

This bulletin illustrates how the City has developed and how it will continue to grow over time. It summarizes information from the City of Toronto's Land Use Information System II, providing an overview of the active development projects under review by the City Planning Division over the five years before December 31, 2014, and supplemented by other data sources such as CMHC, Statistics Canada and the Toronto Employment Survey.



May 2015

## Highlights

Toronto is growing with strong development prospects helping to bring more people and jobs into the City.

- Over 195,400 residential units and 4.95 million m<sup>2</sup> of non-residential GFA were proposed in the City of Toronto.
- 67,505 new residential units were constructed between 2010 and 2014.
- 83% of this new residential development is proposed in areas targeted for growth by the City's Official Plan.
- The Downtown & Central Waterfront area is the main location for residential and office development, with 40% of the residential units and 43% of the non-residential GFA proposed in the City.
- 143,900 units and 3.61 million m<sup>2</sup> of non-residential floor space proposed are under review or have been approved, but have not yet been built. Toronto will continue to grow as proposed developments receive planning approval and building permits.
- Among the Centres, Yonge-Eglinton Centre has the most activity with 42% of the proposed residential units and 46% of all non-residential GFA proposed in the Centres.
- Almost 43,100 residential units were proposed along the Avenues identified in the Official Plan.
- 27% of the City's proposed non-residential floor space is in the City's Employment Districts.
- 42% of the proposed residential units are located in an area covered by a Secondary Plan.

## How Does the City Grow?

### Introduction

Toronto is Canada's most populous city, the focal point of development and growth, and the heart of the Greater Toronto Area (GTA). For many years now, Toronto has experienced a surge of both residential and non-residential growth. This annual bulletin examines how and where the City has been growing over the past five years and how it will continue to develop in the near future.

Toronto's Official Plan, which came into force in June 2006, is the guide for development in the City over the next few decades. Its central geographic theme is to direct growth to appropriate areas and away from the City's stable residential neighbourhoods and green spaces. The Official Plan targets new development to approximately 25% of the City's lands and strives to protect the remaining 75% from significant intensification. The locations recognized as being most appropriate for growth are those identified in the Official Plan's Urban Structure Map as Avenues, Centres, Downtown<sup>1</sup>, and Employment Districts<sup>2</sup>, as well as other areas in the City designated as Mixed Use Areas and Employment Areas. The Official Plan's Urban Structure Map is included in this bulletin as Map 1 on page 2.

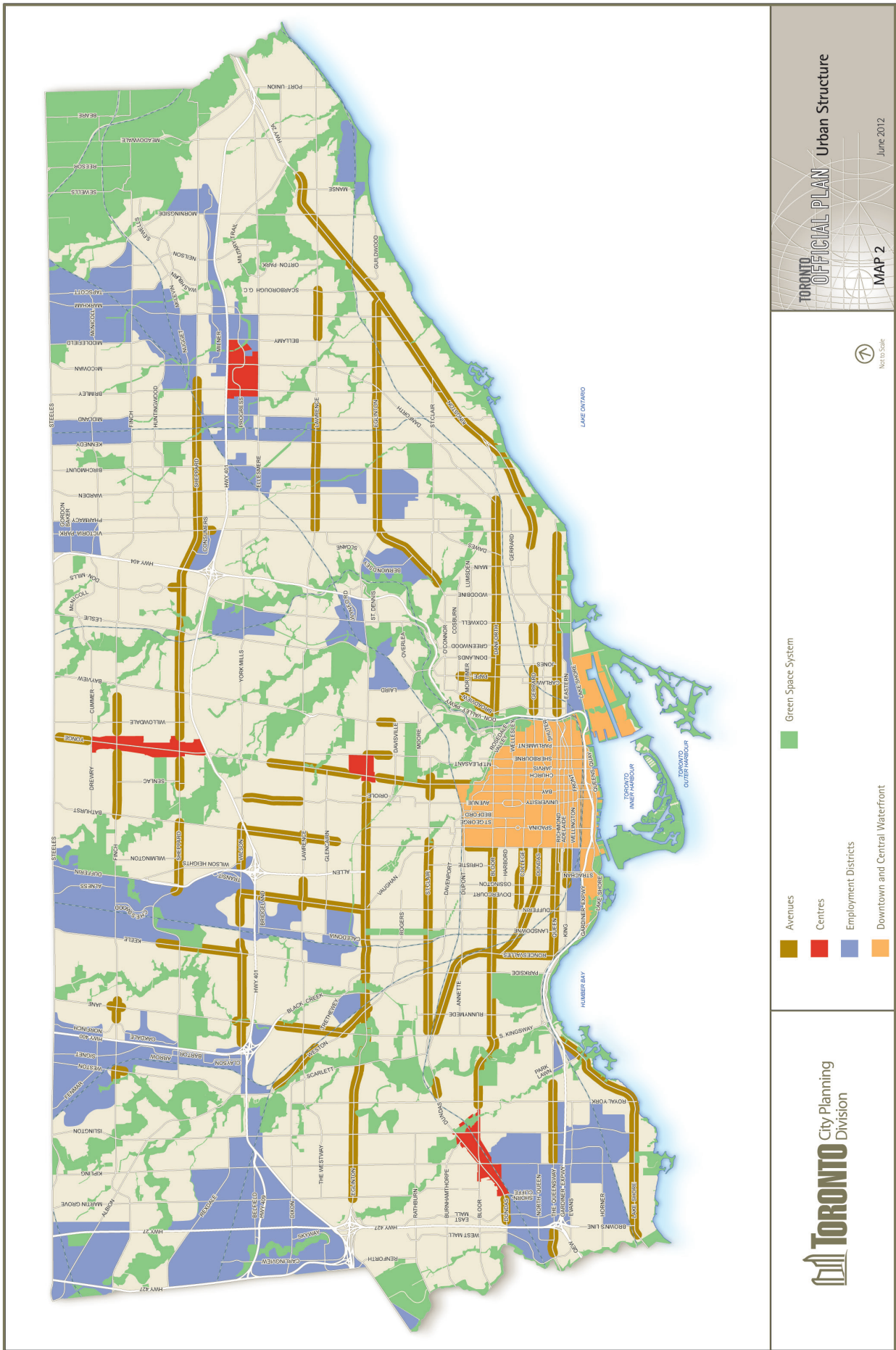
### Population and Employment

It is important to understand Toronto's growth in the context of its population and employment. The Growth Plan

for the Greater Golden Horseshoe, brought into force by the Provincial Government in June 2006, manages growth and development throughout the region that stretches around Lake Ontario from Niagara Falls to Peterborough, with Toronto at its centre. The Growth Plan as amended in 2013, forecasts 3.40 million people and 1.72 million jobs in the City of Toronto by 2041.<sup>3</sup>

The City's population is on track with the population forecasts in the Growth Plan. The background study supporting the Growth Plan forecast anticipated a 2011 population including Census undercoverage of 2,725,000. The most recent estimate of the City's 2011 population by Statistics Canada is 2,704,622 ± 15,150.<sup>4,5</sup> This is very close to the forecasted population. Statistics Canada's estimate of the City's 2014 population is 2,808,503 or within 500 people of the forecast supporting the Growth Plan if interpolated to 2014.

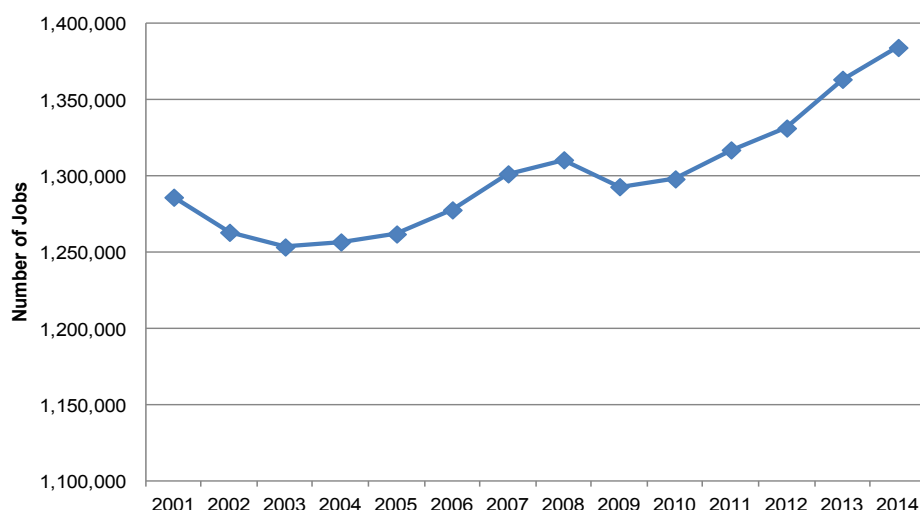
Statistics Canada also reports where people are working. These data include people working at home and those with no usual place of work. Prior to 2011, this information was collected through the now-discontinued long-form Census. In 2011, the new, voluntary National Household Survey (NHS) was used to collect the Place of Work data. Due to the differences in data collection methods, the NHS data cannot be compared to the Census data. Further research to explore this is underway.



For the past 32 years, the City Planning Division has conducted the annual Toronto Employment Survey, collecting employment information from each business establishment in the City, a total of 75,180 in 2014. According to the Toronto Employment Survey results as shown in Figure 1, in the five years between 2010 and 2014, an average of 21,523 jobs were added each year. As a survey of business establishments, the Toronto Employment Survey does not capture the growing number of people who work at home nor all of those who do not have usual places of work, e.g. construction workers. Thus, the total employment in the City is higher than reported by the Survey. The results from the Toronto Employment Survey demonstrate that employment is growing in the City.

