

How Does the City Grow? - Update 2018

Date: June 19, 2018

To: Planning and Growth Management Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report and attached bulletin are another in a series of research documents produced by City Planning that summarizes development activity in the city. Information from the Division's Land Use Information System II and other sources have been analyzed to provide an overview of all development projects with any development activity between January 1, 2013 and December 31, 2017. 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

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

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

FINANCIAL IMPACT

There are no financial implications resulting from this report.

COMMENTS

Development of effective 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 proposals submitted in general represent larger, more complex projects which take longer to progress through the planning and development processes. 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.

Citywide Trends

- Almost 376,500 residential units and over 10 million square metres of non-residential gross floor area (GFA) were proposed, representing all projects with development activity between January 1, 2013 and December 31, 2017.
- There are 12,621 more residential units and 764,712 million square metres more non-residential GFA in this pipeline compared to the 2016 Q4 pipeline that was reported on in the last How Does the City Grow? bulletin.
- Approximately, 86,411 new residential units were constructed between 2013 and 2017.
- Over the past five years, more residential units received their initial Planning approval than were built. This will help to ensure that a steady supply of approved housing will be available for construction and eventual occupancy in the future.
- About 290,039 units and 7.7 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-seven percent of new residential development is proposed in areas targeted for growth by the City's Official Plan.
- The *Downtown and Central Waterfront* area is the main location for proposed residential and office development, with 37% of the residential units and 40% of the non-residential GFA proposed in the City.
- Among the Centres, Yonge-Eglinton Centre has the most residential activity with 41% of the units proposed in the Centres. Of the Centres, North York Centre led non-residential development with 40% of all proposed non-residential GFA proposed.
- Almost 81,501 of the residential units were proposed along the *Avenues* identified in the Official Plan.
- Areas of the City covered by a Secondary Plan contain proposals for 242,140 residential units and 5.3 million square metres of non-residential GFA.
- The Downtown Plan Secondary Plan contains over 135,500 proposed residential units and nearly 4 million square metres of proposed non-residential GFA.

- Thirty-one percent of the City's proposed non-residential floor space is in the *Employment Areas* of the Official Plan.
- 727,707 m² of industrial GFA is proposed in the *Employment Areas*, accounting for 84% of proposed industrial GFA in the city.
- As the City's Urban Growth Centres develop, they are progressing towards or exceeding 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 development.

CONTACT

Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning,
416-392-8148, kerri.voumvakis@toronto.ca

Michael Wright, Manager, Research and Information, City Planning, 416-392-7558,
michael.wright@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

1. How Does the City Grow? – Update 2018