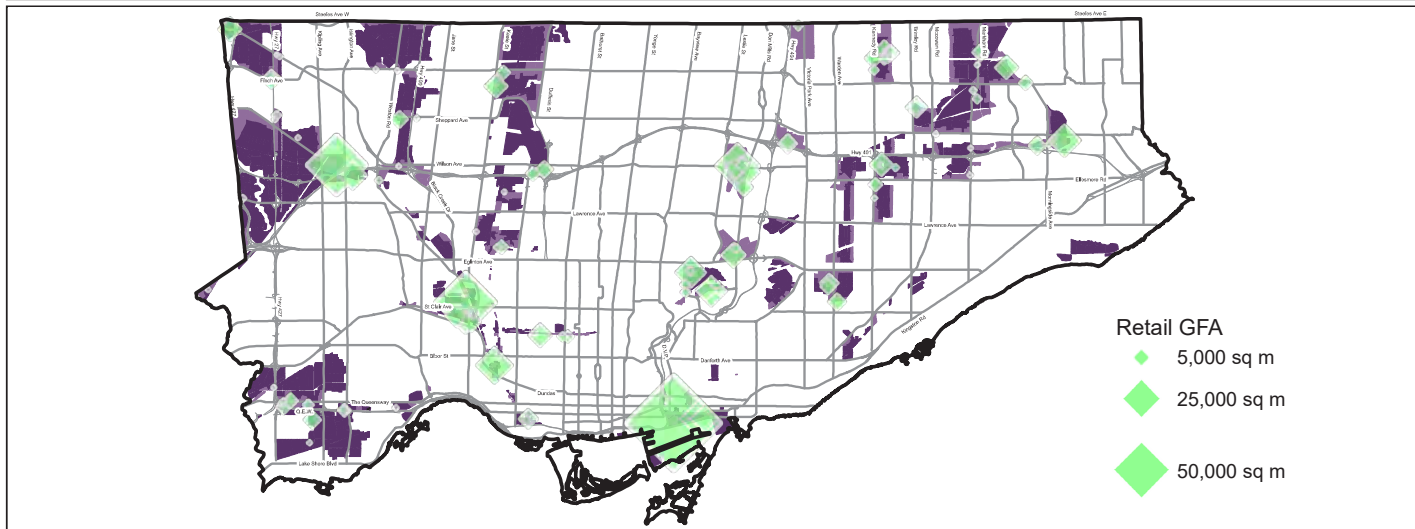
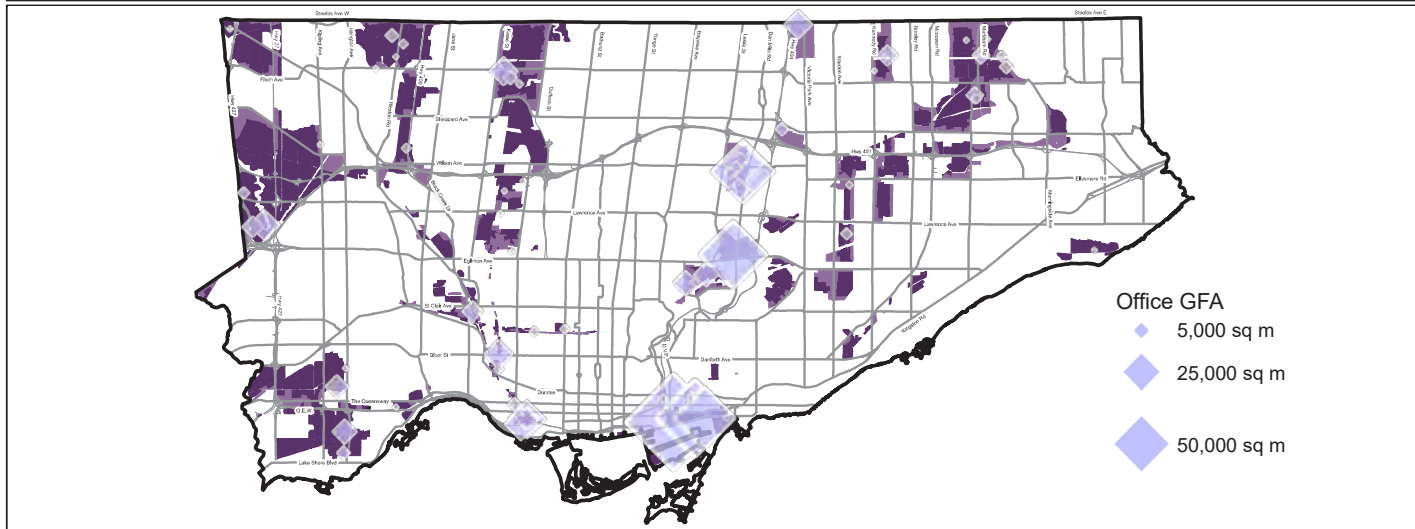
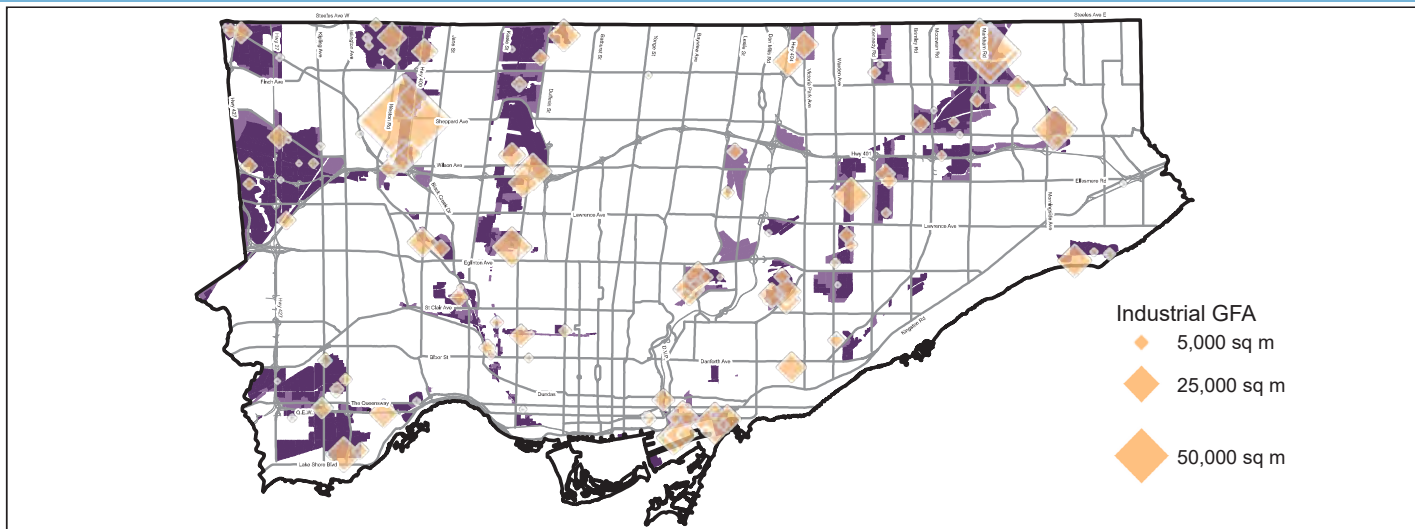