On the basis of the Growth Plan forecast background study, Toronto will need to add 6,690 new jobs each year between 2011 and 2041 to reach the Growth Plan forecast.<sup>6</sup> According to the 2014 Toronto Employment Survey, over the past ten years, the City grew at an average of 12,739 jobs per annum. Over 30 years, this average growth rate would achieve the Growth Plan forecast.

**Figure 1: City of Toronto Employment**



Source: Toronto Employment Survey, Toronto City Planning Division

## Housing in Toronto and the GTA

The City continues to grow. According to the Census, the number of occupied private dwellings increased 68,547 between 2006 and 2011. Canada Mortgage and Housing Corporation (CMHC) reports that 58,074 dwelling units were completed in the City during the same period (May 2006 to April 2011). This does not include demolitions, which would indicate somewhat fewer net new units. That the Census reports more

units occupied than were completed suggests that the 2011 Census has captured a significant number of dwelling units that may have existed at the time of the 2006 Census but were not classified as “occupied” at that time. This in turn suggests a higher net undercount in the 2006 Census for Toronto than was officially reported, and thus a higher actual total population.

The City continues to be an exceptionally attractive location for residential development in the Greater Toronto Area (GTA). According to CMHC, Toronto has represented an average of about 29% of the housing completions in the GTA since 1985 (see Table 1). Toronto’s housing construction has recovered from the low construction levels reported in the mid-1990s and the 2008 global recession (see Figure 2). While the number of units completed in 2014 fell, the first three months of 2015 show a sharp increase in new units built. The number of units completed from January to March 2015 is almost the same as the number of units completed in all of 2011, which produced the most residential units of the past 30 years. If this construction trend continues, 2015 will be a record year for new units.

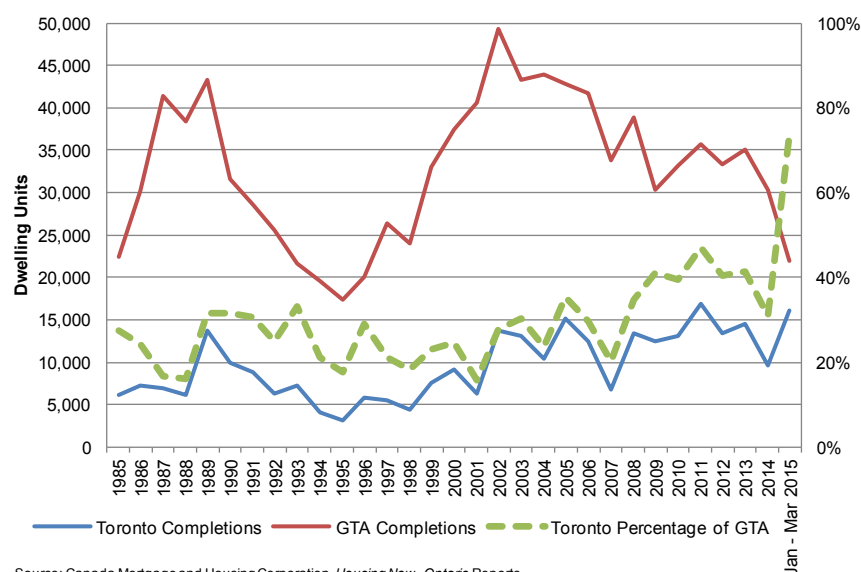
High-density condominium apartments continue to dominate

**Table 1: Dwelling Completions, Greater Toronto Area**

| Year              | Toronto        | GTA            | Toronto % of GTA |
|-------------------|----------------|----------------|------------------|
| 1985-1989         | 40,268         | 175,660        | 22.9             |
| 1990-1994         | 36,362         | 127,003        | 28.6             |
| 1995-1999         | 26,395         | 120,941        | 21.8             |
| 2000-2004         | 52,826         | 214,512        | 24.6             |
| 2005-2009         | 60,265         | 187,342        | 32.2             |
| 2010-2014         | 67,505         | 167,797        | 40.2             |
| <b>Total</b>      | <b>283,621</b> | <b>993,255</b> | <b>28.6</b>      |
| Average 1985-2014 | 9,454          | 33,109         |                  |
| Average 2005-2014 | 12,777         | 35,514         |                  |

Source: CMHC, Monthly Housing Now - Greater Toronto Area Reports.

**Figure 2: Toronto & GTA Dwelling Unit Completions**



the new construction landscape in Toronto. CMHC recorded 67,505 residential units completed in Toronto between 2010 and 2014 inclusive and 80% of these units were condominium apartments, an all-time high in Toronto's development history.<sup>7</sup> In the GTA outside of Toronto, condominium

apartments only comprise 20% of units completed in the last five years.

### Toronto's Proposed Development Pipeline

In previous issues of this bulletin, development was reported through

the lens of the five-year development pipeline, which is comprised of all applications received within a five-year period. While providing an overview of the near-term housing supply and a consistent window through which to view the ebb and flow in the number of proposals submitted over time, the five-year window is not a complete picture of development activity. Over the past several years there have been fewer projects submitted for approval, however they represent an increasing number of proposed residential units and larger non-residential gross floor areas. As the projects grow larger on average, they take longer to implement, from application, through approval and to the completion of construction. Many projects received prior to the start of the five-year pipeline window continue to actively progress through the approvals process or undergo construction. These are generally larger or more complex projects which are taking longer to progress through application review and construction.

**Table 2: Proposed Development in City of Toronto**

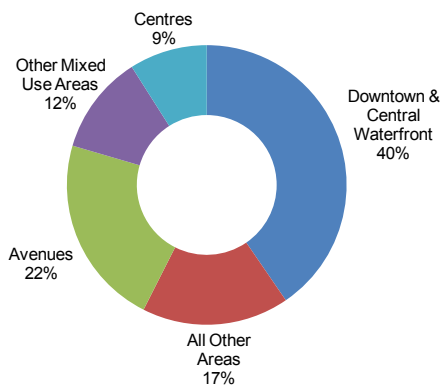
|  | Projects     | %           | Residential Units | %           | Non-Residential GFA (m <sup>2</sup> ) | %           |
|--|--------------|-------------|-------------------|-------------|---------------------------------------|-------------|
| <b>City of Toronto</b>                 | <b>1,542</b> |             | <b>195,398</b>    |             | <b>4,948,951</b>                      |             |
| <b>Growth Areas</b>                    |              |             |                   |             |                                       |             |
| <b>Downtown and Central Waterfront</b> | <b>250</b>   | <b>16.2</b> | <b>79,009</b>     | <b>40.4</b> | <b>2,106,803</b>                      | <b>42.6</b> |
| <b>Centres</b>                         | <b>44</b>    | <b>2.9</b>  | <b>17,594</b>     | <b>9.0</b>  | <b>119,613</b>                        | <b>2.4</b>  |
| <i>Etobicoke Centre</i>                | <i>10</i>    | <i>22.7</i> | <i>5,727</i>      | <i>32.6</i> | <i>21,465</i>                         | <i>17.9</i> |
| <i>North York Centre</i>               | <i>13</i>    | <i>29.5</i> | <i>4,490</i>      | <i>25.5</i> | <i>36,924</i>                         | <i>30.9</i> |
| <i>Scarborough Centre</i>              | <i>3</i>     | <i>6.8</i>  | <i>0</i>          | <i>0.0</i>  | <i>6,362</i>                          | <i>5.3</i>  |
| <i>Yonge-Eglinton Centre</i>           | <i>18</i>    | <i>40.9</i> | <i>7,377</i>      | <i>41.9</i> | <i>54,861</i>                         | <i>45.9</i> |
| <b>Avenues</b>                         | <b>299</b>   | <b>19.4</b> | <b>43,132</b>     | <b>22.1</b> | <b>604,462</b>                        | <b>12.2</b> |
| <b>Other Mixed Use Areas</b>           | <b>132</b>   | <b>8.6</b>  | <b>22,394</b>     | <b>11.5</b> | <b>301,189</b>                        | <b>6.1</b>  |
| <b>All Other Areas</b>                 | <b>817</b>   | <b>53.0</b> | <b>33,269</b>     | <b>17.0</b> | <b>1,816,885</b>                      | <b>36.7</b> |
| <b>Stage of Development</b>            |              |             |                   |             |                                       |             |
| Projects Received (not approved)       | 487          | 31.6        | 84,476            | 43.2        | 2,323,101                             | 46.9        |
| Projects Approved (no permits issued)  | 351          | 22.8        | 59,432            | 30.4        | 1,291,165                             | 26.1        |
| Projects with Permits Issued           | 704          | 45.7        | 51,490            | 26.4        | 1,334,685                             | 27.0        |

Source: City of Toronto, City Planning : Land Use Information System II.

Projects received between January 1, 2010 and December 31, 2014 and active projects received prior to 2010 with 2013-14 activity but not built.



**Figure 3: Proposed Residential Units in Growth Areas**



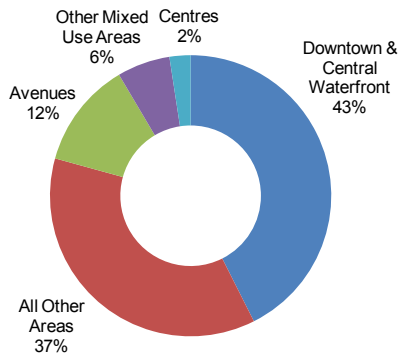
Source: City of Toronto, City Planning Division: Land Use Information System II

Consequently, in 2015, the parameters of the development pipeline have been changed to provide a better representation of the near-term housing supply. The current development pipeline now consists of all projects received by the City Planning Division between January 1, 2010 and December 31, 2014, as well as projects received prior to 2010 and are still active but not yet built. An active project is one which received development approval or building permit approval in the last two years of the pipeline period, in this context, 2013 or 2014. All references to the development pipeline in this bulletin apply these conditions, unless noted otherwise.

