



### **M** Toronto

This bulletin illustrates how the City has developed and how it may continue to grow over time. It summarizes information from the City of Toronto's Land Use Information System II, providing overview of all projects with any development activity between January 1, 2011 and December 31, 2015. This development pipeline data is supplemented by other data sources such as CMHC, Statistics Canada and the Toronto Employment Survey.

### Highlights

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

- From 2011 to 2015, 311,350 residential units and 7.94 million m² of non-residential GFA were proposed in the City of Toronto.
- 83% of new residential development is proposed in areas targeted for growth by the City's Official Plan.
- 224,700 residential units and 5.26 million m² of non-residential floor space proposed have not yet been built. Toronto will continue to grow as proposed developments receive planning approval and building permits.
- The most growth was proposed in the Downtown & Central Waterfront, with 38% of the 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 nonresidential activity in the Centres.
- More than 72,800 residential units were proposed along the Avenues identified in the Official Plan.
- 23% of the City's proposed nonresidential floor space is in the City's Employment Areas.
- 46% of the proposed residential units are located in an area covered by a Secondary Plan.
- As the City's Urban Growth Centres develop, they are progressing towards meeting the Province's density targets. Most of that density is due to residential growth.



### 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 development. 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 locations recognized as being most appropriate for growth are those identified in the Official Plan's Urban Structure Map as Avenues. Centres. the Downtown,1 as well as other areas in the City designated as Mixed Use Areas and Employment Areas.2 The Official Plan's Urban Structure Map is included in this bulletin as Map 1 on

### 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 2041.3

The City's population is on track with the population forecasts in the Growth Plan. The forecast background study supporting the Growth Plan 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 ± 14,834,4° This is close to the forecasted population. Statistics Canada's estimate of the City's 2015 population is 2,826,498. If the forecast supporting the Growth Plan were interpolated to 2015, this would be within the range of error of the Census.

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 long-form Census. In 2011, the 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. With the return of the long-form Census for the 2016 Census, superior analysis will be possible once results become available in late 2017.

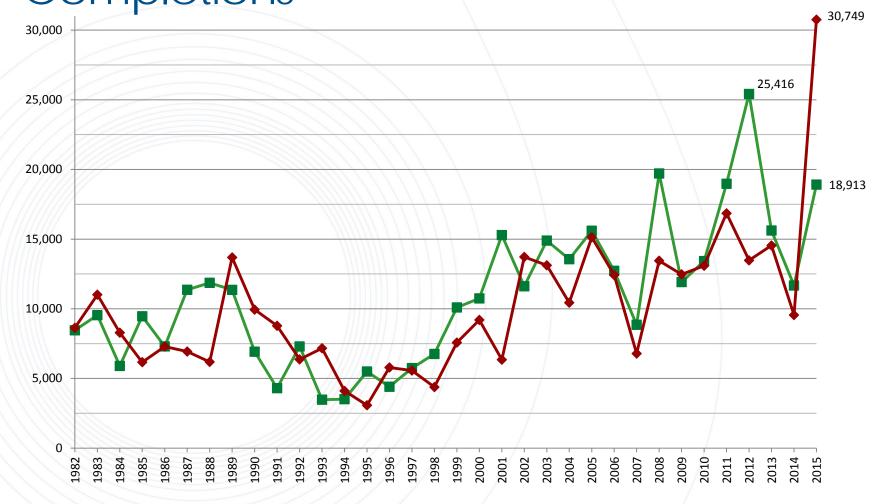
# How Does the City Grow?

Update 2016

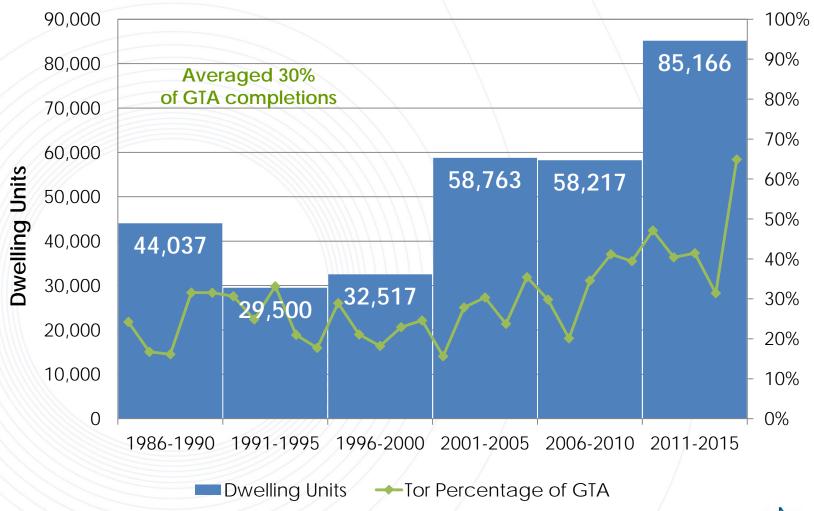
Planning & Growth Management Committee 17 October 2016



