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, as well as other areas 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 2010, forecasts 3.40 million people and 1.72 million jobs in the City of Toronto by 2041.

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 coverage of 2,725,000. The most recent estimate of the City’s 2011 population by Statistics Canada is 2,704,822 ± 14,334. This is close to the forecasted population. Statistics Canada’s estimate of the City’s 2015 population is 2,826,466. 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 2018 Census, superior analysis will be possible once results become available in late 2017.
### Toronto Housing Starts and Completions

<table>
<thead>
<tr>
<th>Year</th>
<th>Starts</th>
<th>Completions</th>
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</thead>
<tbody>
<tr>
<td>1982</td>
<td>5,000</td>
<td>10,000</td>
</tr>
<tr>
<td>1983</td>
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<td>30,749</td>
</tr>
<tr>
<td>1992</td>
<td>30,749</td>
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</tbody>
</table>

**Note:** The data shows the number of housing starts and completions for each year from 1982 to 2015.
Toronto Residential Completions

Averaged 30% of GTA completions

Source: Canada Mortgage and Housing Corporation, Housing Now - Ontario Reports
Development Pipeline

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

- 2,362 Projects in the pipeline
- 311,350 Residential Units
- 7.94 million m² of Non-Residential GFA
Toronto’s housing growth is on track

Growth Plan Forecast

Toronto’s housing growth is on track

2001  2015  2041

Forecast

Potential Supply

Completions  Approved & Not Yet Built  Submitted  Required

2001  49%  30%  27%

195,797  118,610  106,135

0  100,000  200,000  300,000  400,000

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 m² of residential GFA
Active Residential Development

459 Projects  →  118,610 residential units
         9.6 million m² of residential GFA
Residential Development Under Review

340 Projects 106,135 residential units 8.5 million m² of residential GFA
Proposed Residential Development

1,411 Projects ➔ 311,350 residential units
25.3 million m² of residential GFA
Proposed Residential Development with Existing and Potential Rapid Transit
Built Non-Residential Development

471 Projects  →  2.69 million m² of non-residential GFA (549,900 m² in Employment Areas)
Active Non-Residential Development

464 Projects  ➔  2.86 million m² of non-residential GFA (562,100 m² in Employment Areas)
Non-Residential Development Under Review

378 Projects

2.40 million m² of non-residential GFA
(712,800 m² in Employment Areas)
Proposed Non-Residential Development

1,313 Projects  ➔  7.94 million m² of non-residential GFA
(1.82 million m² 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

- Less than 10,000 m²: 28%
- 10,000 m² to 49,999 m²: 34%
- 50,000 m² or more: 38%
Toronto Development Activity

Proposed Residential Units in Growth Areas

- Total in Pipeline:
  - Downtown & Central Waterfront: 38%
  - Centres: 9%
  - Avenues: 23%
  - Other Mixed Use Areas: 12%
  - All Other Areas: 17%

- Under Review:
  - Downtown & Central Waterfront: 36%
  - Centres: 7%
  - Avenues: 25%
  - Other Mixed Use Areas: 13%
  - All Other Areas: 19%

- Active:
  - Downtown & Central Waterfront: 42%
  - Centres: 11%
  - Avenues: 19%
  - Other Mixed Use Areas: 14%
  - All Other Areas: 15%

- Built:
  - Downtown & Central Waterfront: 36%
  - Centres: 8%
  - Avenues: 28%
  - Other Mixed Use Areas: 9%
  - All Other Areas: 19%

Proposed Non-Residential GFA in Growth Areas

- Total in Pipeline:
  - Downtown & Central Waterfront: 46%
  - Centres: 3%
  - Avenues: 13%
  - Other Mixed Use Areas: 5%
  - All Other Areas: 32%

- Under Review:
  - Downtown & Central Waterfront: 42%
  - Centres: 3%
  - Avenues: 13%
  - Other Mixed Use Areas: 7%
  - All Other Areas: 35%

- Active:
  - Downtown & Central Waterfront: 49%
  - Centres: 2%
  - Avenues: 11%
  - Other Mixed Use Areas: 8%
  - All Other Areas: 30%

- Built:
  - Downtown & Central Waterfront: 46%
  - Centres: 3%
  - Avenues: 17%
  - Other Mixed Use Areas: 1%
  - All Other Areas: 32%
Downtown & Central Waterfront Development Activity

119,100 units = 38% of units

3.7 million m² = 46% of NR GFA
Secondary Plan Area Development

526 Projects → 142,170 residential units
2.34 million m² of non-residential GFA
How Does the City Grow?
Update 2016

www.toronto.ca/howdoesthecitygrow