Toronto's development industry is strong and continues to produce new projects. The development pipeline, is comprised of 1,542 development projects that were submitted to the City Planning Division for review and approval. These projects contain 195,398 residential units and 4.95 million m<sup>2</sup> of non-residential Gross Floor Area (GFA).

The majority of the development proposed in the City is occurring in areas that the Official Plan has targeted for growth. Table 2 contains the breakdown of residential and non-residential development proposed in these targeted growth areas, as well

**Figure 4: Proposed Non-Residential GFA in Growth Areas**



Source: City of Toronto, City Planning Division: Land Use Information System II

as the stages of development. Map 2 and Map 5 (on pages 6 and 15) show the distribution of proposed residential and non-residential developments throughout the City respectively. As seen in Figure 3, 83% of the residential units are proposed to be built Downtown, in the Centres, along the Avenues, and in other Mixed Use Areas throughout the City. Almost two-thirds (63%) of the non-residential GFA is also proposed in these same areas (see Figure 4), while most of the remaining 37% of the non-residential GFA is proposed in employment-related lands, which the Official Plan also targets for growth.

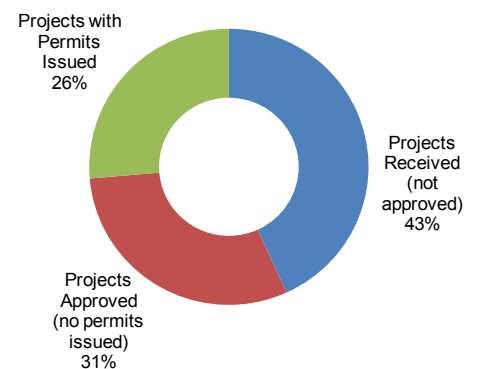
City Council has approved an average of 22,000 residential units per year between 2010 and 2014. However, not all proposed units are approved, and not all approved units are built. In the current pipeline, 84,500 residential units are not yet approved, 59,400 units have received approval, and 51,500 units have building permits issued or were completed. Figure 5 displays these stages of development, with 43% of the proposed residential units under review, a further 31% having received approval, and a final 26% having building permits issued or construction completed.

Totalling the proposed projects and those with approval but without building permits indicates that across

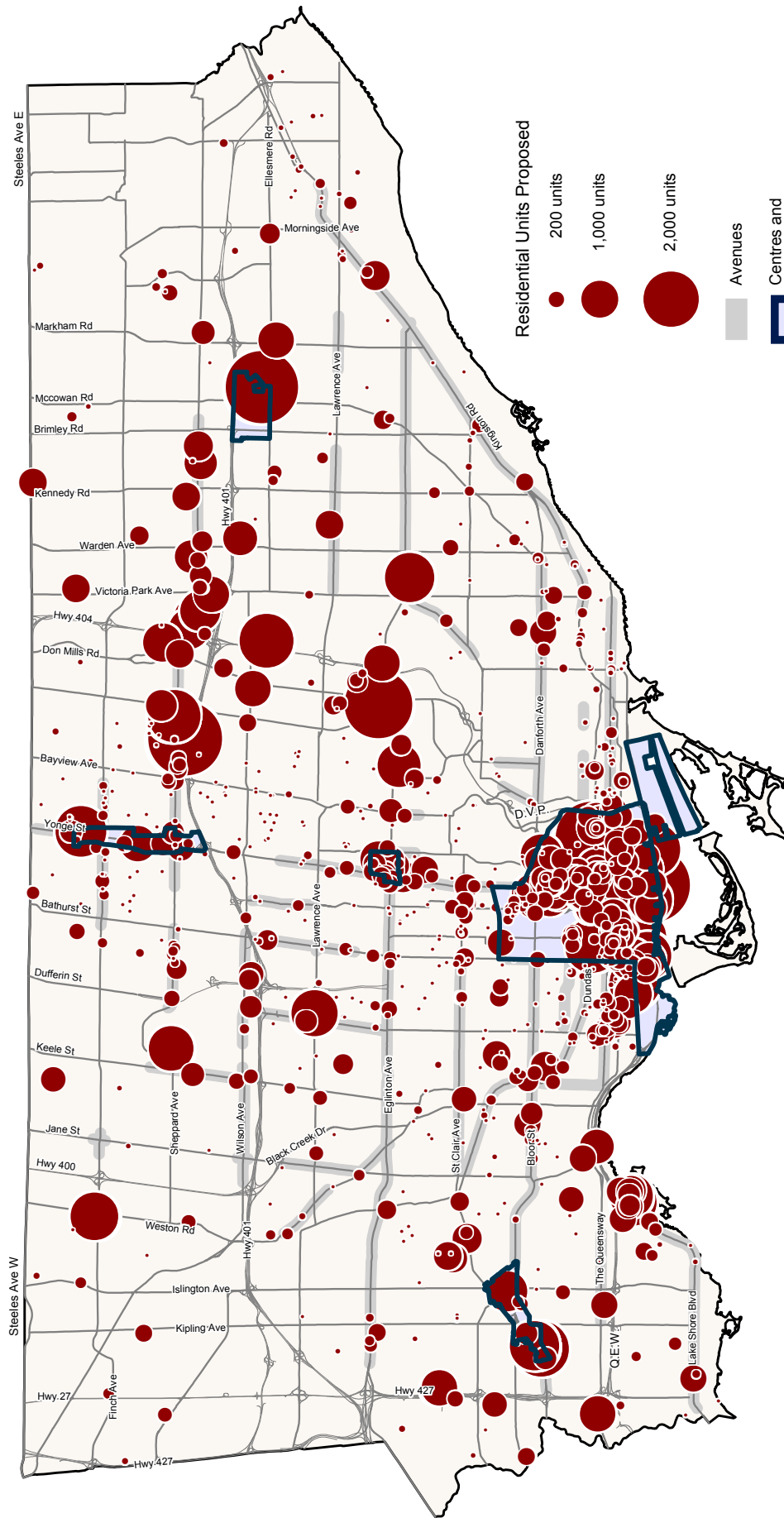
the City, almost three-quarters of the residential units and non-residential GFA proposed in the development pipeline are not under construction. This amounts to 143,900 units and 3.61 million m<sup>2</sup> of non-residential GFA that are either awaiting approval or awaiting construction, indicating a continuation of strong construction activity in Toronto in the coming years. The residential projects that are not yet under construction represent 11 to 15 years of housing supply, given the average pace of completions reported by CMHC over the past 10 to 30 years (see Table 1).

The pipeline provides a conservative overview of development that may be expected to see construction in the near-term. Many projects received by the City Planning Division prior to 2010 were occupied or had completed construction within the last five years, and thus are no longer active and not included in the current pipeline. Between 2010 and 2014, almost 1,000 projects completed construction or received a partial occupancy permit which would indicate construction should be completed before long. These projects represent 78,600 new residential units added to the City's housing supply and 2.6 million m<sup>2</sup> of non-residential floor space.

**Figure 5: Residential Units by Stage of Development**



Source: City of Toronto, City Planning Division: Land Use Information System II



Source: Land Use Information System II  
Development projects received between January 1, 2010 to December 31, 2014, and active projects received prior to 2010 with 2013-14 approval or construction activity and not yet built.

Toronto City Planning Division, Research & Information - May 2015



## Dwelling Unit Completions and Absorptions

Given the large number of residential units recently proposed and completed in the City, it is fair to ask whether this reflects growing housing demand or the early signs of an overbuilt market. Along with their Starts and Completions Survey, CMHC also conducts a Market Absorption Survey to determine when residential units are sold or rented once a structure has been constructed. Table 3 compares the number of completions and absorptions in Toronto over the last 15 years.

The percentage of unabsorbed units is higher over the last 5 years compared to the two previous 5-year periods (2000 - 2004, 2005 - 2009), where the number of units completed and units absorbed in the same year roughly kept pace with each other.

In 2012, 13,500 residential units were completed and 12,000 units were absorbed, making the unabsorbed percentage in 2012 (12.2%) the highest in the 15-year span. The lag in absorption disappeared in the following year as the 2013 unabsorbed percentage came back down to 4.9% and is closer to the average over the past 15 years. Further to this, in 2014, the number of units absorbed was greater than the number completed, indicating those units that completed construction in previous years were absorbed into the market in 2014.

The Market Absorption Survey data by dwelling type addresses the issue of fluctuating completions and absorptions. It shows no significant net increases in unabsorbed units for freehold and condominiums units over the last five years (see Appendix on page 16). Supply and demand are well balanced. The bulk of the unabsorbed units are in the rental market. Rental completions represented 8% of total completions, but only 5% of total absorptions.

The higher rate of unabsorbed rental units is not the result of oversupply of this type of unit. The methodology of the Market Absorption Survey requires that rental buildings must be 100% completed and the rental building sold before the units become counted as "absorbed".

The recording of absorptions will tend to lag completions in the latest periods of the Survey. This was the principal factor in the higher level of unabsorbed units in 2012. Therefore, the data on absorptions and completions needs to be interpreted with caution.

## Downtown

The Downtown and Central Waterfront area is the most prominent location

for development activity in the City and contains the largest percentage of proposed development in all the City's growth management areas. In the current development pipeline, the projects received in this area proposed 79,000 new units and 2.11 million m<sup>2</sup> of non-residential GFA. This comprises 40% of the residential units and 43% of the non-residential GFA proposed in the entire city.