Toronto Housing Starts and Completions



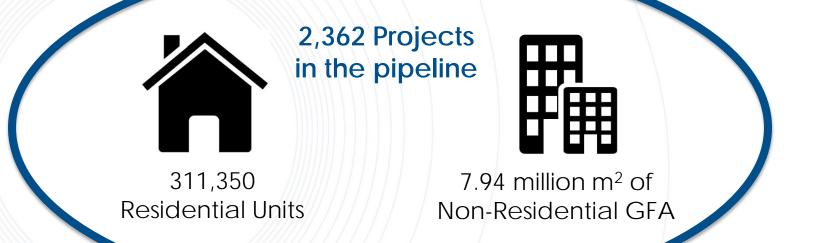
### Toronto Residential Completions





# Development Pipeline

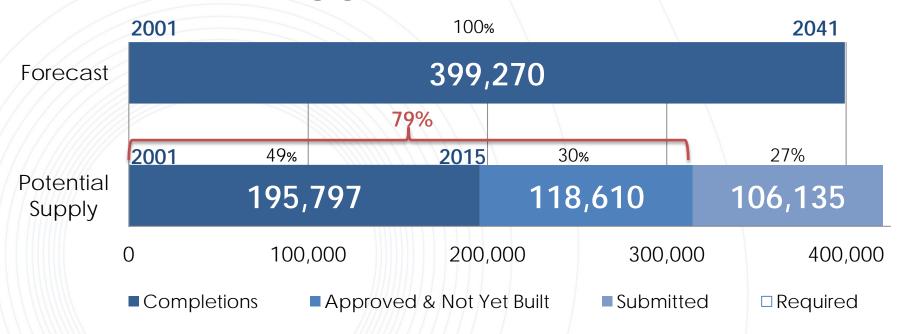
Strong development activity has been occurring over the last 5 years.





### Growth Plan Forecast

Toronto's housing growth is on track



Toronto is well on its way to housing the population growth forecasted by the Growth Plan