Map 9: City of Toronto Proposed GFA in Employment Areas by Sector



Source: Land Use Information System II
 Development projects with activity between January 1, 2013 and December 31, 2017.
 Toronto City Planning Division, Research and Information - June 2018

Core Employment Areas
 General Employment Areas



office GFA, *General Employment Areas* have attracted 78% of proposed office GFA or 974,060 m². Over the last five years, 67,577 m² of office GFA has been constructed. *Employment Areas* continue to provide an attractive location for office-related projects with over 1 million m² of office GFA currently under review. This is reflected in the growing number of Office jobs located in the *Employment Areas*. In 2017, the Toronto Employment Survey recorded 163,932 Office jobs in *Employment Areas*,

accounting for 22% of Toronto's Office employment and 10% of Toronto's Professional, Scientific and Technical Services jobs (41,644 jobs).

Mid-rise Development in Toronto

Over the last five years, there were 347 mid-rise projects submitted to the City Planning Division for review and approval. These projects proposed over 32,000 residential units and 1.14 million m² of non-residential GFA.

Nearly half of the proposed mid-rise projects are along the *Avenues* totaling 15,241 units and nearly 300,000 m² of non-residential GFA (see Map 10). Of the 15,241 units in the development Pipeline along the *Avenues*, about 2 in 10 are built, 4 in 10 are active, and the remaining 4 in 10 are under review.

Built mid-rise projects are concentrated in Downtown, along Yonge Street and along the Sheppard Corridor. More recent mid-rise development proposals that are active and under review are more dispersed and further away from Downtown yet tend to be along the *Avenues* reflecting Official Plan policies.

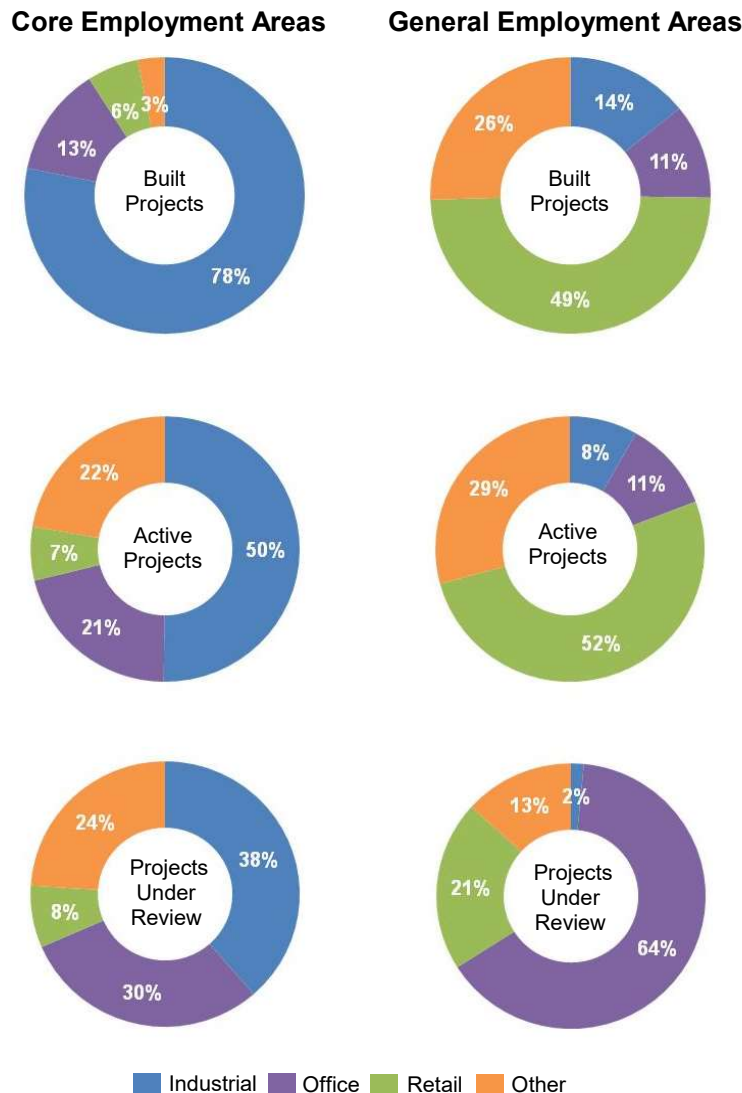
Over a quarter of mid-rise projects are located outside of areas that are targeted for growth by the City's Official Plan. These mid-rise projects account for over 7,700 units and close to 600,000 m² of non-residential GFA.