Map 3 shows the distribution of residential and non-residential projects throughout Downtown. There are clusters of medium-sized residential developments (100 - 899 units) between Queen St W and Wellington St W, from Bathurst St to University Ave, as well as near Yonge St from University Ave and Avenue Rd to Church St, with most of the

**Table 3: Dwelling Unit Completions and Absorptions, City of Toronto**

|                   | Completions    | Absorptions    | Net Completions | "Unabsorbed" Percentage |
|-------------------|----------------|----------------|-----------------|-------------------------|
| 2000              | 9,199          | 9,399          | -200            | -2.1%                   |
| 2001              | 6,349          | 6,522          | -173            | -2.7%                   |
| 2002              | 13,721         | 13,293         | 428             | 3.2%                    |
| 2003              | 13,119         | 12,478         | 641             | 5.1%                    |
| 2004              | 10,438         | 10,575         | -137            | -1.3%                   |
| 2005              | 15,136         | 15,126         | 10              | 0.1%                    |
| 2006              | 12,420         | 11,962         | 458             | 3.8%                    |
| 2007              | 6,786          | 7,159          | -373            | -5.2%                   |
| 2008              | 13,450         | 12,878         | 572             | 4.4%                    |
| 2009              | 12,473         | 11,704         | 769             | 6.6%                    |
| 2010              | 13,088         | 12,075         | 1,013           | 8.4%                    |
| 2011              | 16,850         | 15,868         | 982             | 6.2%                    |
| 2012              | 13,474         | 12,009         | 1,465           | 12.2%                   |
| 2013              | 14,542         | 13,868         | 674             | 4.9%                    |
| 2014              | 9,551          | 9,620          | -69             | -0.7%                   |
| <b>Total</b>      | <b>180,596</b> | <b>174,536</b> | <b>6,060</b>    | <b>3.5%</b>             |
| 2000-2014 average | 12,040         | 11,636         | 404             | 3.5%                    |
| 2000-2004 average | 10,565         | 10,453         | 112             | 1.1%                    |
| 2005-2009 average | 12,053         | 11,766         | 287             | 2.4%                    |
| 2010-2014 average | 13,501         | 12,688         | 813             | 6.4%                    |

Source: Canada Mortgage Housing Corporation, Market Absorption Survey Custom Tabulation.

Note 1: The data in Table 3 reflects the total number of units for each 12 month period. Due to cyclical variations in the construction and sales industry that are unequally distributed throughout the year, 2015 year-to-date data has been excluded.

Note 2: "Unabsorbed Percentage" is the ratio of Completions minus Absorptions to Absorptions.

Note 3: The total number of Completions in Table 3 varies from the Appendix due to co-operatives and unknown market types. In 2011 there were 29 completed co-operatives in the City of Toronto.

activity occurring north of College St and Carlton St. Many of the larger residential projects (900+ units) are proposed south of King St in the southern areas of Downtown and in the Central Waterfront area.

A notable amount of non-residential activity is occurring Downtown as seen in the current pipeline. The City Planning Division received 15 large projects, each proposing over 30,000 m<sup>2</sup> of non-residential GFA in the Downtown and Central Waterfront. These are in addition to almost 200 other projects each proposing less than 30,000 m<sup>2</sup> of non-residential floor space in the development pipeline. Most of the large non-residential projects are proposed in the Central Waterfront area, with ten large projects proposed between Front St and Lake Ontario, from Portland St to Parliament St.

## Centres

The four Centres are focal points of transit infrastructure where jobs, housing and services are concentrated and that are vital to the City's growth management strategy. There are 44 projects in the development pipeline that are located in the Centres and which contain 9% of the City's proposed residential units. About 17,600 units and 119,600 m<sup>2</sup> of non-residential GFA are proposed in the Centres.

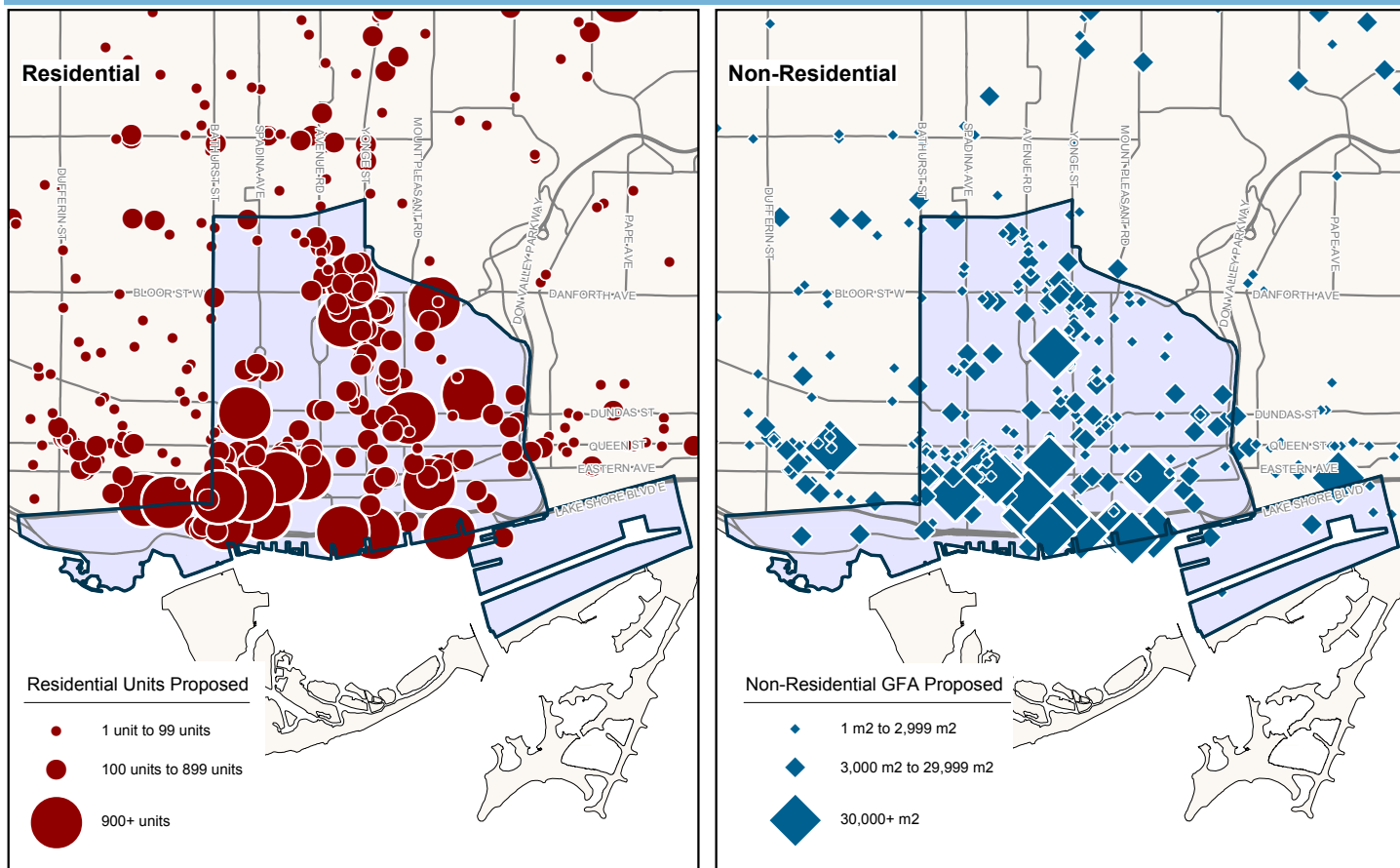
The residential projects in the Centres are generally high-density development with an average of 533 residential units per project. This is the highest average project size in the growth management areas. It is higher than Downtown, which has an average of 465 units per residential project.

Strong development activity is occurring within the boundaries of Yonge-Eglinton Centre. With 42% of the residential units and 46% of all the non-residential GFA proposed within the Centres, Yonge-Eglinton Centre contains nearly 7,400 units and 54,900 m<sup>2</sup> of non-residential GFA in the development pipeline.

## Avenues

The Avenues are important corridors along major streets well served by transit which are expected to redevelop incrementally over time. They have been an effective alternative to Downtown and the Centres for redevelopment. The Avenues have 43,100 units and 604,500 m<sup>2</sup> of non-residential GFA proposed in the development pipeline. This represents 22% of the City's proposed units and 12% of the proposed non-residential GFA.

