

This bulletin is an information brief prepared for the Mid-Rise Symposium – Urbanizing the Avenues, hosted by the City of Toronto. The information contained in this bulletin summarizes data extracted from the five-year residential development pipeline (July 1, 2000 – June 30, 2005).



Mid-Rise Residential Housing



Mid-rise housing is an important alternative form of development which can both help the City meet its housing targets and provide the opportunity to more easily address intensification objectives with stable density residential neighbourhoods.

Within the five-year (July 1, 2000 – June 30, 2005) residential development pipeline, there are currently 139,568 residential units proposed throughout the City of Toronto, representing 1,037 projects from applications received by City Planning. The majority of these units (65% or 90,311 units) have been proposed within the City of Toronto's new Official Plan's Growth Areas – those being the Avenues, the Downtown and Central Waterfront and the four Centres. Close to 10% (or 12,936 units) of the remaining proposed residential units are within the Mixed Use Land Use areas outside of the Growth Areas.

Within the last five years, there have been 241 projects proposed for mid-rise residential buildings throughout the entire City of Toronto, representing 23,696 units (Map 1). This contributes 17% of all residential units proposed at this time. Half of these projects are for buildings within the range of 4–6 storeys, totalling 7,038 units, while 30% are for 7–9 storey buildings (9,110 units) and the remaining 20% of proposed projects

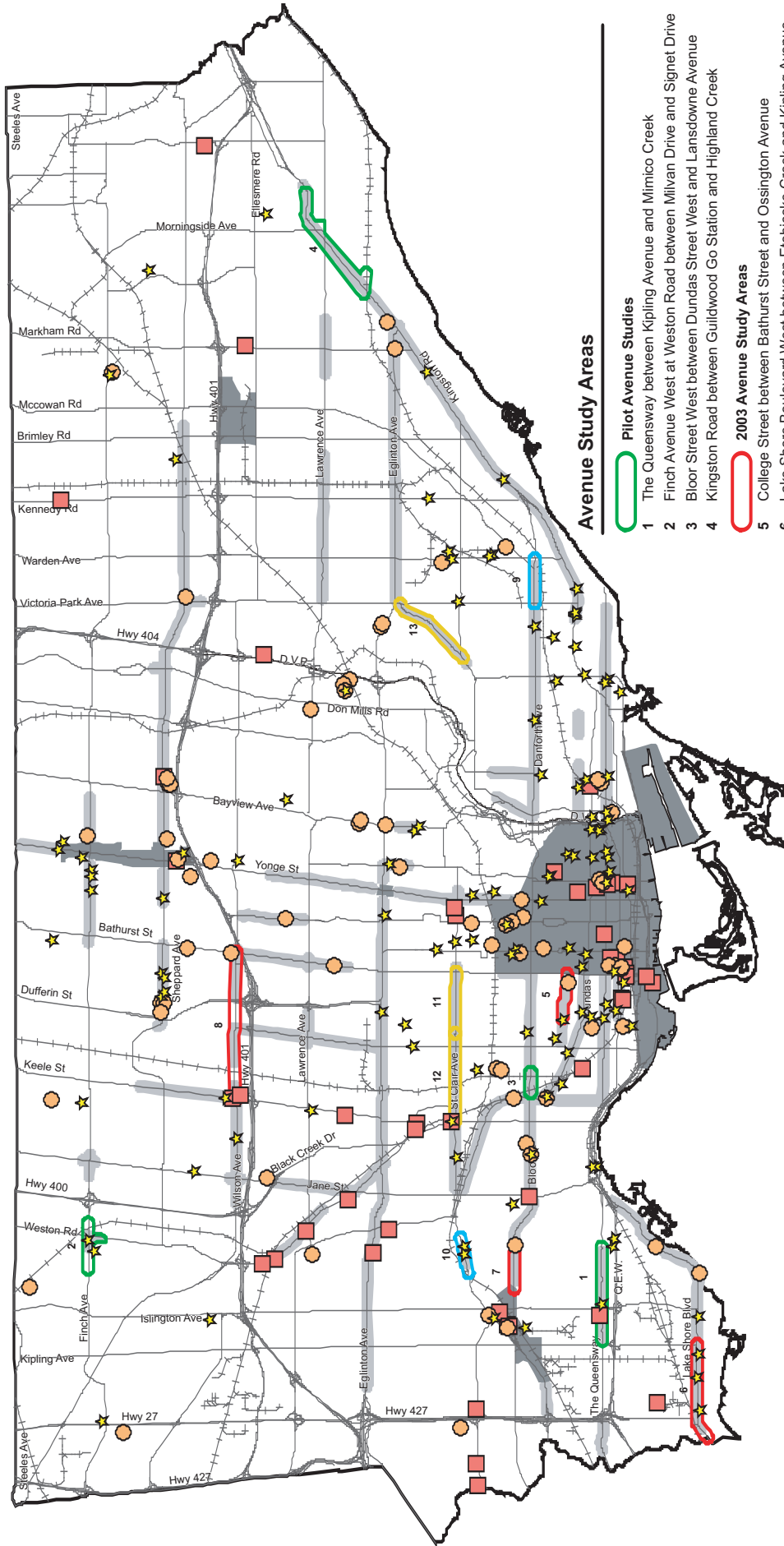
are 10–12 storeys in height with a total of 7,548 units (Table 1).