Mid-rise along the Avenues and the Impact of Avenue Studies

The Official Plan policies call for Avenue Studies to facilitate and shape development along the *Avenues* resulting in an Avenue specific zoning by-law. To date, 18 Avenue Studies have been completed resulting in by-laws. So far, 16% of the land parcels associated with the *Avenues* have been subject to an Avenue study and subsequently have by-laws in force, and 23% of mid-rise associated units along the *Avenues* reside on these by-law enforced lands.

Mid-rise projects residing on *Avenues* with by-laws in force propose on average more units per project with 110 units per project versus 84 units per project respectively. As a result, 34% of mid-rise units built along the *Avenues* are on lands with bylaws in force. Further, the *Avenues* associated land parcels that have been subject to an Avenue study are attracting more mid-rise projects over time, accounting 27% of the mid-rise units currently under review and 36% of mid-rise non-residential GFA currently under review. Mid-rise projects along the *Avenues* on by-law enforced lands are subject

Figure 5: Proposed Non-Residential Gross Floor Area in Employment Areas by Status

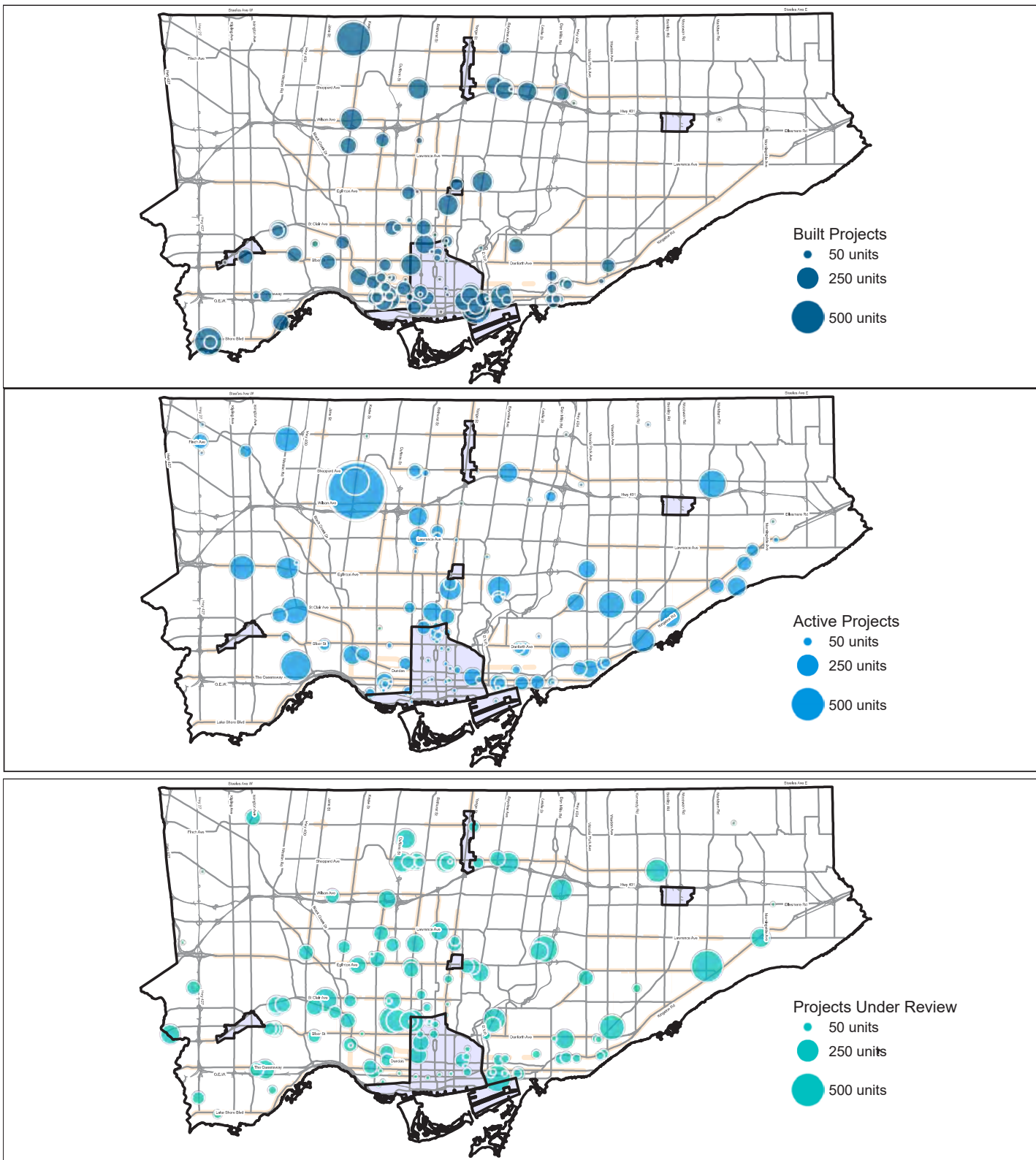


Source: City of Toronto, City Planning : Land Use Information System II.

Development projects with activity between January 1, 2013 and December 31, 2017. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects under review are those which have not yet been approved or refused and those which are under appeal. Gross floor area values are expressed in square metres.