**Map 3: Downtown and Central Waterfront Development Activity**





**Table 4: Proposed Development in Secondary Plan Areas**

|                                       | Number of<br>Projects | %           | Proposed<br>Residential<br>Units | %           | Proposed<br>Non-Residential<br>GFA (m <sup>2</sup> ) | %           |
|---------------------------------------|-----------------------|-------------|----------------------------------|-------------|--|-------------|
| <b>City of Toronto</b>                | <b>1,542</b>          |             | <b>195,398</b>                   |             | <b>4,948,951</b>                                     |             |
| <b>Secondary Plans</b>                | <b>314</b>            | <b>20.4</b> | <b>82,627</b>                    | <b>42.3</b> | <b>1,437,184</b>                                     | <b>29.0</b> |
| Agincourt                             | 2                     | 0.6         | 1,345                            | 1.6         | 8,931  | 0.6         |
| Central Don Mills                     | 7                     | 2.2         | 1,065                            | 1.3         | 5,867  | 0.4         |
| Central Finch Area                    | 22                    | 7.0         | 521                              | 0.6         | 4,980  | 0.3         |
| Davenport Village                     | 0                     | 0.0         | 0                                | 0.0         | 0  | 0.0         |
| Downsview Area                        | 7                     | 2.2         | 1,686                            | 2.0         | 56,450   | 3.9         |
| Emery Village                         | 4                     | 1.3         | 1,546                            | 1.9         | 1,060  | 0.1         |
| Etobicoke Centre                      | 10                    | 3.2         | 5,727                            | 6.9         | 21,465   | 1.5         |
| Fort York Neighbourhood               | 4                     | 1.3         | 2,113                            | 2.6         | 26,120   | 1.8         |
| Garrison Common North                 | 24                    | 7.6         | 6,321                            | 7.7         | 119,037  | 8.3         |
| Highland Creek                        | 12                    | 3.8         | 146                              | 0.2         | 47,579   | 3.3         |
| King-Parliament                       | 18                    | 5.7         | 5,139                            | 6.2         | 122,626  | 8.5         |
| King-Spadina                          | 44                    | 14.0        | 15,504                           | 18.8        | 449,085  | 31.2        |
| Morningside Heights                   | 2                     | 0.6         | 16                               | 0.0         | 4,532  | 0.3         |
| Motel Strip                           | 5                     | 1.6         | 3,461                            | 4.2         | 8,510  | 0.6         |
| North York Centre                     | 15                    | 4.8         | 4,603                            | 5.6         | 37,352   | 2.6         |
| Port Union Village Community          | 0                     | 0.0         | 0                                | 0.0         | 0  | 0.0         |
| Railway Lands Central                 | 2                     | 0.6         | 1,536                            | 1.9         | 6,263  | 0.4         |
| Railway Lands East                    | 3                     | 1.0         | 0                                | 0.0         | 250,139  | 17.4        |
| Railway Lands West                    | 1                     | 0.3         | 1,568                            | 1.9         | 2,830  | 0.2         |
| Regent Park                           | 9                     | 2.9         | 5,425                            | 6.6         | 30,019   | 2.1         |
| Scarborough Centre                    | 3                     | 1.0         | 0                                | 0.0         | 6,362  | 0.4         |
| Sheppard Avenue Commercial Area       | 11                    | 3.5         | 22                               | 0.0         | 10,266   | 0.7         |
| Sheppard East Subway Corridor         | 21                    | 6.7         | 8,990                            | 10.9        | 24,643   | 1.7         |
| Sheppard West/Dublin                  | 10                    | 3.2         | 1,118                            | 1.4         | 8,997  | 0.6         |
| Swansea                               | 12                    | 3.8         | 563                              | 0.7         | 4,072  | 0.3         |
| University of Toronto                 | 8                     | 2.5         | 1,223                            | 1.5         | 47,190   | 3.3         |
| Warden Woods                          | 3                     | 1.0         | 130                              | 0.2         | 3,727  | 0.3         |
| Yonge Eglinton                        | 40                    | 12.7        | 10,602                           | 12.8        | 93,159   | 6.5         |
| Yonge St. Clair                       | 12                    | 3.8         | 1,783                            | 2.2         | 2,938  | 0.2         |
| York University                       | 5                     | 1.6         | 474                              | 0.6         | 34,133   | 2.4         |
| <b>Stage of Development</b>           |                       |             |                                  |             |  |             |
| Projects Received (not approved)      | 110                   | 35.0        | 30,135                           | 36.5        | 720,681  | 50.1        |
| Projects Approved (no permits issued) | 92                    | 29.3        | 31,040                           | 37.6        | 311,537  | 21.7        |
| Projects with Permits Issued          | 112                   | 35.7        | 21,452                           | 26.0        | 404,966  | 28.2        |

Source: City of Toronto, City Planning : Land Use Information System II.

Projects received between January 1, 2010 and December 31, 2014 and active projects received prior to 2010 with 2013-14 approval or construction activity and not yet built.

Note 1: The Centres boundaries on Map 2 of the Official Plan (Map 1 of this document) do not always correspond with the Secondary Plan boundaries on Map 35 of the Official Plan. The values in this table for the Secondary Plan projects with the same name as Centres may differ from Table 2 of this document.

Note 2: The sum of each column may not add up to the totals of all the Secondary Plans because of the overlapping boundaries of the Sheppard Avenue Commercial Area Secondary Plan and the Sheppard East Subway Corridor Secondary Plan. The same project may appear in more than one Secondary Plan.

## Other Mixed Use Areas

Outside of Downtown, the Centres and the Avenues, there are numerous other locations throughout the City that are designated as Mixed Use Areas, which encourage a broad range of commercial, residential and institutional uses, such as local shopping areas along minor arterial roads. These additional Mixed Use Areas have another 22,400 units and 301,200 m<sup>2</sup> of non-residential GFA proposed. This accounts for 12% of the City's proposed residential units and 6% of the proposed non-residential GFA.

## All Other Areas

Table 2 shows that almost 33,300 units or 17% of the units proposed in the City are outside of the growth areas of Downtown, the Centres, the Avenues and other Mixed Use Areas. These projects are generally smaller replacement or infill projects and are in areas designated as Neighbourhoods.

There is 1.82 million m<sup>2</sup> of non-residential GFA proposed in these other areas, most of which is in the Employment Districts or other employment-related lands which the Official Plan targets for non-residential growth.

## Secondary Plan Areas

Secondary Plans allow defined areas of the City to develop in accordance with policies that guide development and investment within a local context. The Secondary Plan areas cover a wide range of geographies within the City and can be comprised of a mix of land use designations, from protected Parks and Neighbourhoods to Mixed Use Areas where development may be encouraged. Map 4 displays the areas of the in-force Secondary Plans and the locations of development projects within each one.

As seen in Table 4, 314 projects or one-fifth of all projects in the pipeline

are proposed in Secondary Plan areas. These projects propose 82,600 residential units and 1.44 million m<sup>2</sup> of non-residential GFA. This represents 42% of the residential units and 29% of the non-residential GFA proposed in the entire City.

The King-Spadina Secondary Plan is seeing significant development activity in the current pipeline. Almost one-fifth (19%) of the residential units and almost one-third (31%) of the non-residential GFA proposed in all the Secondary Plan areas are located within the King-Spadina area. This is a total of 15,500 residential units and 449,100 m<sup>2</sup> of non-residential GFA proposed in the area. The King-Spadina Secondary Plan area, which is located within Downtown, runs from Bathurst St in the west to John St and Simcoe St in the east, and between Queen St W in the north and Front St W in the south. It is one of the smaller Secondary Plan areas at 84.5 hectares. The major objectives of this plan are to attract new investment with a mixture of compatible land uses to the area, while recognizing the importance of maintaining employment uses and protecting its heritage buildings.<sup>8</sup>

## Employment Districts

There is a long-standing trend towards core cities in North American metropolitan areas losing manufacturing activities to suburban locations over an extended period of time.<sup>9</sup> Toronto is no different than these other cities. Employment in the manufacturing sector in Toronto has been decreasing almost every year since 1983, from 22% to 9% of total employment in 2014.<sup>10</sup> However, at the same time, Toronto's employment activity has grown and diversified.

The development pipeline covered in this bulletin includes the years 2010 to 2014. During this time, Employment Districts were part of Toronto's Urban Structure as described in Chapter 2 of the Official Plan. The Official Plan was amended in December 2013 as part of the Official Plan Review.<sup>11</sup> In July 2014, the Minister of Municipal

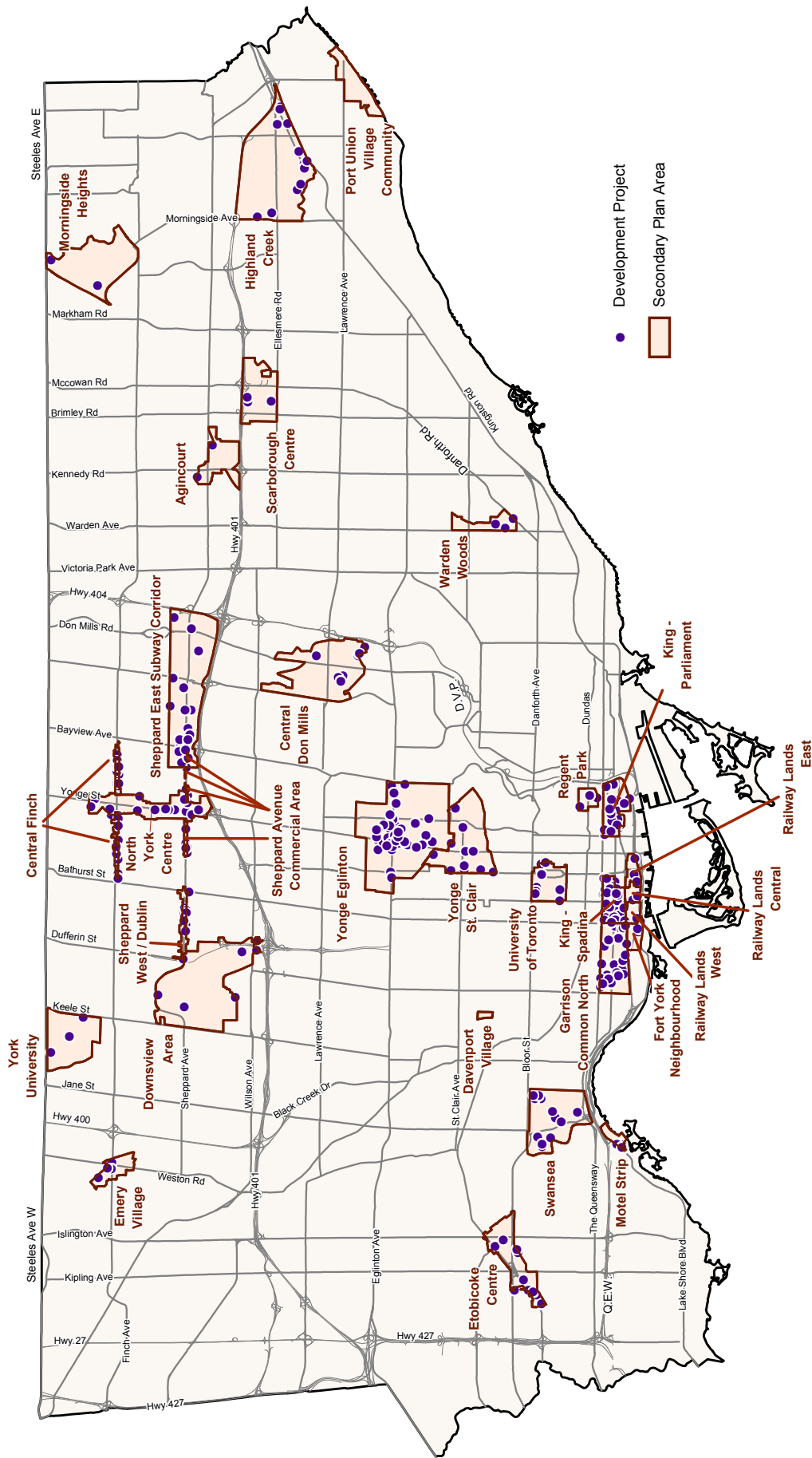
Affairs and Housing approved Official Plan Amendment (OPA) 231 with minor modifications. The Ministerial approval, representing the policy direction of the City and the Province, was appealed to the Ontario Municipal Board and is currently under litigation. OPA 231 deletes the term *Employment Districts* and replaces it with the term *Employment Areas*. As such, this bulletin outlines development activity in the Employment Districts and in the Employment Areas.