During this time period, just over half of all development applications for mid-rise buildings have occurred within the Growth Areas of the new Official Plan (Avenues, Downtown and Central Waterfront and Centres), with close to two thirds of these projects occurring within the Avenues alone. In the Downtown, mid-rise is also a popular form of development. Map 2 locates the 47 mid-rise projects (with a total of 2,766 units) currently underway in the Downtown.

Since Council Adoption of the Official Plan

Many mid-rise projects were proposed prior to Council adoption of the Official Plan (November 2002). Since then, the number of projects proposed in the Avenues has not changed considerably, however, the total number of mid-rise projects city-wide did increase after November 2002, with an increase of 159 projects, over the 82 projects received during the two year time period of July 1, 2000 to October 31, 2002.

As of June 30, 2005, of all 241 proposals for mid-rise buildings, 21 projects have been issued a building permit, totalling 2,400 residential units. One project has been completed, with a total of 30 units.



Proposed Residential Buildings

Proposed Storeys	Total Projects	Total Units
4 - 6	124	7,038
7 - 9	69	9,110
10 - 12	48	7,548

Growth Areas

- Avenues
- Centres, Downtown and Central Waterfront

Avenue Study Areas

- Pilot Avenue Studies**
 - The Queensway between Kipling Avenue and Mimico Creek
 - Finch Avenue West at Weston Road between Milvan Drive and Signet Drive
 - Bloor Street West between Dundas Street West and Lansdowne Avenue
 - Kingston Road between Guildwood Go Station and Highland Creek
- 2003 Avenue Study Areas**
 - College Street between Bathurst Street and Ossington Avenue
 - Lake Shore Boulevard West between Etobicoke Creek and Kipling Avenue
 - Bloor Street West between Mimico Creek and Prince Edward Drive
 - Wilson Avenue between Bathurst Street and Keele Street
- 2004 Avenue Study Areas**
 - Danforth Avenue between Victoria Park Avenue and Warden Avenue
 - Dundas Street West between Royal York Avenue and Humber River
- 2005 Avenue Study Areas**
 - St. Clair Avenue West between Bathurst Street and Glenholme Avenue
 - St. Clair Avenue West between Glenholme Avenue and Keele Street
 - O'Connor Drive between Sandra Road and Victoria Park Avenue

*Source: IBMS, projects represented by all applications received between July 1, 2000 and June 30, 2005.



Proposed Residential Buildings

	Proposed Storeys	Total Projects	Total Units
★	4 - 6	21	551
○	7 - 9	13	649
■	10 - 12	13	1,566

*Source: IBMS, projects represented by all applications received between July 1, 2000 and June 30, 2005.



Table 1: Distribution of Mid-Rise Residential Buildings (4-12 storeys)

Post-OP	November 1, 2002 - June 30, 2005			4 - 6 storeys		7 - 9 storeys		10 - 12 storeys	
		Total Projects	Total Units	Projects	Units	Projects	Units	Projects	Units
		All Projects*	159	14,950	87	5,033	41	5,312	31
Avenues	48	3,921	30	1,087	10	1,159	8	1,675	
Downtown and Central Waterfront	33	1,614	16	451	9	502	8	661	
Centres	3	149	0	0	1	83	2	66	
Rest of City	75	9,266	41	3,495	21	3,568	13	2,203	

Pre-OP	July 1, 2000 - October 31, 2002			4 - 6 storeys		7 - 9 storeys		10 - 12 storeys	
		Total Projects	Total Units	Projects	Units	Projects	Units	Projects	Units
		All Projects*	82	8,746	37	2,005	28	3,798	17
Avenues	23	1,863	13	603	7	756	3	504	
Downtown and Central Waterfront	14	1,152	5	100	4	147	5	905	
Centres	4	392	1	12	1	130	2	250	
Rest of City	41	5,339	18	1,290	16	2,765	7	1,284	

5-yr Pipeline	July 1, 2000 - June 30, 2005			4 - 6 storeys		7 - 9 storeys		10 - 12 storeys	
		Total Projects	Total Units	Projects	Units	Count	Units	Projects	Units
		All Projects*	241	23,696	124	7,038	69	9,110	48
Avenues	71	5,784	43	1,690	17	1,915	11	2,179	
Downtown and Central Waterfront	47	2,766	21	551	13	649	13	1,566	
Centres	7	541	1	12	2	213	4	316	
Rest of City	116	14,605	59	4,785	37	6,333	20	3,487	

* represents proposed projects from applications received by City Planning

Source: IBMS, July 1, 2000 - June 30, 2005

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