Note: The Employment Areas figure cannot be directly compared with Tables 1, 2, and 3 because the designated Employment Areas exist in Downtown, and because some projects' site areas may fall partially within Employment Areas and partially in another Growth Area boundary.

Map 10: City of Toronto Proposed Mid-Rise Development by Status



Source: Land Use Information System II
Mid-rise is defined as a development project for which the tallest proposed building is between 5 and 11 storeys.
 Development projects with activity between January 1, 2013 and December 31, 2017. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects under review are those which have not yet been approved or refused and those which are under appeal.

Avenues
 Centres and Downtown & Central Waterfront



to substantially fewer re-zonings and OPAs compared to the rest of the Avenues with 44% versus 79%.

Toronto Non-Residential Market

The city's non-residential market remains strong, mainly consisting of office space but also including other uses such as retail, institutional and hotels. There was 4,522,694 m² constructed in projects larger than 50,000 m² (see Table 9). All of the projects were built and ready for occupancy before 2017.

There has been a strong demand for non-residential space in the Toronto market. Although there was no new non-residential GFA completed in Toronto in 2017, the 2017 Q4 net office absorption decreased to 222,979 m² compared to 263,954 m² in 2016 in Central Toronto.¹⁹ Office vacancy rates across the GTA decreased to 8.6%, well below the Canada-wide rate of 13.0%.²⁰ Office vacancy rates in Downtown Toronto decreased to an all-time low of 3.7%, which according to CBRE, was the lowest downtown vacancy rate of all major markets in North America.²¹ This was specifically due to 100 University Avenue which saw a large block of space come off the market due to a significant lease transaction.²² The industrial vacancy rate for the city of Toronto was 0.5% versus 0.8% for the GTA as a whole.²³

The trend toward significant office construction is continuing. There is more active non-residential development proposed than what was built in the last five years (an increase of nearly 4% of total proposed GFA). These projects have at least one Planning approval and are proceeding through Site Plan approvals or Building Permit approvals. The fact that applicants are pursuing large new projects as others are being completed points to a continuing demand for non-residential space in the city generally and in Downtown²⁴ in particular. CBRE states that Downtown is officially beginning a new development cycle as several major projects have been

announced through 2017.²⁵ The developments at 25 King St, 433 Front St W, and 517 Wellington St W were all under review as of 2017. Market conditions are expected to remain tight until this new supply is delivered in 2020. CBRE opines that the current tight supply of office space Downtown may kick-start the next wave of office development.²⁶

A number of large non-residential projects are active or under review. Table 9 breaks down the largest proposed non-residential space by status and location. All but one of the top five largest active projects are in

Downtown:

- 440 Front Street West, the former site of the Globe and Mail, which proposes seven mixed use buildings and 105,364 m² of office space and 44,824 m² of retail space;
- 45 Bay Street, which includes a major office tower, an elevated park over a rail corridor and the GO bus terminal integrated into the project;
- 141 Bay Street, the second phase of the development at 45 Bay Street, proposing a 53-storey office tower;

Sidebar: Housing in Toronto and the GTA

The city continues to grow; according to the 2016 Census, the number of occupied private dwellings increased by 65,052 between 2011 and 2016. Canada Mortgage and Housing Corporation (CMHC) reports that 84,748 dwelling units were completed in the city during the same period (May 2011 to April 2016). This does not include demolitions, which would indicate somewhat fewer net new units. The 2016 Census reports fewer units occupied than were completed. However, Statistics Canada's Annual Demographic Estimate for 2016 identified 144,524 more people living in Toronto than were captured in the 2016 Census^{1,2}. Moreover, the 2016 Census counted 66,128 unoccupied dwellings in Toronto. This suggests that the Census may have missed a significant number of people in dwelling units that may have existed at the time of the 2016 Census but were not classified as "occupied" at that time. This in turn suggests a higher net undercount in the 2016 Census for Toronto and possibly a higher actual total number of occupied dwelling units than was reported in the 2016 Census.

The city continues to be an exceptionally attractive location for residential development in the Greater Toronto Area (GTA). According to CMHC, Toronto has represented an average of about 32% of the housing completions in the GTA since 1988 (see Table 6). Toronto's housing construction has recovered from the 2008 global recession (see Figure 8 in the appendix). The number of units completed in 2015 was more than double the average number of units completed annually over the past 10 years. After this record-setting year, the number of completions in Toronto returned to more typical levels in 2016 and 2017. In 2017 there were 14,171 housing completions, the fifth highest number of completions in Toronto since 1988.

High-density condominium apartments continue to dominate the new construction landscape in Toronto. CMHC recorded 85,040 residential units completed in Toronto between 2013 and 2017 inclusive and 84% of these units were condominium apartments, an all-time high in Toronto's development history.³ In the GTA outside of Toronto, condominium apartments only comprise 24% of units completed in the last five years.

1 Statistics Canada, 2016 Census.

2 Statistics Canada, *Annual Demographic Estimates*, 91-214-X

3 Canada Mortgage and Housing Corporation, *Housing Now – Greater Toronto Area Reports*.

- 156 Front Street West, a 46-storey office tower; and
- 2233 Sheppard Avenue West, a proposed industrial park with 3 industrial buildings

In addition, there are six large non-residential projects are under review, half of which are in *Downtown*:

- East Harbour at 21 Don Valley Parkway, which proposes to redevelop the Unilever site into a major retail, office, and transportation hub;
- 25 King Street West, a 64-storey office building and addition to Hotel Victoria;
- 82 Buttonwood Avenue, the redevelopment of West Park Health Care Centre and other institutional uses;
- 3401 Dufferin Street, a phased mixed use plan for Yorkdale Shopping Centre site to include retail, office, hotel and residential uses;
- 433 Front Street West, the development of a rail corridor overbuild and 8 mixed-use buildings; and
- 1 Yonge Street, which retains the existing Toronto Star office building and adds several mixed-use towers.