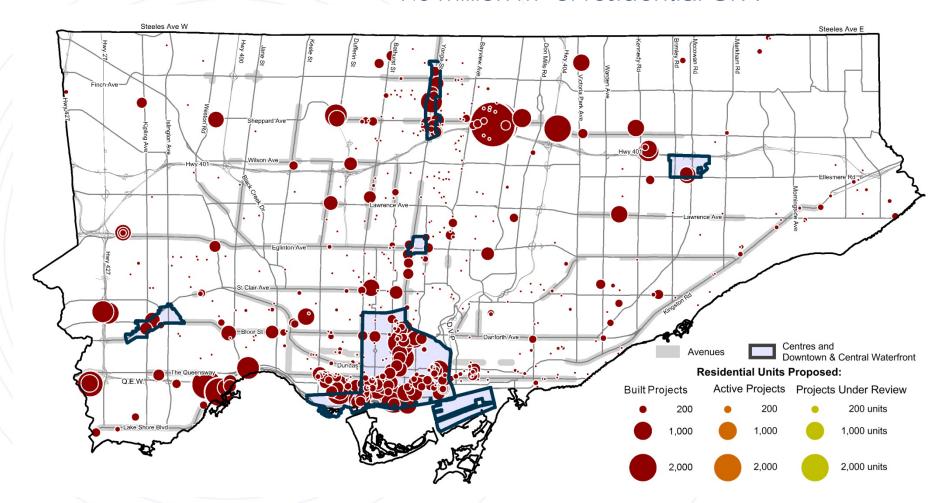


# Built Residential Development

612 Projects



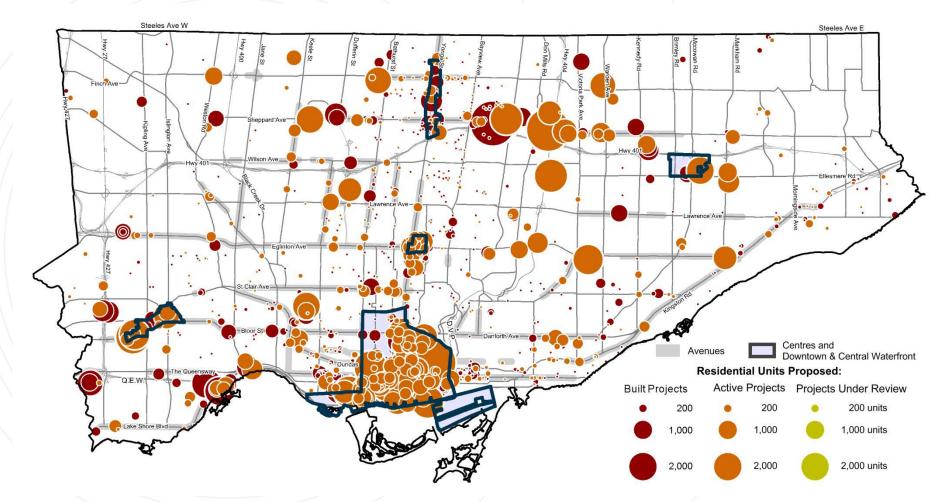
86,605 residential units
7.3 million m<sup>2</sup> of residential GFA



### Active Residential Development

459 Projects

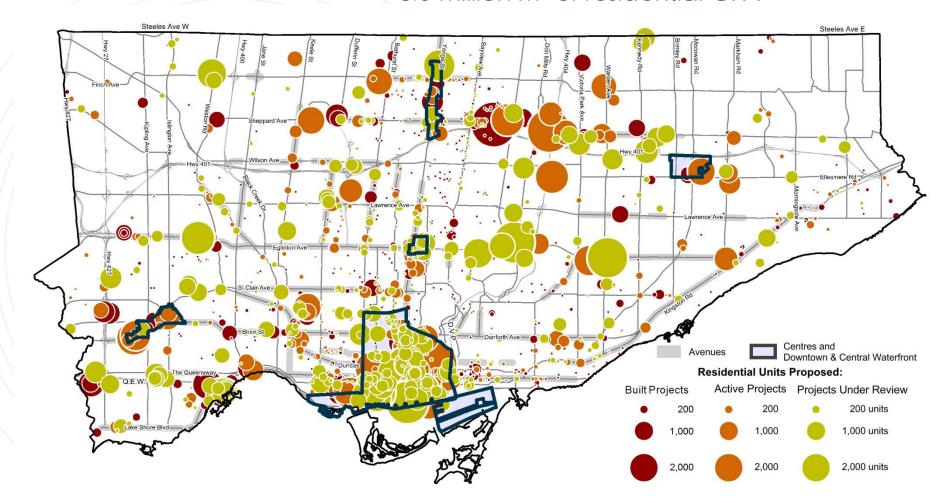
118,610 residential units 9.6 million m<sup>2</sup> of residential GFA



# Residential Development Under Review

340 Projects

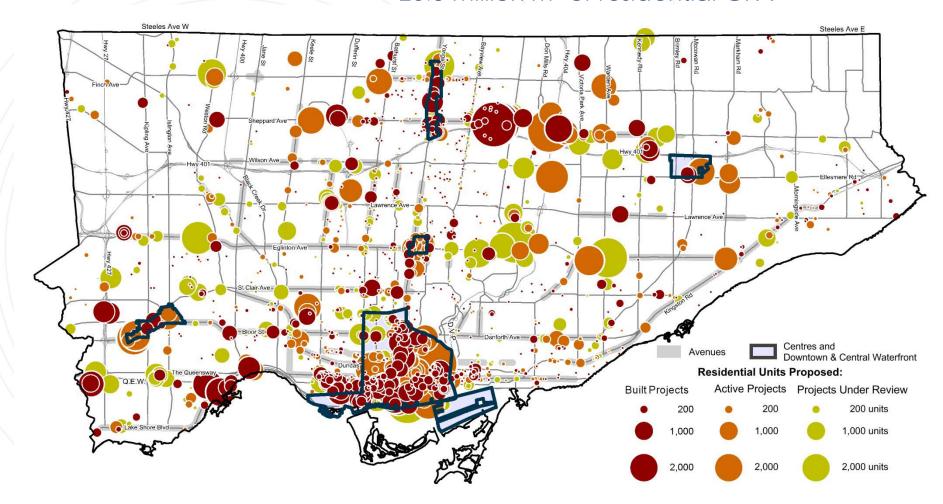
106,135 residential units 8.5 million m<sup>2</sup> of residential GFA



