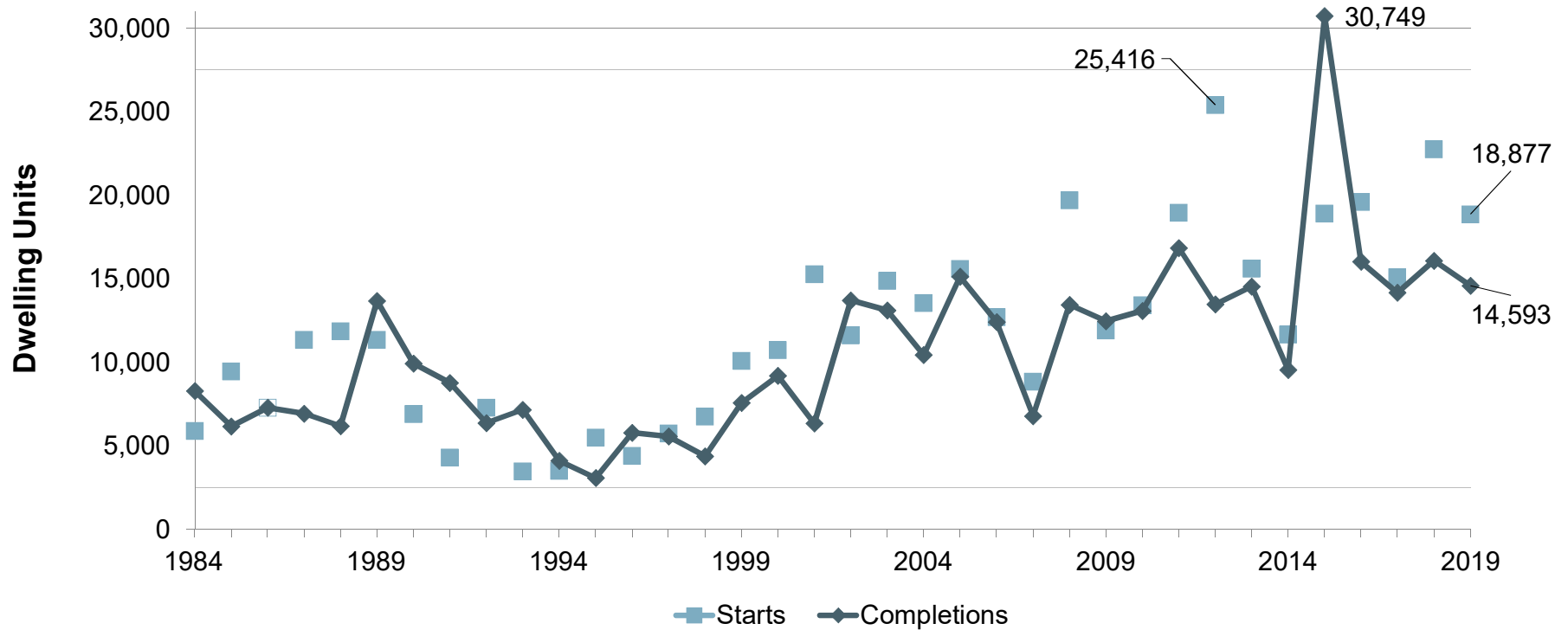


Development Pipeline