Downtown accounts for 67% of the office space currently under construction in the GTA.²⁷ The 905 markets now account for the bulk of the remainder of the office space currently under construction, in Highway 10 / Highway 401 Area, Vaughan and Oakville.²⁸

Population

Population and Employment

It is important to understand Toronto's development activity 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, 2017, forecasts 3.40 million people and 1.72 million jobs in the city of Toronto by 2041.²⁹

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 2016 population including Census undercoverage of 2,865,000. The 2016 Census by Statistics Canada indicates the city's 2016 population is was 2,731,571 in 2016. These forecasts were the basis of the Growth Plan, 2006 as amended in 2013. These same forecasts appear in Schedule 3 of the Growth Plan, 2017. According to Statistics Canada's latest population estimates released on February 13, 2018, the City's population in 2016 is estimated to be 2,871,146.³⁰ This represents 6.2% growth over 2011. This is 6,146 people above the forecasts supporting the Provincial Growth Plan. Thus Statistics Canada's latest population estimate places City's growth firmly on track with the forecasts supporting the Growth Plan, if not slightly ahead.

Employment

Each year for the past 35 years, the City Planning Division has conducted the Toronto Employment Survey, collecting employment information from each business establishment in the city. There were 75,620 business establishments counted in 2017. The Toronto Employment Survey does not capture the growing number of people who work at home nor all of those who do not have usual places of work, such as construction workers. Thus, the total employment in the city is higher than reported by the Survey.

According to the forecasts supporting the Growth Plan, Toronto will need to add approximately 6,670 new jobs each year between 2011 and 2041 to reach the Growth Plan employment forecast.³¹ According to the results of the 2017 Toronto Employment Survey, the city grew at an average rate of 13,660 jobs over the past 16 years since 2001, more than double the rate

anticipated by the Growth Plan. This has risen to 21,700 jobs per annum over the past decade, more than triple the Growth Plan rate. If these rates were to continue, these trends would be more than sufficient to achieve the Growth Plan forecast, or, Toronto would achieve the employment forecast well before 2041.

Households and Units

Toronto's housing growth is also on track with the household forecasts supporting the Growth Plan 2017. The forecasts supporting the Provincial Growth Plan anticipate that the City needs to accommodate 399,270 households between 2001 and 2041.³¹ The Canada Mortgage and Housing Corporation (CMHC) reported that 225,995 units were built from 2002 to 2017.³² This is 57% of the units required to accommodate the forecasted growth.

The current Development Pipeline contains 2,407 development proposals received by the City representing 376,480 units (see Table 13). Of these, 143,858 units have received at least their first Planning approval but are not yet built. This represents a further 36% of the required units. Together, the units built from 2002 to 2017 and those units approved but not yet built total 374,722 units or 93% of the units required to accommodate the household growth to 2041 anticipated by the forecasts supporting the Growth Plan just 16 years into the forty-year forecast period (see Figure 6).

Not all development proposals are approved. However, if the proposals in the development Pipeline which are still under review are included, the total potential housing rises to 516,034 units or 129% of the forecasted household demand. This indicates that the City already has more than sufficient potential housing to accommodate the forecasted growth to 2041.

Some units are demolished to realize the new housing. A previous Development Charges Background Study used a demolition rate of 10% in realizing the new residential units.

Taking this into account, a net total of 203,396 units were completed with a further 129,472 net new units approved but not yet constructed, totalling 83% of the units needed to accommodate the forecasted household growth to 2041. Including the proposals in the development Pipeline still under review, the total net potential housing is 464,431 units; a surplus of 65,161 units or 16% above the forecasts supporting the Growth Plan.

Not all submitted proposals are approved, and not all approved projects are built. However, given these current trends, Toronto is well on its way to housing the population forecasted by the *Growth Plan* to 2041.

Density of Jobs and People in Growth Areas

The Provincial Growth Plan sets minimum gross density targets to be achieved by 2031 for Urban Growth Centres (UGC's). The minimum gross density target is 400 residents and jobs combined per hectare for each *Centre* and for *Downtown*. If an Urban Growth Centre has already achieved a density higher than 400 people and jobs per hectare, then that density is considered to be that UGC's target.³³

Toronto's Official Plan seeks to direct growth to the *Centres* and *Downtown*

Table 13: Growth Plan Forecasts

	Potential Supply	%	Potential Supply Less Estimated Demolitions	%
Hemson Forecast to 2041	399,270	100.0	399,270	100.0
Completions 2002 - 2017	225,995	56.6	203,396	50.9
Approved But Not Built 2013-2017	143,858	36.0	129,472	32.4
Under Review 2013-2017	146,181	36.6	131,563	33.0
Total	516,034	129.2	464,431	116.3
Additional Potential Housing	116,764	29.2	65,161	16.3

Source: City of Toronto, City Planning: Land Use Information System II, Hemson Consulting Ltd, Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report, November 2012, CMHC. Development projects with activity between January 1, 2013 and December 31, 2017. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects under review are those which have not yet been approved or refused and those which are under appeal.