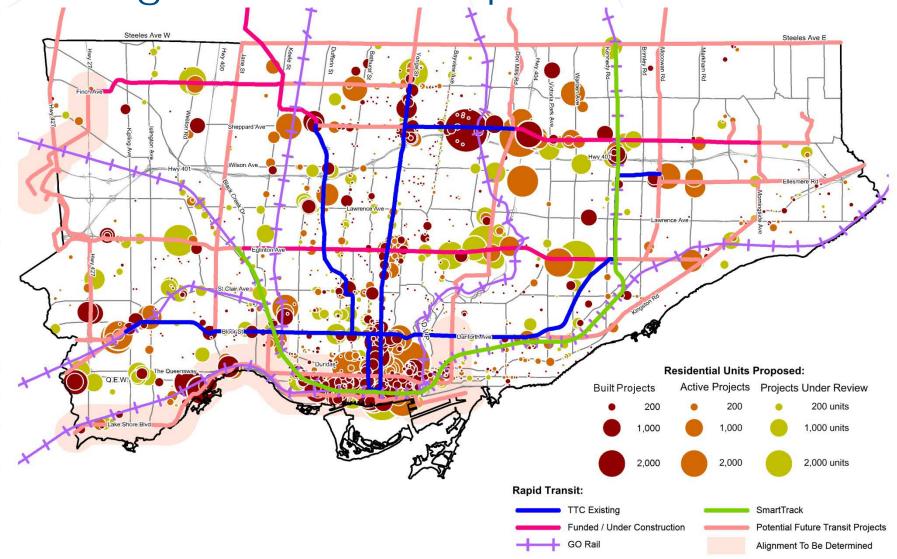
### Proposed Residential Development

1,411 Projects

311,350 residential units 25.3 million m<sup>2</sup> of residential GFA



# Proposed Residential Development with Existing and Potential Rapid Transit

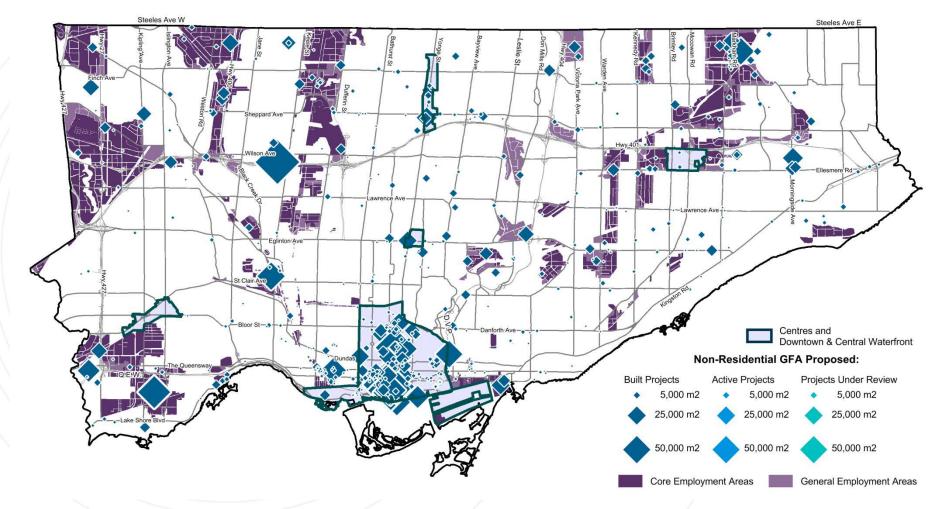


### Built Non-Residential Development

471 Projects



2.69 million m<sup>2</sup> of non-residential GFA (549,900 m<sup>2</sup> in Employment Areas)