Each of the 22 Employment Districts has a unique employment character and many are undergoing a gradual shift in focus from traditional manufacturing to a more diverse employment structure. In 2014, there were 398,750 jobs in the Employment Districts, with nearly 30% of them accounted for in the manufacturing sector.<sup>12</sup> Employment Districts are also attractive locations for the creation of new, small businesses.<sup>13</sup> With 1.72 million jobs forecasted for the City of Toronto by 2041,<sup>14</sup> the protection and enhancement of the Employment Districts is vital to the City's economic health.

The development projects proposed in the Employment Districts, as seen in Table 5, will help the City reach its forecasted growth potential. New development could bring new life and new jobs to many of these areas. The Employment Districts have 1.31 million m<sup>2</sup> or 27% of the City's proposed non-residential GFA (see Map 5). Building permits have already been issued for 42% of these projects, which amounts to 334,100 m<sup>2</sup> of new, non-residential floor space in 110 different projects. Over the next few years, as building permits are issued for the projects that have been approved, another 202,800 m<sup>2</sup> of non-residential GFA in 58 projects will be constructed in the Employment Districts.

Of the 22 Employment Districts, 42% of the proposed non-residential GFA is concentrated in four Districts: Tapscott/Marshalling Yard, Rexdale, South of Eastern, and Duncan Mills.

Map 4: City of Toronto Development Projects in Secondary Plan Areas



Source: Land Use Information System II

Development projects received between January 1, 2010 to December 31, 2014, and active projects received prior to 2010 with 2013-14 approval and construction activity and not yet built.

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**Table 5: Proposed Development in Employment Districts & Employment Areas**

|                                       | Employment Districts     |      |   |      | Employment Areas         |      |   |      |   |
|---------------------------------------|--------------------------|------|---|------|--------------------------|------|---|------|---|
|                                       | Number<br>of<br>Projects | %    | Proposed<br>Non-<br>Residential<br>GFA (m²) | %    | Number<br>of<br>Projects | %    | Proposed<br>Non-<br>Residential<br>GFA (m²) | %    | Non-Res.<br>GFA as % of<br>Employment<br>District |
| City of Toronto                       | 1,542                    |      | 4,948,951                                   |      |                          |      |   |      |   |
| Total Employment Lands                | 260                      | 16.9 | 1,314,314                                   | 26.6 | 257                      | 16.7 | 1,278,329                                   | 25.8 |   |
| Airport Corporate Centre              | 0                        | 0.0  | 0   | 0.0  | 0                        | 0.0  | 0   | 0.0  | 0   |
| Consumers Road                        | 10                       | 3.8  | 58,845                                      | 4.5  | 4                        | 1.6  | 25,868                                      | 2.0  | 44  |
| Don Mills                             | 5                        | 1.9  | 99,239                                      | 7.6  | 5                        | 1.9  | 99,239                                      | 7.8  | 100   |
| Dufferin Keele North                  | 14                       | 5.4  | 35,904                                      | 2.7  | 14                       | 5.4  | 35,904                                      | 2.8  | 100   |
| Dufferin Keele South                  | 19                       | 7.3  | 74,956                                      | 5.7  | 15                       | 5.8  | 66,224                                      | 5.2  | 88  |
| Duncan Mills                          | 12                       | 4.6  | 112,821                                     | 8.6  | 12                       | 4.7  | 112,821                                     | 8.8  | 100   |
| Highway 400 Corridor                  | 20                       | 7.7  | 63,091                                      | 4.8  | 18                       | 7.0  | 62,820                                      | 4.9  | 100   |
| Laird                                 | 10                       | 3.8  | 50,002                                      | 3.8  | 9                        | 3.5  | 33,402                                      | 2.6  | 67  |
| Liberty                               | 10                       | 3.8  | 41,282                                      | 3.1  | 2                        | 0.8  | 13,865                                      | 1.1  | 34  |
| Milliken                              | 10                       | 3.8  | 77,098                                      | 5.9  | 9                        | 3.5  | 30,288                                      | 2.4  | 39  |
| North West Etobicoke                  | 8                        | 3.1  | 23,941                                      | 1.8  | 7                        | 2.7  | 3,053                                       | 0.2  | 13  |
| Overlea                               | 3                        | 1.2  | 4,170                                       | 0.3  | 3                        | 1.2  | 4,170                                       | 0.3  | 100   |
| Rexdale                               | 27                       | 10.4 | 162,736                                     | 12.4 | 27                       | 10.5 | 162,736                                     | 12.7 | 100   |
| Scarborough Hwy 401 Corridor          | 19                       | 7.3  | 65,815                                      | 5.0  | 18                       | 7.0  | 43,713                                      | 3.4  | 66  |
| South East Scarborough                | 2                        | 0.8  | 3,037                                       | 0.2  | 2                        | 0.8  | 3,037                                       | 0.2  | 100   |
| South Etobicoke                       | 25                       | 9.6  | 55,536                                      | 4.2  | 18                       | 7.0  | 42,986                                      | 3.4  | 77  |
| South of Eastern                      | 4                        | 1.5  | 116,919                                     | 8.9  | 4                        | 1.6  | 116,919                                     | 9.1  | 100   |
| South West Scarborough                | 17                       | 6.5  | 67,518                                      | 5.1  | 15                       | 5.8  | 22,910                                      | 1.8  | 34  |
| Steeles & Victoria Park               | 2                        | 0.8  | 6,978                                       | 0.5  | 2                        | 0.8  | 6,978                                       | 0.5  | 100   |
| Tapscott/Marshalling Yard             | 33                       | 12.7 | 164,993                                     | 12.6 | 33                       | 12.8 | 164,993                                     | 12.9 | 100   |
| West Central Scarborough              | 8                        | 3.1  | 15,544                                      | 1.2  | 6                        | 2.3  | 132   | 0.0  | 1   |
| Weston Road/Junction                  | 2                        | 0.8  | 13,889                                      | 1.1  | 2                        | 0.8  | 13,889                                      | 1.1  | 100   |
| Other Employment Related Lands        |                          |      |   |      | 32                       | 12.5 | 212,382                                     | 16.6 |   |
| Stage of Development                  |                          |      |   |      |                          |      |   |      |   |
| Projects Received (not approved)      | 92                       | 35.4 | 777,435                                     | 59.2 | 91                       | 35.4 | 717,618                                     | 56.1 |   |
| Projects Approved (no permits issued) | 58                       | 22.3 | 202,811                                     | 15.4 | 56                       | 21.8 | 312,247                                     | 24.4 |   |
| Projects with Permits Issued          | 110                      | 42.3 | 334,068                                     | 25.4 | 110                      | 42.8 | 248,464                                     | 19.4 |   |

Source: City of Toronto, City Planning : Land Use Information System II.

Projects received between January 1, 2010 and December 31, 2014 and active projects received prior to 2010 with 2013-14 approval or construction activity and not yet built.

Note 1. The Employment Districts table can not be directly compared with Table 2: Proposed Development in City of Toronto because the Avenues as broadly shown on the Official Plan Urban Structure Map, run alongside and overlap portions of some Employment Districts. See Map 1 on page 2.

Note 2. Designated Employment Areas exist in Employment Districts, Centres, and along Avenues as well as in other areas of the City.

Sheppard East Subway Corridor Secondary Plan. The same project may appear in more than one Secondary Plan.



Each of these Employment Districts has over 100,000 m<sup>2</sup> of non-residential GFA proposed, with a combined total of over 557,500 m<sup>2</sup> of non-residential GFA. This GFA is 11% of all the non-residential space proposed in the entire City in the current development pipeline.