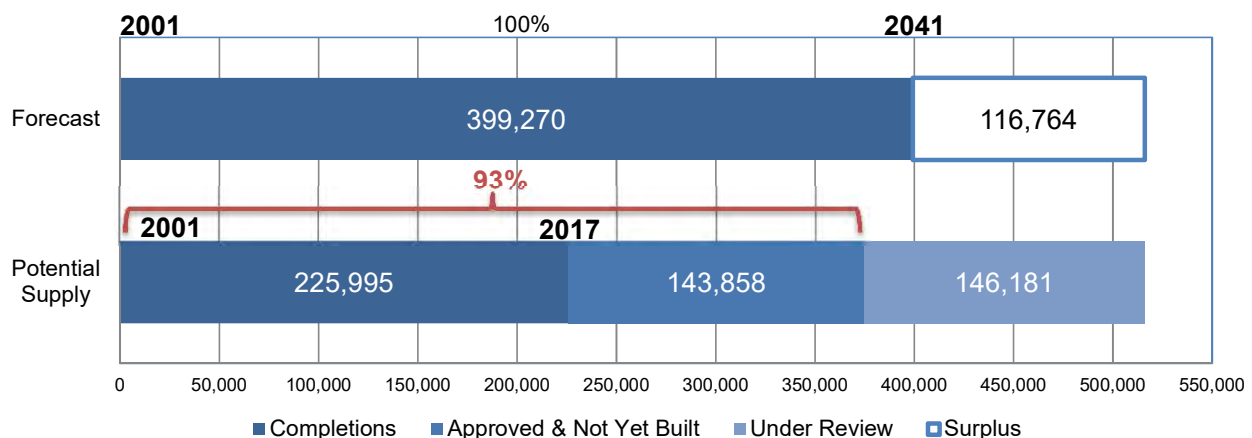
"in order to promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips."³⁴ Toronto's overall growth and intensification is encouraging.

Table 14 on page 28 shows the density of people and jobs per hectare for *Downtown* and each *Centre* between 2006 and 2016, and for the city overall. Since 2006, each of these areas has become steadily more dense. *North York Centre* and *Yonge-Eglinton Centre* have achieved the 400 people and jobs per hectare target, as early as 2006 in the case of *Yonge-*

Eglinton Centre. These *Centres* have continued to become more dense. Table 14 also shows that *Downtown* and the *Centres* have intensified in comparison to the city overall, as the Growth Plan has directed.

If the density trends continue, it is likely that *Downtown* will exceed the UGC density target well before 2031. The 2016 density of the *Downtown* Toronto *Urban Growth Centre* area is 354 people and jobs per hectare. According to the Census, the population increased by 41,668 people between 2011 and 2016. According to the City's Toronto Employment

Figure 6: Growth Plan Forecasts



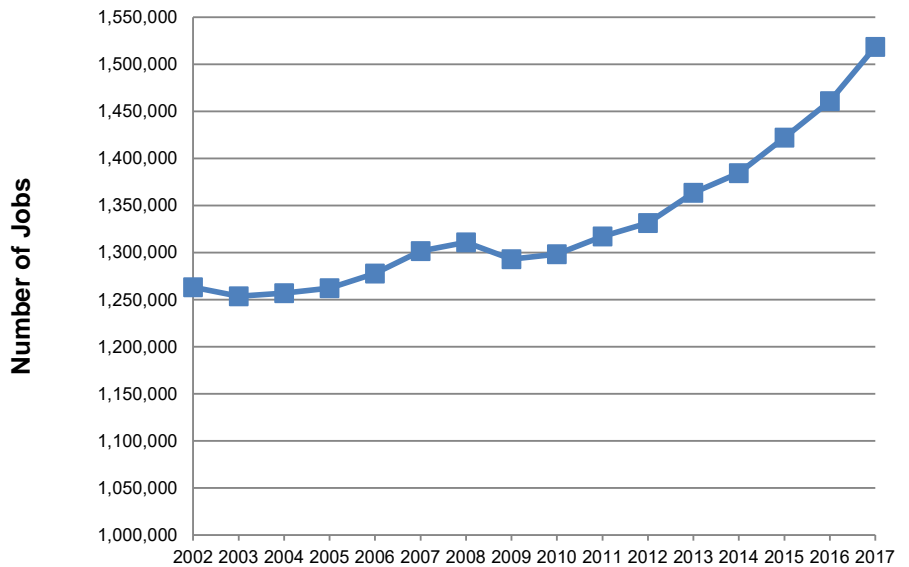
Source: City of Toronto, City Planning : Land Use Information System II.

Development projects with activity between January 1, 2013 and December 31, 2017. Built projects are those which became ready for occupancy and/or were completed. Active projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction. Projects under review are those which have not yet been approved or refused and those which are under appeal. Gross floor area values are expressed in square metres.

Survey, the employment increased by 69,280 jobs between 2011 and 2016 (see Figure 7).³⁵ The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates both the growth and growth in density of the UGC.

The 2016 Q4 Pipeline contained in the Downtown UGC area 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have been approved, for which Building Permits have been applied for or have been issued, and/or those which are under construction but are not yet built.³⁶ The number of units in the area that are in active projects with at least one Planning approval is greater than the number of units which have been built over the past five years. If a similar number of units in active projects were realized in the next five years as were built in the previous five years with commensurate population and employment growth over the next five years from 2016 to 2021 as occurred over the previous five years from 2011 to 2016 i.e. an additional 110,948 people and jobs, the resulting

Figure 7: City of Toronto Employment



Source: Toronto City Planning Division, Toronto Employment Survey

density would be an additional 52 people and jobs per hectare for a total of 406 people and jobs per hectare. Thus if the current trends continued for another five years, the resulting density of the Downtown Toronto UGC would achieve the minimum *Urban Growth Centre* density target well before 2031.

The divergent rates of population and employment growth and density in *Downtown* and the *Centres* indicate the importance of continuing to promote employment and mixed-use development across the city and in these key areas of the city's urban structure.

