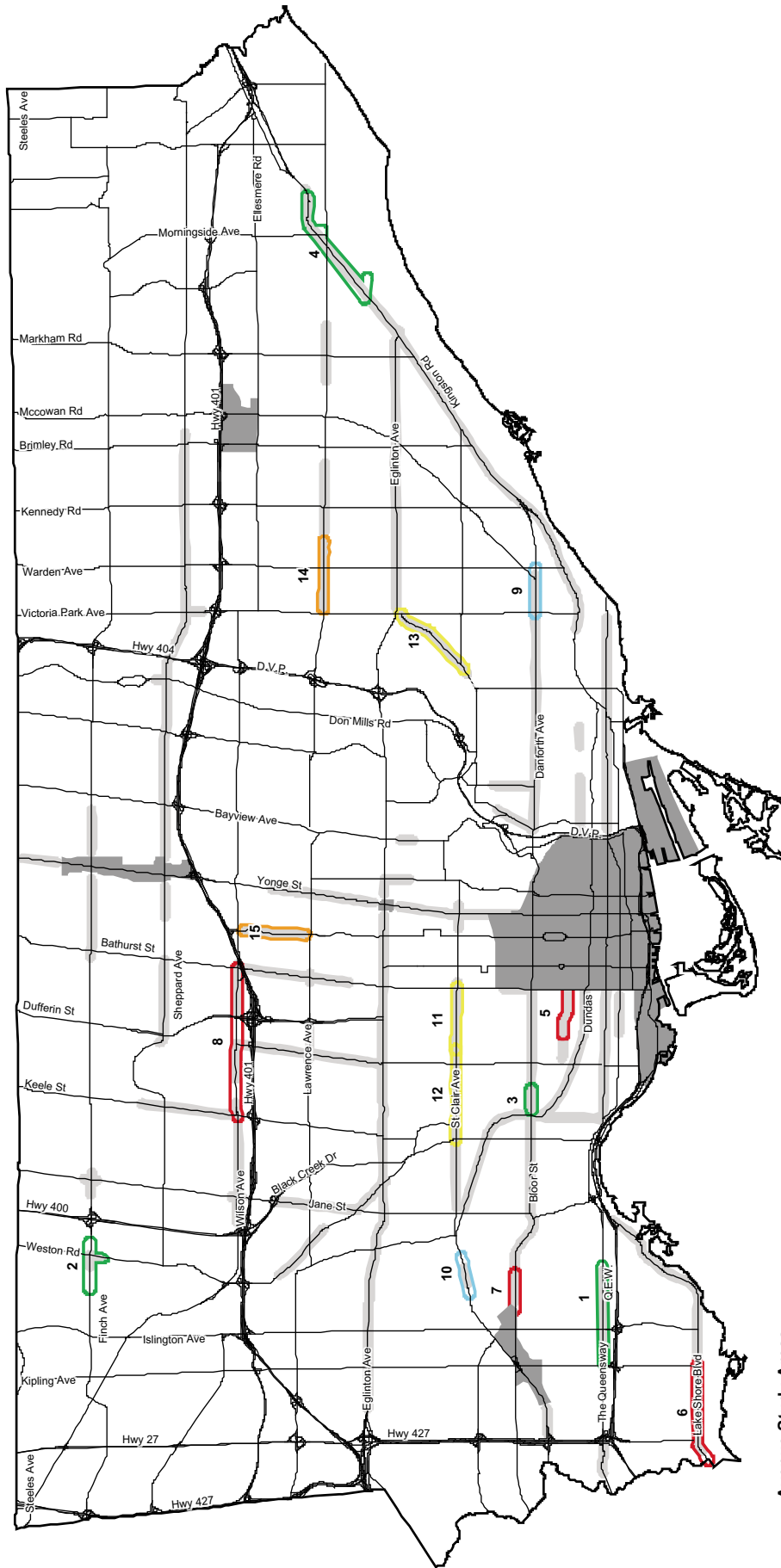
**Table 2: Place of Work/Place of Residence, 1996 – 2001**

Statistics	1996		2001	
	Number	Percent	Number	Percent
Estimated workforce	334,055	100%	394,750	100%
Estimated workforce living in Toronto	236,945	71%	274,910	70%
Percentage using transit, walking or cycling	-	69%	-	70%
Estimated workforce living outside Toronto	93,320	28%	119,840	30%
Percentage using transit, walking or cycling	-	52%	-	57%

Source: Statistics Canada, Census of Canada, POW/POR 1996 and 2001.