## Employment Areas

While most of the lands in the Employment Districts are designated as Employment Areas in the Official Plan, there are a number of areas outside of the Districts that are also designated as Employment Areas. As stated in the Official Plan, "Employment Areas are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets that are ancillary to the preceding uses and restaurants and small scale stores and services that serve area businesses and workers."<sup>15</sup> While the large majority of Employment Areas are located inside Employment Districts, some also exist along the Avenues. Also, not all lands within Employment Districts are designated Employment Areas, some are designated Mixed Use and other uses.

In all of the lands designated as Employment Areas in the City of Toronto, 1.28 million m<sup>2</sup> of non-residential GFA is proposed in the development pipeline. As shown in Table 5, this amounts to over one-quarter of all the non-residential GFA proposed for the entire City. About 17% of this space, or 212,400 m<sup>2</sup>, was proposed in Employment Areas outside of the Employment Districts.

## Toronto Non-Residential Market

The City's non-residential market, which is predominantly office space but includes other uses such as retail, institutional and hotels, remains strong, building on the significant amount of space added since the

previous issue of *How Does the City Grow* in July 2014.

Significant buildings that have been completed since July 2014 include:

- RBC Waterpark Place, 88 Queens Quay West, 86,000 m<sup>2</sup>, which was 80% pre-leased;
- MaRS Centre II, 661 University Ave, 73,000 m<sup>2</sup>, 65% leased to the University of Toronto, Ryerson University, the University Health Network and Synaptive Medical;<sup>16</sup>
- Bay/Adelaide Centre II, 333 Bay St, 91,000 m<sup>2</sup>, floors 2 to 19 are currently being finished for the primary tenant, Deloitte. The building is 69% pre-leased.<sup>17</sup>

The amount of office space that became available in Q4 2014 was the highest level of new space in the Toronto market since Q3 of 2009.<sup>18</sup> This significant addition to the market barely impacted two key measures: vacancy rates and net asking rental rates. GTA vacancy rates did rise to 9.5% (after coming down for the two previous quarters), which is still less than the Canada-wide vacancy rate of 10.7%. Vacancy rates for Downtown were far less at 5.6%.<sup>19</sup> Net asking rents rose modestly in the GTA during this period.

The high degree of pre-leasing of these office buildings, as well as those listed in Table 6, is a positive sign for the City's non-residential market. As one brokerage firm notes: "The (325,000 m<sup>2</sup>) of office space that is under construction in Downtown Toronto was 72% pre-leased as of Q4 2014. This is the highest new build pre-leasing figure among major Canadian markets and is a positive indicator for future developments."<sup>20</sup>

This trend towards significant office development is continuing. After years of a sluggish office market, Toronto is demonstrating strong, sustained growth that signals a renewed vitality in commercial real estate development and dynamic business activity. Table 6 shows permits issued for four projects:

- 120 Bremner Blvd, work is complete on the Southcore Financial Centre, which also includes PwC Tower at 18 York St and the new Delta Toronto hotel;
- 90 Harbour St and 1 York St, with one 37-storey office building and two residential towers, 66 and 62-storeys, with a common podium;<sup>21</sup>
- 100 Adelaide St W, the Ernst and Young tower, which will also feature the TMX Group as a lead tenant; and
- 333 King St E, the new home of the Globe and Mail, which is located beside the refurbished Toronto Sun building which itself now houses the headquarters of Coca-Cola.<sup>22</sup>

Table 6 also shows proposed non-residential space greater than 50,000 m<sup>2</sup>. The five largest projects are Downtown. They include:

- 1 Yonge St, which retains the existing Toronto Star office building and adds several mixed-use towers;
- 444 Front St W, the former site of the Globe and Mail, which will include seven mixed use buildings and 98,000 m<sup>2</sup> of office space and 52,900 m<sup>2</sup> of retail space;
- 45 Bay St, which includes a major office tower and the GO bus terminal integrated into the project;
- 156 Front St W, a 46-storey office tower; and
- 171 Front St W, a 48-storey office tower.

Not all proposed non-residential projects are Downtown. Large projects located outside of Downtown include:

- 629 Eastern Ave, a project that maintains the existing film and production studios while adding 75,600 m<sup>2</sup> of office flex space, as well as hotel space;

**Table 6: Development Projects Proposing ≥ 50,000 m² Non-Residential GFA**

|   | Project Location | Stage of Development         | Proposed Non-Residential GFA (m²) | %           |
|---|------------------|------------------------------|-----------------------------------|-------------|
| <b>City of Toronto</b>  |                  |                              | <b>4,948,951</b>                  |             |
| <b>Proposed Non-Residential GFA ≥ 50,000 m²</b>                     |                  |                              | <b>1,601,175</b>                  | <b>32.4</b> |
| 1 Yonge St  | Downtown         | Received (not approved)      | 154,046                           | 9.6         |
| 440 Front St W  | Downtown         | Received (not approved)      | 151,182                           | 9.4         |
| 45 Bay St   | Downtown         | Received (not approved)      | 135,909                           | 8.5         |
| 156 Front St W  | Downtown         | Approved (no permits issued) | 118,117                           | 7.4         |
| 171 Front St W  | Downtown         | Approved (no permits issued) | 100,200                           | 6.3         |
| 120 Bremner Blvd  | Downtown         | Permits Issued               | 98,995                            | 6.2         |
| 629 Eastern Ave   | Rest of City     | Received (not approved)      | 96,715                            | 6.0         |
| 844 Don Mills Rd  | Rest of City     | Received (not approved)      | 93,330                            | 5.8         |
| 100 Adelaide St W   | Downtown         | Permits Issued               | 86,960                            | 5.4         |
| 90 Harbour St   | Downtown         | Permits Issued               | 86,610                            | 5.4         |
| 865 York Mills Rd   | Rest of City     | Received (not approved)      | 85,399                            | 5.3         |
| 880 Bay St  | Downtown         | Approved (no permits issued) | 80,622                            | 5.0         |
| 388 King St W   | Downtown         | Approved (no permits issued) | 74,736                            | 4.7         |
| 2200 Islington Ave  | Rest of City     | Received (not approved)      | 67,322                            | 4.2         |
| 333 King St E   | Downtown         | Permits Issued               | 60,028                            | 3.7         |
| 158 Sterling Rd   | Rest of City     | Approved (no permits issued) | 59,857                            | 3.7         |
| 30 Weston Rd  | Rest of City     | Approved (no permits issued) | 51,147                            | 3.2         |
| <b>Proposed Non-Residential GFA between 10,000 m² and 49,999 m²</b> |                  |                              | <b>1,789,575</b>                  | <b>36.2</b> |
| <b>Proposed Non-Residential GFA less than 10,000 m²</b>             |                  |                              | <b>1,558,201</b>                  | <b>31.5</b> |

Source: City of Toronto, City Planning : Land Use Information System II.

Projects received between January 1, 2010 and December 31, 2014 and active projects received prior to 2010 with 2013-14 approval or construction activity and not yet built.

- 865 York Mills Rd, which includes two 24-storey office buildings, 16,700 m² of retail space and a hotel;
- 2200 Islington Ave, a mixed-use commercial, retail and office development; and
- 30 Weston Rd, the construction of a retail/service commercial centre including small and mid-sized retailers and a retail warehouse anchor.

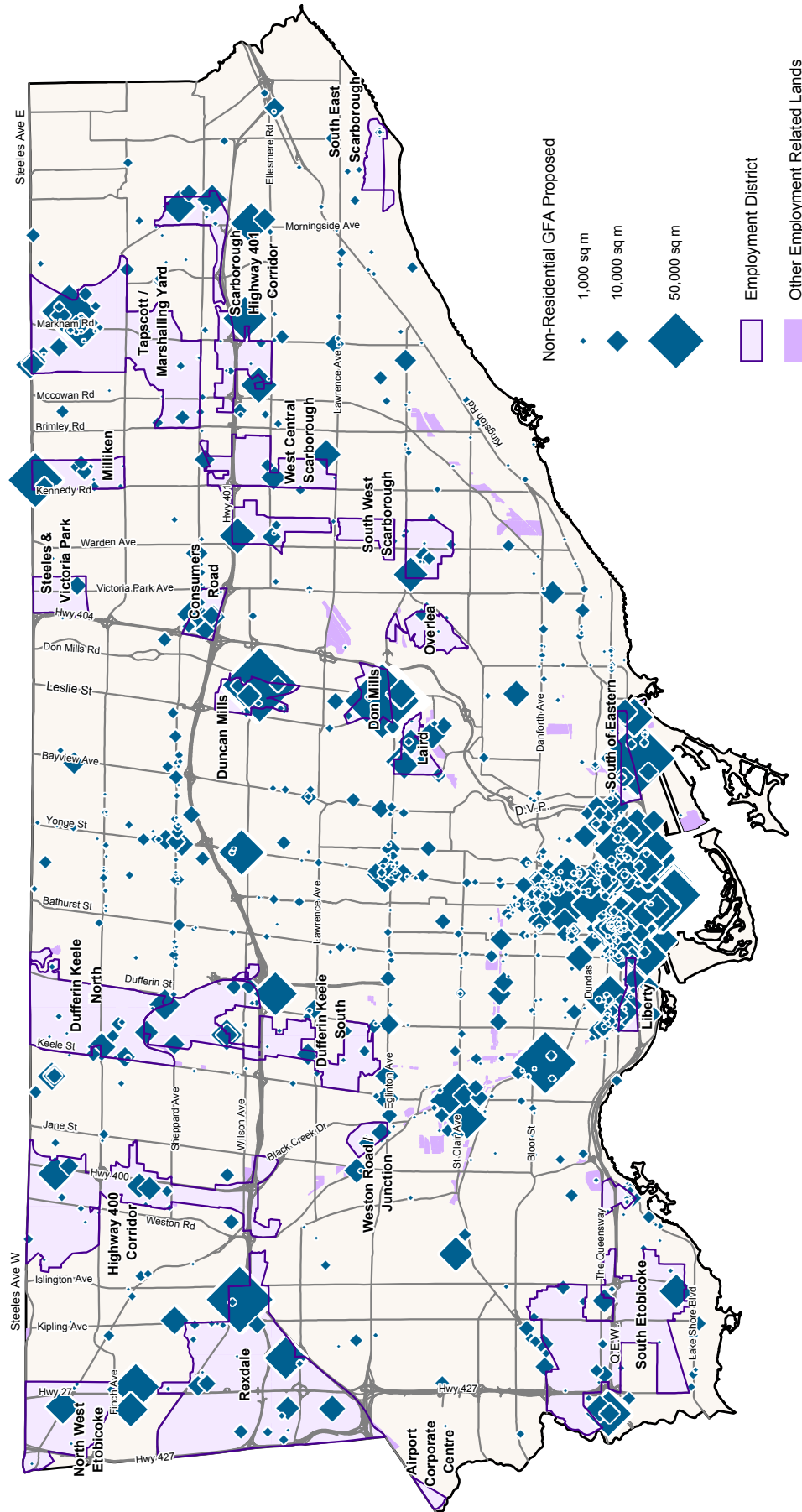
Downtown accounts for almost 60% of the office space currently under construction in the GTA. The 905 markets now account for the bulk of the remainder, including major concentrations in the Highway 10 / Highway 401 area, Markham / Richmond Hill, Vaughan, Oakville, and the Airport Corporate Centre.<sup>23</sup>