Table 14: Density of People and Jobs Per Hectare in Urban Growth Centres

Measure	Density (People and Jobs Per Hectare)			Percent Change in Density
	2006	2011	2016	2006-2016
Year	2006	2011	2016	2006-2016
Scenario	Actual	Actual	Actual	Population Change
City of Toronto	60	62	66	11%
Urban Growth Centres				
Downtown and Central Waterfront	265	302	354	34%
Centres	250	288	306	22%
Etobicoke Centre	137	144	151	11%
North York Centre	385	455	480	25%
Scarborough Centre	138	156	172	25%
Yonge-Eglinton Centre	482	570	604	25%

Sources: City Planning, Land Use Information System II. City of Toronto, City Planning, Toronto Employment Surveys 2006, 2011, 2016. Statistics Canada, 2006 and 2011 Censuses. Custom tabulation. 2006, 2011 and 2016 numbers were calculated based on actual employment values from the Toronto Employment Survey and actual population values from the Census. *Some 12,500 of the new jobs counted within Scarborough and North York Centres (6,250 jobs each) in the 2016 Toronto Employment Survey can be attributed to the inclusion of Toronto District School Board (TDSB) employees; TDSB footloose employment captured in the 2016 Toronto Employment Survey is not included here in the density calculations for 2016.

How the Data is Collected

The development information presented in this bulletin was extracted from Land Use Information System II, maintained by the City's Research and Information unit, Strategic Initiatives, Policy & Analysis section of the City Planning Division. Staff collect detailed information from every development application received by the Division, as well as any revisions to the applications made throughout the planning process. Information is also collected from building permit applications. The result is a rich body of data describing the location, size and built form of development projects across the City of Toronto throughout each stage of development.

Endnotes

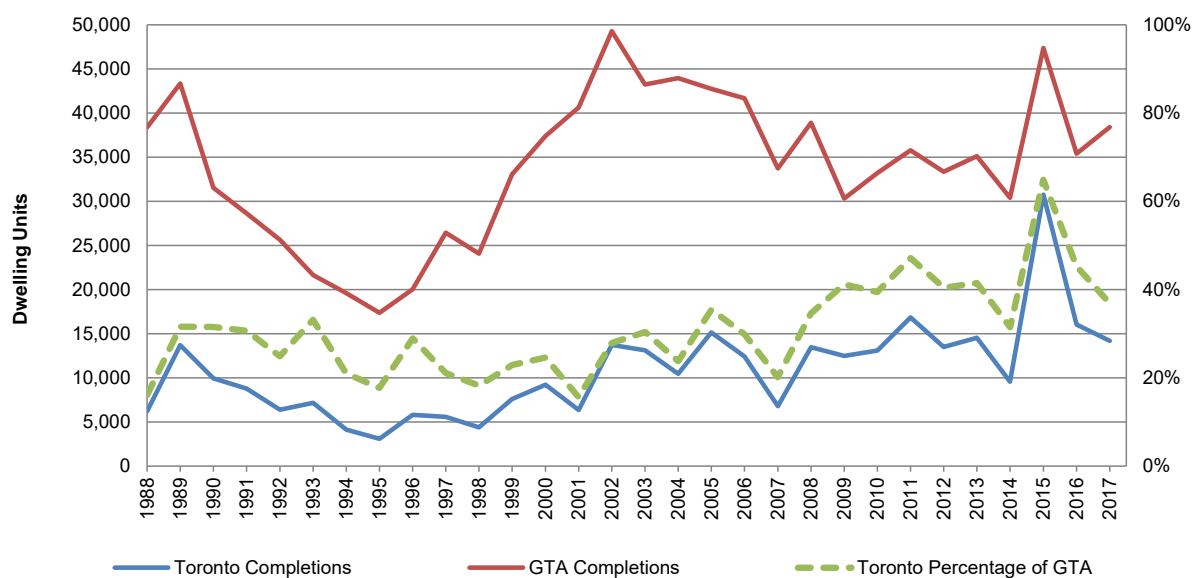
- 1 For the purposes of this bulletin, any reference to *Downtown* includes the *Central Waterfront Area*.
- 2 The Official Plan states “*Employment Areas* are places of business and economic activities vital to Toronto’s economy and future economic prospects.” The policies for *Employment Areas* were recently replaced by new policies as part of the Municipal Comprehensive Review of employment lands. These new policies are currently under appeal at the Ontario Municipal Board (OMB). For more information on the status of the appeals and to access interim Board Orders, please visit the OMB’s website: <https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL140860>.
- 3 There were 42,648 residential units and 1.3 million m2 of non-residential GFA proposed in projects submitted to City Planning in 2017. The annualized average number of units proposed between 2012 and 2016 was 40,478. The number of units proposed in 2017 represents 105% of the annualized average of units proposed over the previous five year period, indicating an increase in project size on average.
- 4 City of Toronto, City Planning, Official Plan, Downtown Plan Secondary Plan, Policy 2, 2018. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>.
- 5 City of Toronto, City Planning, Official Plan, King-Spadina Secondary Plan, Policy 2, 2006.
- 6 City of Toronto, City Planning, Official Plan, Railway Lands East Secondary Plan, Policy 2, 2006.
- 7 City of Toronto, City Planning, Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update, November 2, 2017. <https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-108435.pdf>.
- 8 City of Toronto, City Planning, Official Plan, Garrison Common North Secondary Plan, Policy 2.1(c), 2006.
- 9 Toronto City Council adopted Official Plan Amendment (OPA) 231 on December 18, 2013 which contains new economic policies and new policies and designations for *Employment Areas*. See City of Toronto, By-Law No. 1714-2013. Updated to Board order issued December 20, 2016, <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-December%2020%202016.pdf>.
- 10 Ontario Ministry of Infrastructure, *Growth Plan for the Greater Golden Horseshoe, 2006: Office Consolidation, June 2013, Policy 2.2.6.5*.
- 11 For more information about OPA 231, please visit <http://www.toronto.ca/opreview>.
- 12 Kneebone, Elizabeth (2013) *Job Sprawl Stalls: The Great Recession and Metropolitan Employment Location*, Brookings Institution.
- 13 City of Toronto, City Planning, *Toronto Employment Survey*, 2016.
- 14 City of Toronto, City Planning, *Profile Toronto: Toronto Employment Survey*, 2017.
- 15 City of Toronto, City Planning, *Profile Toronto: Toronto Employment Survey*, 2017.
- 16 The Official Plan was adopted before the Growth Plan came into force. By provincial legislation, the Official Plan must be brought into conformity with the policies of the Growth Plan. The City is working to bring the Official Plan into conformity with the Growth Plan through a series of Official Plan Amendments. Toronto’s Official Plan contemplates the city having 3.19 million people and 1.66 million jobs by 2031. The 2006 Growth Plan forecasts 3.08 million people and 1.64 million jobs in the city of Toronto by 2031. The amended Growth Plan, including revised forecasts, came into effect in June 2013. Official Plan Amendment (OPA) 231 amended this forecast and this policy is in effect. See: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-December%2020%202016.pdf>.
- 17 City of Toronto, By-Law No. 1714-2013. Updated to Board order issued December 20, 2016. See: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-December%2020%202016.pdf>. Uses in *Core Employment Areas* that are under appeal include industrial trade schools, media, and information and technology facilities.
- 18 City of Toronto, By-Law No. 1714-2013. Updated to Board order issued December 20, 2016. See: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-December%2020%202016.pdf>. The permission for all types of retail uses in *General Employment Areas* is under appeal.
- 19 CBRE Marketview, Toronto Office, Q4 2017.
- 20 CBRE Marketview, Toronto Office, Q4 2017; CBRE Marketview, Canada Office, Q4 2017.
- 21 CBRE Marketview, Toronto Office, Q4 2017.
- 22 CBRE Marketview, Toronto Office, Q4 2017.
- 23 CBRE Marketview, Toronto