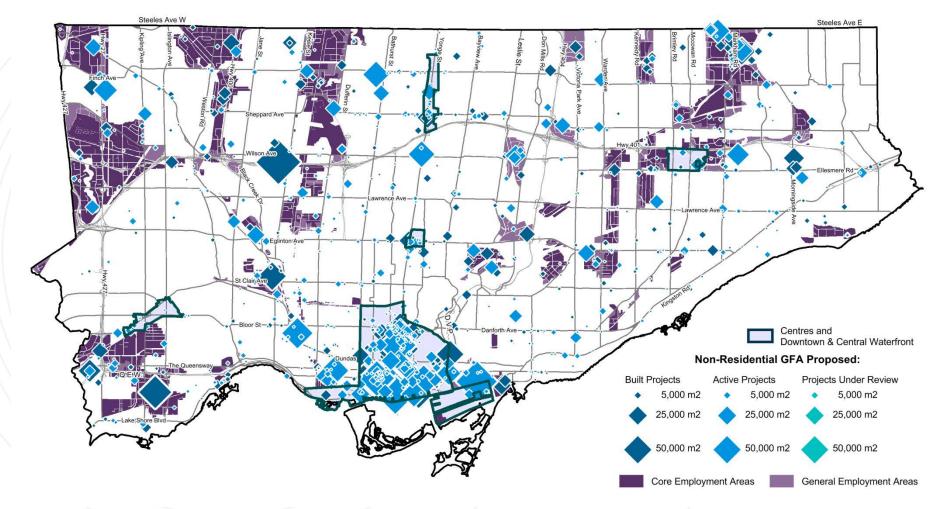


### Active Non-Residential Development

464 Projects



2.86 million m<sup>2</sup> of non-residential GFA (562,100 m<sup>2</sup> in Employment Areas)