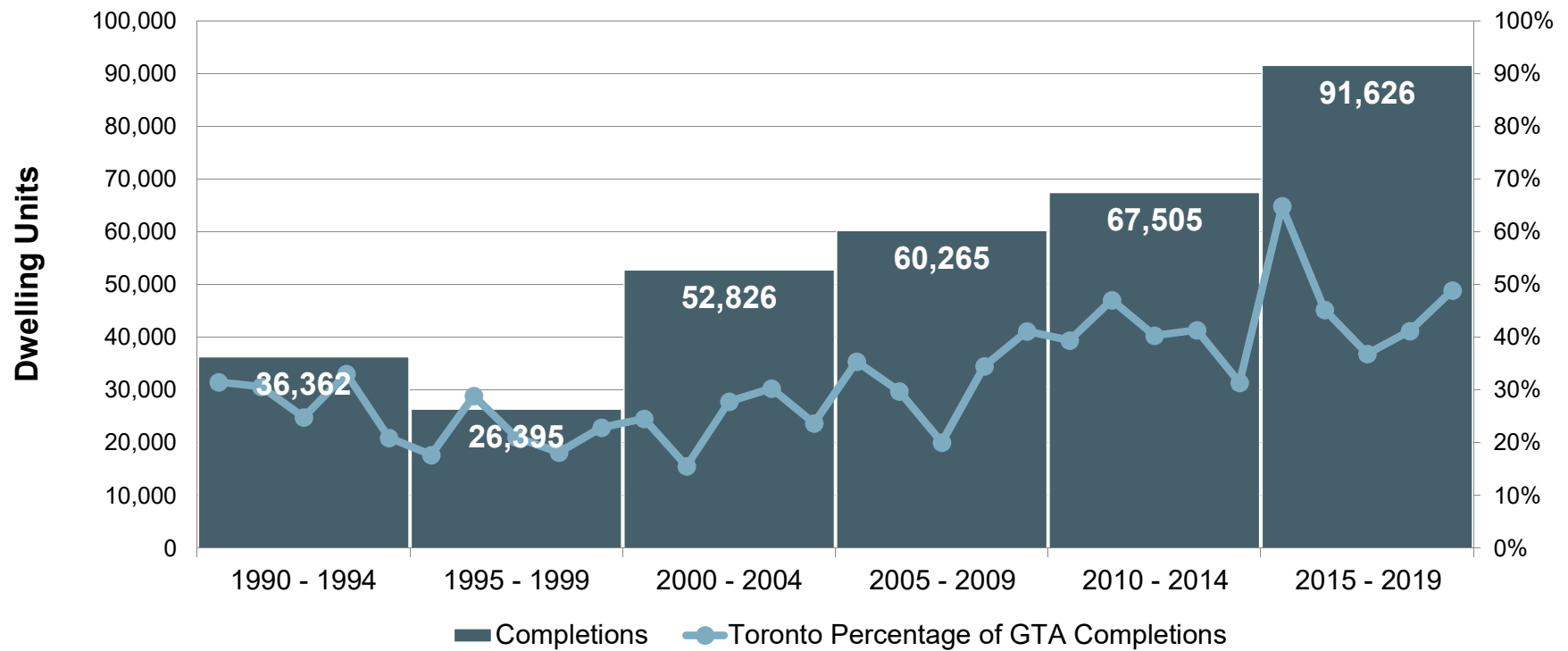
Update 2020
Planning & Housing Committee
20 October 2020