Industrial, Q4 2017.

Greater Toronto Area Reports.

- 24 'Downtown' as defined by CBRE in CBRE Marketview, Toronto Office, Q42017 does not correlate to the geography of the *Downtown and Central Waterfront* as defined by the City of Toronto's Official Plan.
- 25 CBRE Marketview, Toronto Office, Q4 2017.
- 26 CBRE Marketview, Toronto Office, Q4 2017.
- 27 CBRE Marketview, Toronto Office, Q4 2017.
- 28 CBRE Marketview, Toronto Office, Q4 2017.
- 29 The Official Plan was adopted before the Growth Plan came into force. By provincial legislation, the Official Plan must be brought into conformity with the policies of the Growth Plan. The City is working to bring the Official Plan into conformity with the Growth Plan through a series of Official Plan Amendments. Toronto's Official Plan contemplates the city having 3.19 million people and 1.66 million jobs by 2031. The 2006 Growth Plan forecasts 3.08 million people and 1.64 million jobs in the city of Toronto by 2031. The amended Growth Plan, including revised forecasts, came into effect in June 2013. Official Plan Amendment (OPA) 231 amended this forecast and this policy is in effect. See: <http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-December%2020%202016.pdf>.
- 30 Statistics Canada, Annual Demographic Estimates, 91-214-X.
- 31 Hemson Consulting Ltd, *Greater Golden Horseshoe Growth Forecasts to 2041*, Technical Report, 2012.
- 32 Canada Mortgage and Housing Corporation, *Housing Now* –
- 33 Ontario Ministry of Infrastructure, *Growth Plan for the Greater Golden Horseshoe, 2006: Office Consolidation, June 2013*, Policy 2.2.4.5 and 2.2.4.6.
- 34 City of Toronto, City Planning, Official Plan, p. 2-5, Policy 2d, 2006.
- 35 City of Toronto, Toronto Employment Survey Bulletin, 2016.
- 36 Profile Toronto: *How Does the City Grow?* April 2017, Table 4, page 7 presented to Planning and Growth Management Committee on May 31, 2017. See: <https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-103953.pdf> and <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.2>.

Appendix: Toronto & GTA Dwelling Unit Completions



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

Appendix: Toronto & GTA Dwelling Unit Completions

Freeholds

	Completions	Absorptions	Net Completions	"Unabsorbed" Percentage
2013	1,735	1,649	86	5.2
2014	1,583	1,525	58	3.8
2015	1,374	1,342	32	2.4
2016	1,513	1,464	49	3.3
2017	1,849	1,813	36	2.0
Total	6,205	5,980	225	3.8

Condominiums

	Completions	Absorptions	Net Completions	"Unabsorbed" Percentage
2013	11,126	10,950	176	1.6
2014	7,777	7,900	-123	-1.6
2015	28,013	27,082	931	3.4
2016	13,426	14,137	-711	-5.0
2017	11,507	12,257	-750	-6.1
Total	71,849	72,326	-477	-0.7

Rental

	Completions	Absorptions	Net Completions	"Unabsorbed" Percentage
2013	1,681	1,269	412	32.5
2014	191	195	-4	-2.1
2015	1,362	1,027	335	32.6
2016	1,088	1,028	60	5.8
2017	815	595	220	37.0
Total	5,137	4,114	1,023	24.9

Source: Canada Mortgage Housing Corporation, Market Absorption Survey Custom Tabulation.

Note 1. The data in Appendix Table 1 reflects the total number of units for each 12 month period. Due to cyclical variations in the construction and sales industry that are unequally distributed throughout the year 2018 year-to-date data has been excluded.

Note 2. "Unabsorbed Percentage" is the ratio of Completions minus Absorptions to Absorptions.

Please direct information inquiries and publication orders to:

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