



## STAFF REPORT ACTION REQUIRED

### How Does the City Grow? - Update 2016

<b>Date:</b>	September 16, 2016
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2016\ClusterB\PLN\PGMC\PG16120

### SUMMARY

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This report and attached bulletin is another in a series of research documents that City Planning produces that summarizes information from the Division's Land Use Information System II and other sources. The bulletin provides an overview of all development projects with any development activity between January 1, 2011 and December 31, 2015. Development activity refers to progress at any stage of the approvals and development processes, including application submission, development review, development approval, building permit application, building permit issuance, construction, occupancy, and completion. It illustrates how the City has grown over these five years and how it may continue to develop over time.

### RECOMMENDATIONS

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**The Chief Planner and Executive Director, City Planning Division recommends that:**

1. The Planning and Growth Management Committee receive this report for information.

### Financial Impact

The recommendation in this report has no financial impact.

## COMMENTS

Proactive management and development of relevant planning policies requires an understanding of the trends in development proposals and approvals. The development projects submitted demonstrate continued strong demand for housing in the City. Over the last several years, while fewer projects have been submitted to City Planning for review, the applications submitted are generally larger, more complex projects which take longer to progress through the planning process. While not all proposals are approved and not all approved projects are built, those projects which are approved and built result in tens of thousands of new homes and hundreds of thousands of square metres of space for employment.

### City-wide Trends

- Over 311,300 residential units and 7.94 million square metres of non-residential gross floor area (GFA) were proposed, representing all projects with development activity between January 1, 2011 and December 31, 2015.
- About 85,200 new residential units were constructed between 2011 and 2015.
- About 224,700 units and 5.26 million square metres of non-residential floor space have been proposed and 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.

### Growth Management Areas

- Eighty-three percent of 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 38% of the residential units and 46% of the non-residential GFA proposed in the City.
- Among the Centres, Yonge-Eglinton Centre has the most residential activity with 39% of the units proposed in the Centres. North York Centre led non-residential development with 52% of all non-residential GFA proposed in the Centres.
- More than 72,800 of the residential units were proposed along the Avenues identified in the Official Plan.
- Twenty-three percent of the City's proposed non-residential floor space is in the Employment Areas of the Official Plan.
- The Employment Areas continue to see significant reinvestment with \$2.16B in Building Permits applied for and construction valued at \$1.54B that has already been approved.
- Areas of the City covered by a Secondary Plan contain proposals for 142,200 residential units and 2.34 million m<sup>2</sup> of non-residential GFA.
- Downtown Toronto accounts for almost 70% of all the office space currently under construction in the Greater Toronto Area.

- As the City's Urban Growth Centres develop, they are progressing towards the Province's density targets, as set out in the Growth Plan for the Greater Golden Horseshoe. Although employment is also increasing, most of the recent added density is due to residential growth.

## **CONCLUSION**

City planning staff will continue to monitor development approvals, housing supply and non-residential construction in order to understand and manage the pattern of development and the evolving built form of the city, to provide empirical data to help inform policy directions.

## **CONTACTS**

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## **SIGNATURE**

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## **ATTACHMENT**

Attachment 1: How Does the City Grow? – Update 2016

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