Toronto Housing Starts and Completions



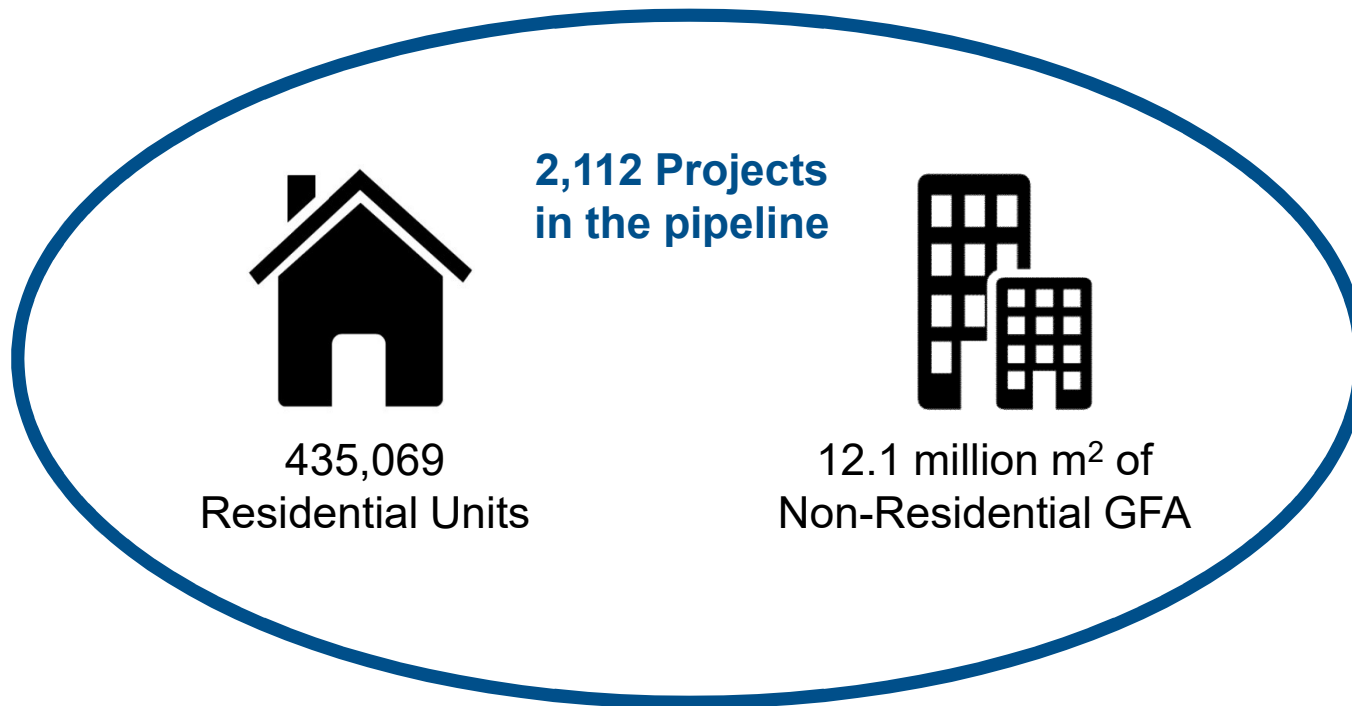
Toronto Housing Completions





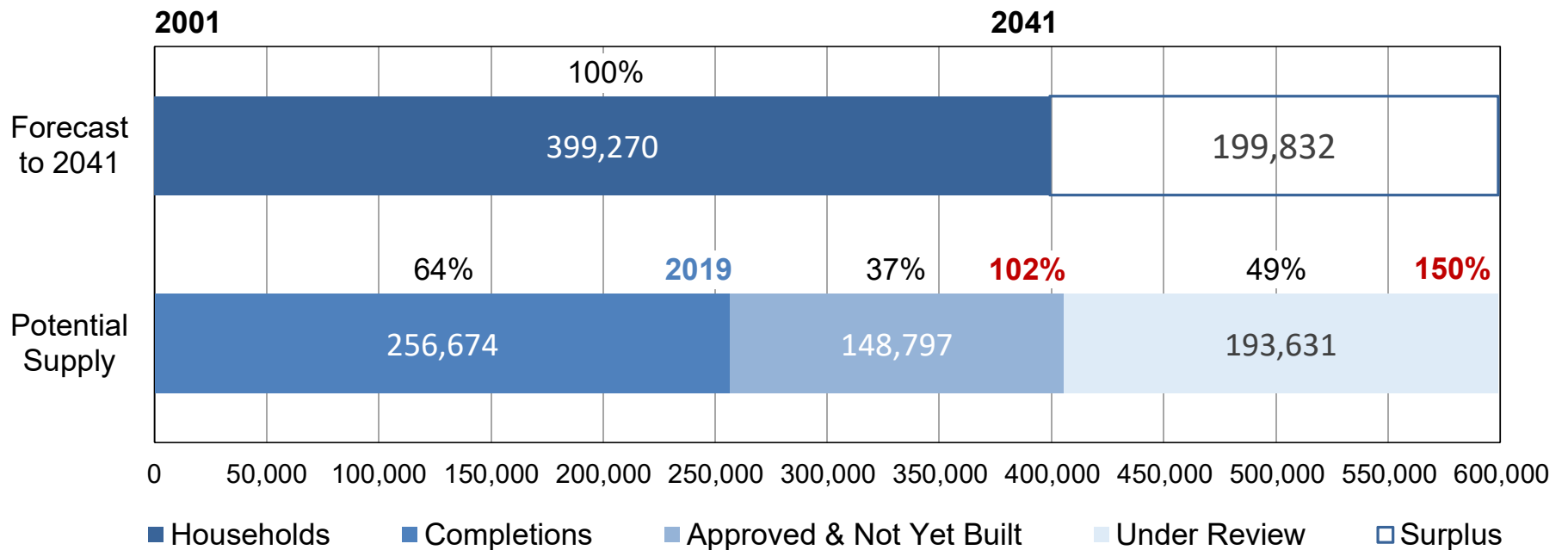
Development Pipeline: Projects during 2015 to 2019