14. Statistics Canada, Census of Canada, POW/POR 2001.

# Map 12: Avenue Studies



### Avenue Study Areas

- Pilot Avenue Studies
- 1 The Queensway between Kipling Avenue and Mimico Creek
- 2 Finch Avenue West at Weston Road between Milvan Drive and Signet Drive
- 3 Bloor Street West between Dundas Street West and Lansdowne Avenue
- 4 Kingston Road between Guildwood Go Station and Highland Creek
- 2003 Avenue Study Areas
- 5 College Street between Bathurst Street and Ossington Avenue
- 6 Lake Shore Boulevard West between Etobicoke Creek and Kipling Avenue
- 7 Bloor Street West between Mimico Creek and Prince Edward Drive
- 8 Wilson Avenue between Bathurst Street and Keele Street
- 2004 Avenue Study Areas
- 9 Danforth Avenue between Victoria Park Avenue and Warden Avenue
- 10 Dundas Street West between Royal York Avenue and Humber River
- 2005 Avenue Study Areas
- 11 St. Clair Avenue West between Bathurst Street and Glenholme Avenue
- 12 St. Clair Avenue West between Glenholme Avenue and Keele Street
- 13 O'Connor Drive between Sandra Road and Victoria Park Avenue
- 2006 Avenue Study Areas
- 14 Lawrence Avenue East between Victoria Park Avenue and Birchmount Road
- 15 Avenue Road between Lawrence Avenue West and Wilson Avenue

### Growth Areas

- Avenues
- Centres, Downtown and Central Waterfront



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Districts. In addition, growing the job base in the Employment Districts is important. A recent study by Hemson Consulting<sup>15</sup> concludes that the existing supply of employment land is required to achieve the employment forecasts contained in the Provincial Growth Plan for the Greater Golden Horseshoe and the City's Official Plan. However, new building space needs to be added through intensification and redevelopment. The study outlines that protecting the existing employment land in the Employment Districts by creating land use certainty is only the beginning – additional programs and incentives are required to improve the competitiveness of the City's Employment Districts. The new Provincial Policy Statement and the Growth Plan combined with the Official Plan will help to direct residential development away from key employment lands to more appropriate mixed-use locations, thereby protecting these lands for economic growth.

### GTA AND GROWTH PLAN POPULATION AND EMPLOYMENT TARGETS

In June 2006, the Province of Ontario released a Growth Plan which includes detailed population and employment targets for municipalities within the Greater Golden Horseshoe area. In comparison to the earlier GTA forecasts of 2000, the Growth Plan targets show a larger population forecast for Greater Toronto.

Between 2001 and 2031, the Growth Plan forecasts that the GTA will grow by 2.66 million people and 1.29 million jobs, whereas the earlier GTA forecasts show an increase of 2.16 million people and 1.39 million jobs for the same time period. With respect to the individual municipalities within the GTA, the difference in forecasts is most noticeable in Peel which is anticipated to see substantially more growth than earlier forecast. For Toronto, the Growth Plan allocates slightly higher population growth to 2031, an additional 84,000 over the previous forecast. Given current trends in housing completions, the size of the residential development pipeline and the analysis carried out for the Official Plan, accommodating this additional growth is possible within the policy framework of the Official Plan<sup>16</sup>.

The Growth Plan is based on a less optimistic outlook with respect to jobs in the GTA, with a still sizable increase but 106,100 fewer jobs by 2031. Within this reduced job outlook, the Growth Plan sees a shift in economic activity from the earlier forecast, with somewhat fewer jobs forecast for Toronto and Durham and more jobs forecast for York, Peel and Halton. The Growth Plan employment target is essentially based on current trends and has very limited regard for the potential impacts of policy interventions, including those associated with property tax equalization. The forecast therefore describes a "business as usual" approach to growth management, despite the explicit intent of the Provincial initiatives to enable and take action to alter the current pattern of development and to curb urban sprawl.

Coordinated planning policy, taxation policy and infrastructure investment can affect the growth and distribution of employment in the GTA.

A more realistic forecast consistent with past trends and opportunities for intensification supported by policy and the necessary infrastructure investment, would anticipate 1,835,000 jobs in Toronto by 2031.

**Table 3: GTA and Growth Plan Forecasts by Region, 2001-2031**

		GTA Forecasts (2000)			Growth Plan Forecasts (2005)		
		2001*	2031	2001-2031	2001	2031	2001-2031
Population	GTA	5,284,000	7,450,000	2,166,000	5,300,000	7,960,000	2,660,000
	Toronto	2,594,000	3,000,000	406,000	2,590,000	3,080,000	490,000
	Durham	530,000	1,000,000	470,000	530,000	960,000	430,000
	Halton	400,000	690,000	290,000	390,000	780,000	390,000
	Peel	1,000,000	1,400,000	400,000	1,030,000	1,640,000	610,000
	York	760,000	1,360,000	600,000	760,000	1,500,000	740,000
Employment	GTA	2,740,412	4,136,516	1,396,104	2,740,000	4,030,000	1,290,000
	Toronto	1,453,545	1,835,088	381,543	1,440,000	1,640,000	200,000
	Durham	199,790	434,107	234,317	190,000	350,000	160,000
	Halton	185,425	369,652	184,227	190,000	390,000	200,000
	Peel	514,502	759,687	245,185	530,000	870,000	340,000
	York	387,150	737,982	350,832	390,000	780,000	390,000