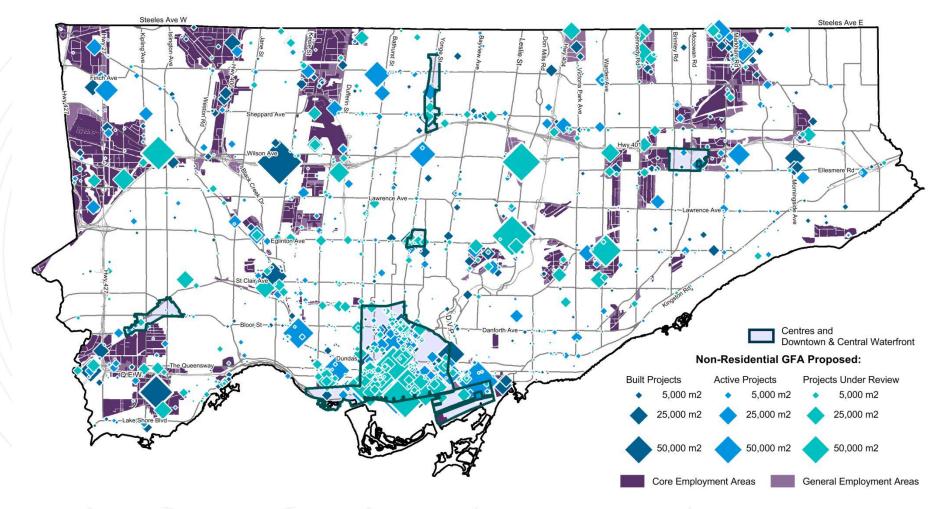


### Non-Residential Development Under Review

378 Projects



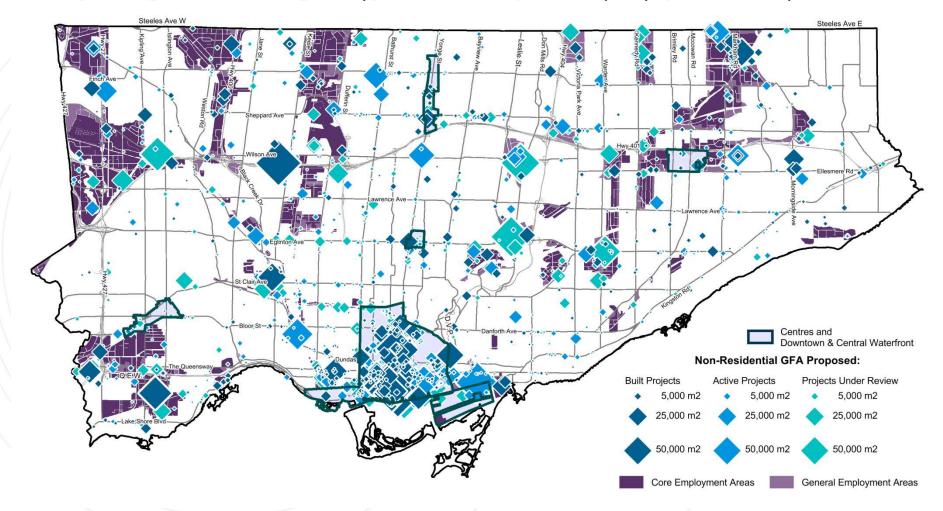
2.40 million m<sup>2</sup> of non-residential GFA (712,800 m<sup>2</sup> in Employment Areas)



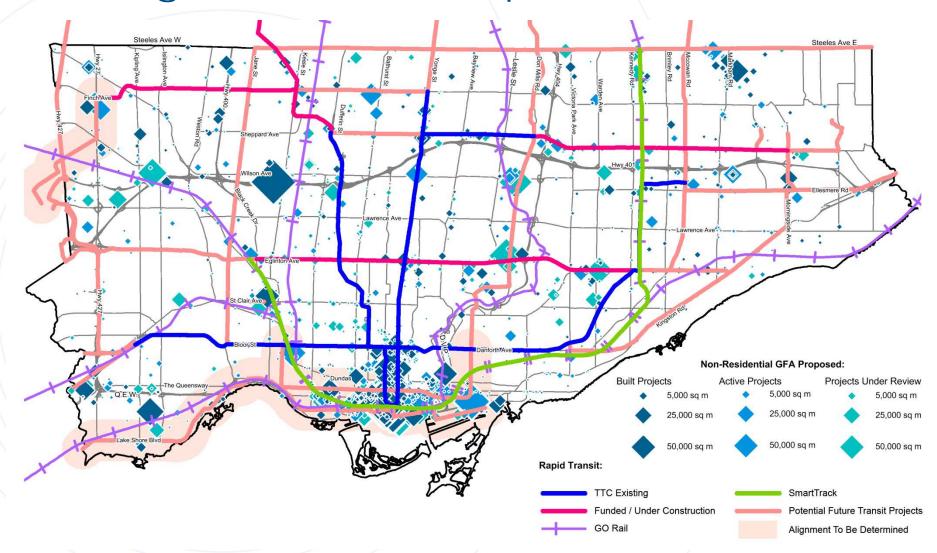
### Proposed Non-Residential Development

1,313 Projects

7.94 million m<sup>2</sup> of non-residential GFA (1.82 million m<sup>2</sup> in Employment Areas)