A notable new feature of the renewed market are projects which are adding additional office space on top of existing office space. For example, at the Yonge-Eglinton Centre at 2300 Yonge St, building permits have been issued for a 5-storey addition to the existing 22-storey office building, a seven storey addition to the existing 30 storey office building, and a 3-storey expansion to the existing retail. Downtown, the Atrium on Bay is proposing to add five storeys to each tower, resulting in 26,600 m² in additional non-residential GFA. These proposals show the continued flexibility of office space in the City, as well as the continued desirability of non-residential space in Toronto, as a competitive centre in the North American and global economies.

## How the Data is Collected

The development information presented in this bulletin was extracted from the Land Use Information System II, maintained by the City's Research and Information unit, Strategic Initiatives, Policy & Analysis section of the City Planning Division. Staff collect detailed information from every development application received by the Division, as well as any revisions to the applications made throughout the planning process. Information is also collected from building permit applications. The result is a rich body of data describing the location, size and built form of development projects across the City of Toronto throughout each stage of development.

Map 5: City of Toronto Proposed Non-Residential Development



Source: Land Use Information System II  
Development projects received between January 1, 2010 to December 31, 2014, and  
active projects received prior to 2010 with 2013-14 approval and construction activity and not yet built.

Toronto City Planning Division, Research & Information - May 2015



## Appendix: Dwelling Unit Completions and Absorptions by Type, City of Toronto

### Freeholds

|              | Completions  | Absorptions  | Net Completions | "Unabsorbed" Percentage |
|--------------|--------------|--------------|-----------------|-------------------------|
| 2010         | 1,286        | 1,378        | -92             | -6.7                    |
| 2011         | 1,449        | 1,425        | 24              | 1.7                     |
| 2012         | 1,528        | 1,529        | -1              | -0.1                    |
| 2013         | 1,735        | 1,649        | 86              | 5.2                     |
| 2014         | 1,583        | 1,525        | 58              | 3.8                     |
| <b>Total</b> | <b>7,581</b> | <b>7,506</b> | <b>75</b>       | <b>1.0</b>              |

### Condominiums

|              | Completions   | Absorptions   | Net Completions | "Unabsorbed" Percentage |
|--------------|---------------|---------------|-----------------|-------------------------|
| 2010         | 10,923        | 10,437        | 486             | 4.7                     |
| 2011         | 14,568        | 13,838        | 730             | 5.3                     |
| 2012         | 9,961         | 9,831         | 130             | 1.3                     |
| 2013         | 11,126        | 10,950        | 176             | 1.6                     |
| 2014         | 7,777         | 7,900         | -123            | -1.6                    |
| <b>Total</b> | <b>54,355</b> | <b>52,956</b> | <b>1,399</b>    | <b>2.6</b>              |

### Rental

|              | Completions  | Absorptions  | Net Completions | "Unabsorbed" Percentage |
|--------------|--------------|--------------|-----------------|-------------------------|
| 2010         | 879          | 260          | 619             | 238.1                   |
| 2011         | 804          | 605          | 199             | 32.9                    |
| 2012         | 1,985        | 649          | 1,336           | 205.9                   |
| 2013         | 1,681        | 1,269        | 412             | 32.5                    |
| 2014         | 191          | 195          | -4              | -2.1                    |
| <b>Total</b> | <b>5,540</b> | <b>2,978</b> | <b>2,562</b>    | <b>86.0</b>             |

Source: Canada Mortgage Housing Corporation, Market Absorption Survey Custom Tabulation.

Note 1: The data in Table 4 reflects the total number of units for each 12 month period. Due to cyclical variations in the construction and sales industry that are unequally distributed throughout the year 2015 year-to-date data has been excluded.

Note 2: "Unabsorbed Percentage" is the ratio of Completions minus Absorptions to Absorptions.



## Endnotes

- <sup>1</sup> For the purposes of this bulletin, any reference to Downtown includes the Central Waterfront Area.
- <sup>2</sup> “Employment Areas are places of business and economic activity. Uses that support this function consists of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets that are ancillary to the preceding uses and restaurants and small scale stores and services that serve area businesses and workers,” City of Toronto, City Planning, *Official Plan*, 4-12, Policy 1, 2006.
- <sup>3</sup> The Official Plan was adopted before the Growth Plan came into force. By provincial legislation, the Official Plan must be brought into conformity with the policies of the Growth Plan. The City is working to bring the Official Plan into conformity with the Growth Plan through a series of Official Plan Amendments. Toronto’s Official Plan contemplates the City having 3 million people and 1.85 million jobs by 2031. The 2006 Growth Plan forecasts 3.08 million people and 1.64 million jobs in the City of Toronto by 2031. The amended Growth Plan, including revised forecasts, came into effect in June 2013. Official Plan Amendment 231, adopted by Council on December 18, 2013, addresses the City’s outstanding Growth Plan conformity exercise.
- <sup>4</sup> The estimated net undercoverage rate of the 2006 Census for the Toronto CMA is 4.94% ± 0.56% per Table 1.2.2, *2006 Census Technical Report*, Statistics Canada, Cat.No. 92-567-X.
- <sup>5</sup> The estimated population net undercoverage rate of 3.31% for the Toronto Census Division is per Statistics Canada, Annual Demographic Estimates, 91-214-XWE.
- <sup>6</sup> Hemson Consulting Ltd, *Greater Golden Horseshoe Growth Forecasts to 2041*, Technical Report, November 2012.
- <sup>7</sup> Canada Mortgage and Housing Corporation, *Housing Now – Greater Toronto Area Reports*.
- <sup>8</sup> City of Toronto, City Planning, *Official Plan*, King-Spadina Secondary Plan, Policy 2, 2006.
- <sup>9</sup> Kneebone, Elizabeth (2013) *Job Sprawl Stalls: The Great Recession and Metropolitan Employment Location*, Brookings Institution.
- <sup>10</sup> City of Toronto, City Planning, *Toronto Employment Survey*, 2014.
- <sup>11</sup> Toronto City Council adopted Official Plan Amendment (OPA) 231 on December 18, 2013 which contains new economic policies and new policies and designations for Employment Areas. For more information about OPA 231, please visit, <http://www.toronto.ca/opreview>.
- <sup>12</sup> City of Toronto, City Planning, *Toronto Employment Survey*, 2014.
- <sup>13</sup> City of Toronto, City Planning, *Employment Districts Profile*, July 2010.
- <sup>14</sup> The Official Plan was adopted before the Growth Plan came into force. By provincial legislation, the Official Plan must be brought into conformity with the policies of the Growth Plan. The City is working to bring the Official Plan into conformity with the Growth Plan through a series of Official Plan Amendments. Toronto’s Official Plan contemplates the city having 3 million people and 1.85 million jobs by 2031. The 2006 Growth Plan forecasts 3.08 million people and 1.64 million jobs in the City of Toronto by 2031. The amended Growth Plan, including revised forecasts, came into effect in June 2013. Official Plan Amendment 231, adopted by Council on December 18, 2013, addresses the City’s outstanding Growth Plan conformity exercise.
- <sup>15</sup> City of Toronto, City Planning, *Official Plan*, 4-12, Policy 1, 2006.
- <sup>16</sup> CBRE *Marketview*, Toronto Office, Q4 2014.
- <sup>17</sup> *Bisnow*, April 21, 2015.
- <sup>18</sup> CBRE *Marketview*, Canada Office Q4 2014.
- <sup>19</sup> CBRE *Marketview*, Toronto Office, Q4 2014.
- <sup>20</sup> CBRE *Marketview*, Toronto Office, Q4 2014.
- <sup>21</sup> City of Toronto, City Planning. *90 Harbour Street and 1 York Street - Official Plan Amendment and Zoning Amendment Applications – Final Report*, September 21, 2012.
- <sup>22</sup> *Bisnow*, January 8, 2015.
- <sup>23</sup> CBRE *Marketview*, Toronto Office, Q4 2014.

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