Source: Flashforward, 2002

Source: GGH Places to Grow, 2006

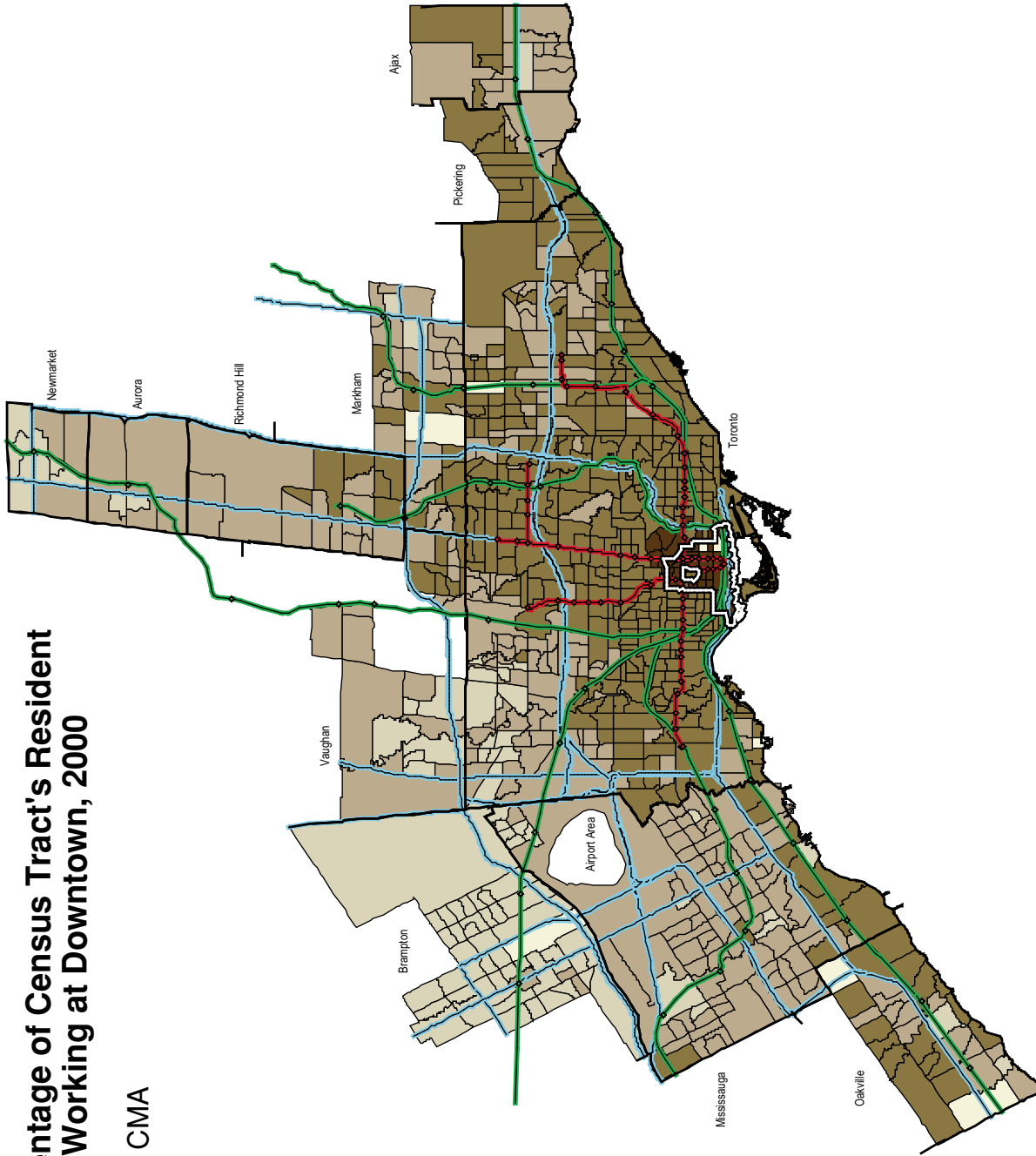
\*GTA Forecasts for 2001 are unofficial.

15. Long-Term Strategy for Retaining Employment Land and Stimulating New Investment, Hemson Consulting, January 2007.

16. Flashforward, June 2002. For further detailed statistical information, see Flashforward.

# Map 13: Percentage of Census Tract's Resident Labour Force Working at Downtown, 2000

GTA and Toronto CMA



Subway Lines and Stations	GO Train Lines and Stations	Major Highways	Municipal Boundaries	Employment Area

Percent
0.00 to 1.00
1.01 to 7.50
7.51 to 15.00
15.01 to 50.00
50.01 to 100.00

Statistics	Total
Estimated workforce in 2001	394,750 (100%)
Estimated workforce living in Toronto	274,910 (70%)
Percentage using transit, walking or cycling	70%
Estimated workforce living outside Toronto	119,840 (30%)
Percentage using transit, walking or cycling	57%



Source: Census of Canada, POW / POR data, 2001



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Please direct information inquiries and  
publication orders to:

City Planning Division  
Policy and Research  
Metro Hall, 22nd Floor  
Toronto, Ontario M5V 3C6

e-mail: [cityplanning@toronto.ca](mailto:cityplanning@toronto.ca)  
tel: 416-392-8343  
fax: 416-392-3821  
TTY: 416-392-8764