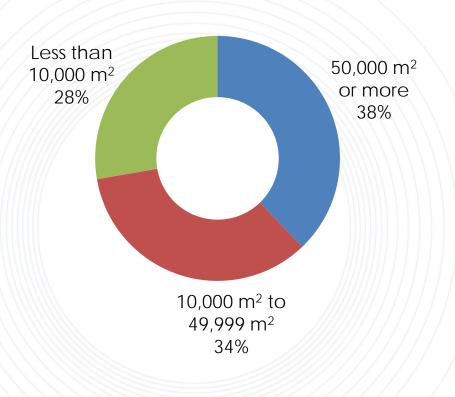


### Proposed Non-Residential Development with Existing and Potential Rapid Transit



### Toronto Non-Residential Market

### Non-Residential GFA Proposed



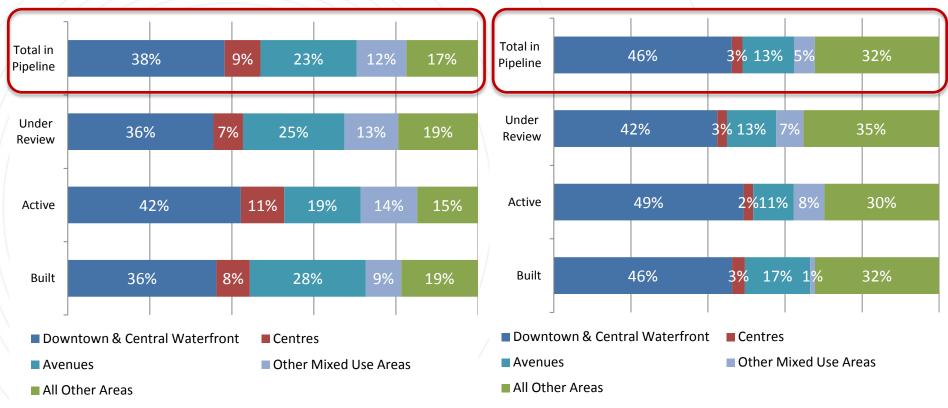
- 69% of GTA's office space under construction is in the Downtown
- Vacancy rates are lower than the Canada-wide average
- Large projects are proposed in areas targeted for growth



### Toronto Development Activity

Proposed Residential Units in Growth Areas

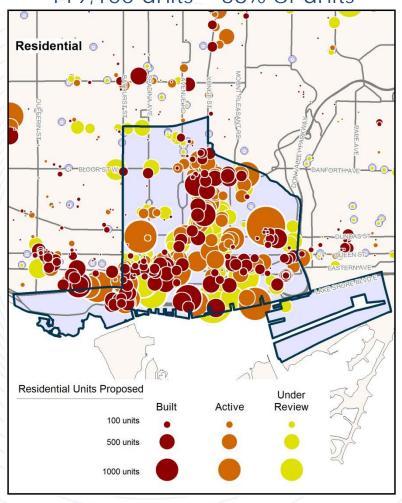
Proposed Non-Residential GFA in Growth Areas

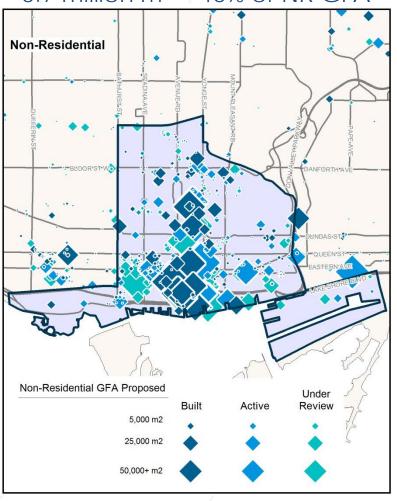




# Downtown & Central Waterfront Development Activity





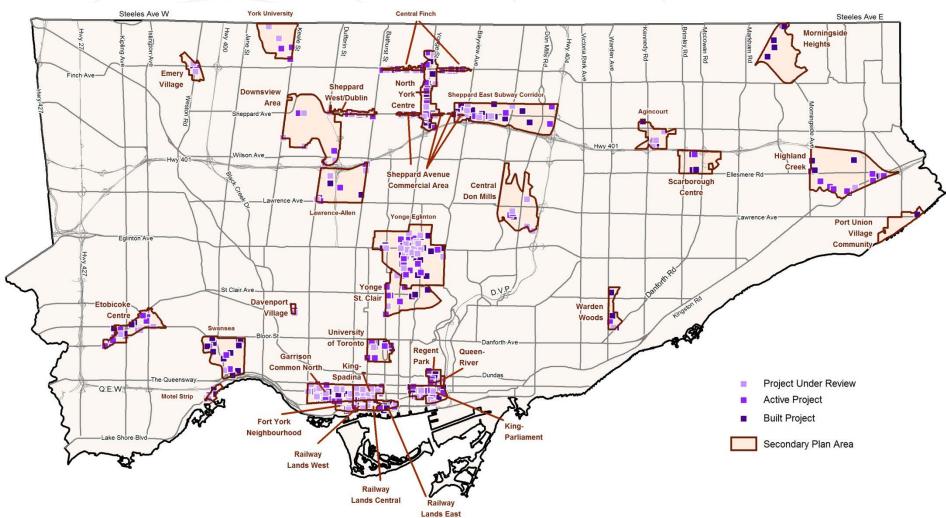


# Secondary Plan Area Development

526 Projects

142,170 residential units

2.34 million m<sup>2</sup> of non-residential GFA



### How Does the City Grow?





