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 Proposed Development Pipeline

How Does the City Grow?

Planning & Growth Management Committee
05 July 2018
Historical Activity
Toronto Housing Starts and Completions
## Toronto Housing Starts and Completions

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1988-1992</td>
<td>44,962</td>
</tr>
<tr>
<td>1993-1997</td>
<td>25,711</td>
</tr>
<tr>
<td>1998-2002</td>
<td>41,227</td>
</tr>
<tr>
<td>2003-2007</td>
<td>57,899</td>
</tr>
<tr>
<td>2008-2012</td>
<td>69,335</td>
</tr>
<tr>
<td>2013-2017</td>
<td>85,040</td>
</tr>
</tbody>
</table>

The chart above shows the number of dwelling units started and completed in Toronto from 1988 to 2017. The data is categorized by five-year periods, with the years displayed at the bottom of the chart.
Development Pipeline
Development Pipeline

2,407 Projects in the pipeline

- 376,480 Residential Units
- 10.3 million m² of Non-Residential GFA
## Proposed Residential Units by Status and Stage

<table>
<thead>
<tr>
<th>Status</th>
<th>Stage as of December 31, 2017</th>
<th>Proposed Residential Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Stage</td>
<td>Description</td>
</tr>
<tr>
<td>Under Review</td>
<td>1</td>
<td>Planning Application</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Submitted</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Delegated / Council Approval</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Permit Application</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Issuance of a Permit</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>Work Stated</td>
</tr>
<tr>
<td>Active</td>
<td>6</td>
<td>Ready for Occupancy</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>Work Completed</td>
</tr>
<tr>
<td>Built</td>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
Residential Approvals have outpaced Residential Starts over the last 5 years

Cumulative Housing Unit Approvals versus Housing Starts in Toronto 2013-2017

Sources: City Planning Division, Land Use Information II (approvals) and CMHC, Housing Now – Ontario Reports (starts).
Note: Approved units are those in development projects that received their first Planning approval in the year listed.
Potential Dwelling Supply

If the total potential housing were built, the City’s total housing stock would rise by one quarter.
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.

Completions are units for which all the proposed construction work on a dwelling unit has been performed. Units approved and not yet build are those in development projects that have received at least their first Planning approval. Submitted units are those in projects which have not yet been approved or refused and those which are under appeal.
Citywide Development Activity
Built Residential Development

Projects 568  ➞  86,441 residential units
7.2 million m² of residential GFA
Active Residential Development

Projects 448  ➡  143,858 residential units
11.5 million m² of residential GFA
Residential Development Under Review

Projects 455

146,181 residential units
11.7 million m² of residential GFA
Proposed Residential Development

Projects 1,471 → 376,480 residential units
30.5 million m² of residential GFA
Built Non-Residential Development

Projects 481 → 2.6 million m² of non-residential GFA
(566,522 m² in Employment Areas)
Active Non-Residential Development

Projects 512

3.6 million m\(^2\) of non-residential GFA
(791,528 m\(^2\) in Employment Areas)
Non-Residential Development Under Review

Projects 439

4.1 million m² of non-residential GFA
(1.8 million m² in Employment Areas)
Proposed Non-Residential Development

Projects 1,432 → 10.3 million m² of non-residential GFA
(3.2 million m² in Employment Areas)
Official Plan Geography
### Toronto Development Activity in Growth Areas

#### Proposed Residential Units

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Areas (excluding Employment Areas)</td>
<td>13%</td>
</tr>
<tr>
<td>Employment Areas (outside other Growth Areas)</td>
<td>28%</td>
</tr>
<tr>
<td>Other Mixed Use Areas</td>
<td>9%</td>
</tr>
<tr>
<td>Avenues</td>
<td>7%</td>
</tr>
<tr>
<td>Centres</td>
<td>3%</td>
</tr>
<tr>
<td>Downtown &amp; Central Waterfront</td>
<td>40%</td>
</tr>
</tbody>
</table>

87% is in the Growth Areas of the OP

#### Proposed Non-Residential GFA

<table>
<thead>
<tr>
<th>Area</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Areas</td>
<td>17%</td>
</tr>
<tr>
<td>Other Mixed Use Areas</td>
<td>15%</td>
</tr>
<tr>
<td>Avenues</td>
<td>22%</td>
</tr>
<tr>
<td>Centres</td>
<td>9%</td>
</tr>
<tr>
<td>Downtown &amp; Central Waterfront</td>
<td>37%</td>
</tr>
</tbody>
</table>

83% is in the Growth Areas of the OP
Downtown & Central Waterfront Development Activity

140,116 units = 37% of units

4.1 Million m² = 40% NR GFA
Secondary Plan Area Development

Projects 869 → 242,140 residential units
5.26 million m² of non-residential GFA
Proposed Non-Residential GFA in Employment Areas

Core
- Built Projects: 76%
- Active Projects: 50%
- Projects Under Review: 38%

General
- Built Projects: 49%
- Active Projects: 53%
- Projects Under Review: 84%

Jobs in Employment Areas, 2013-2017

- 2013: 300,000
- 2014: 325,000
- 2015: 350,000
- 2016: 375,000
- 2017: 400,000

- Core Employment Areas
- General Employment Areas
- Employment Areas
How Does the City Grow

Update 2018

www.toronto.ca/howdoesthecitygrow