Magnitude of the Development Pipeline



Growth Plan Forecast to 2041

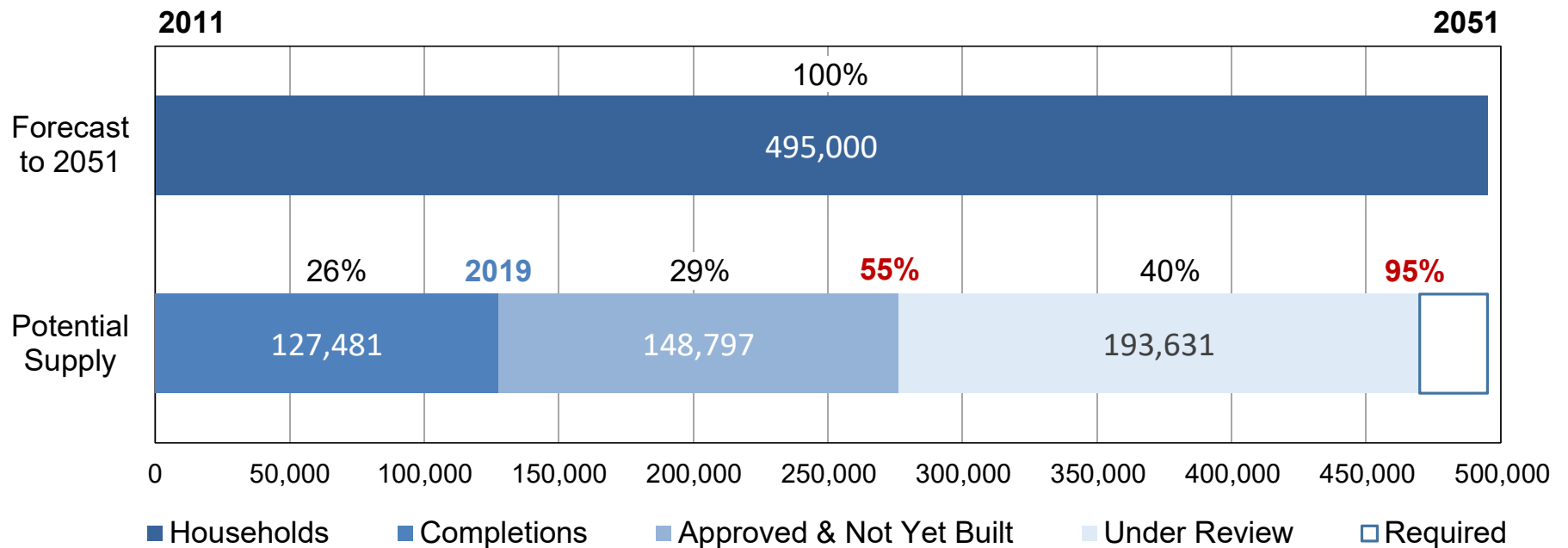
Former Growth Plan Forecast 2013-2020



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

Growth Plan Forecast to 2051

New Growth Plan Forecast as of 2020



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

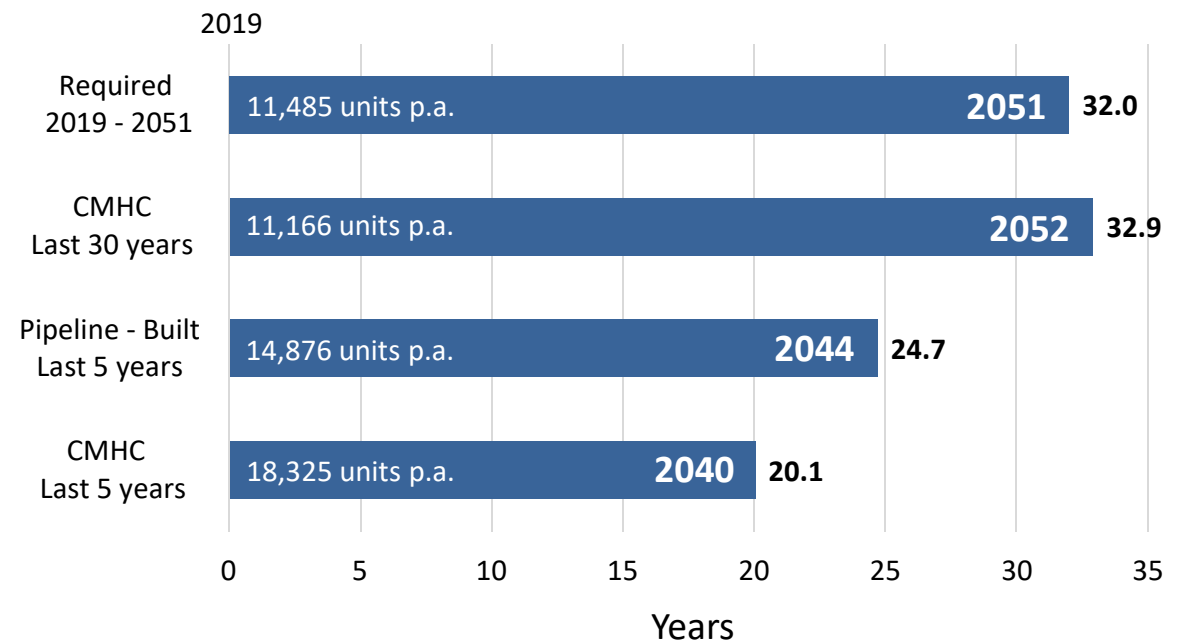
Completions are units for which all the proposed construction work on a dwelling unit has been performed. Units approved and not yet built are those in development projects that have received at least their first Planning approval. Under review units are those in projects which have not yet been approved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

Estimated Built Units

Average Number of Units Required

Forecasted Households 2011 – 2051	495,000
Units Built 2011-2019	127,481
Balance of Units to 2051	367,519
Years to Achieve	32
Required units per annum on average	11,485

Average Units Built per Year: Years to Achieve Household Forecast

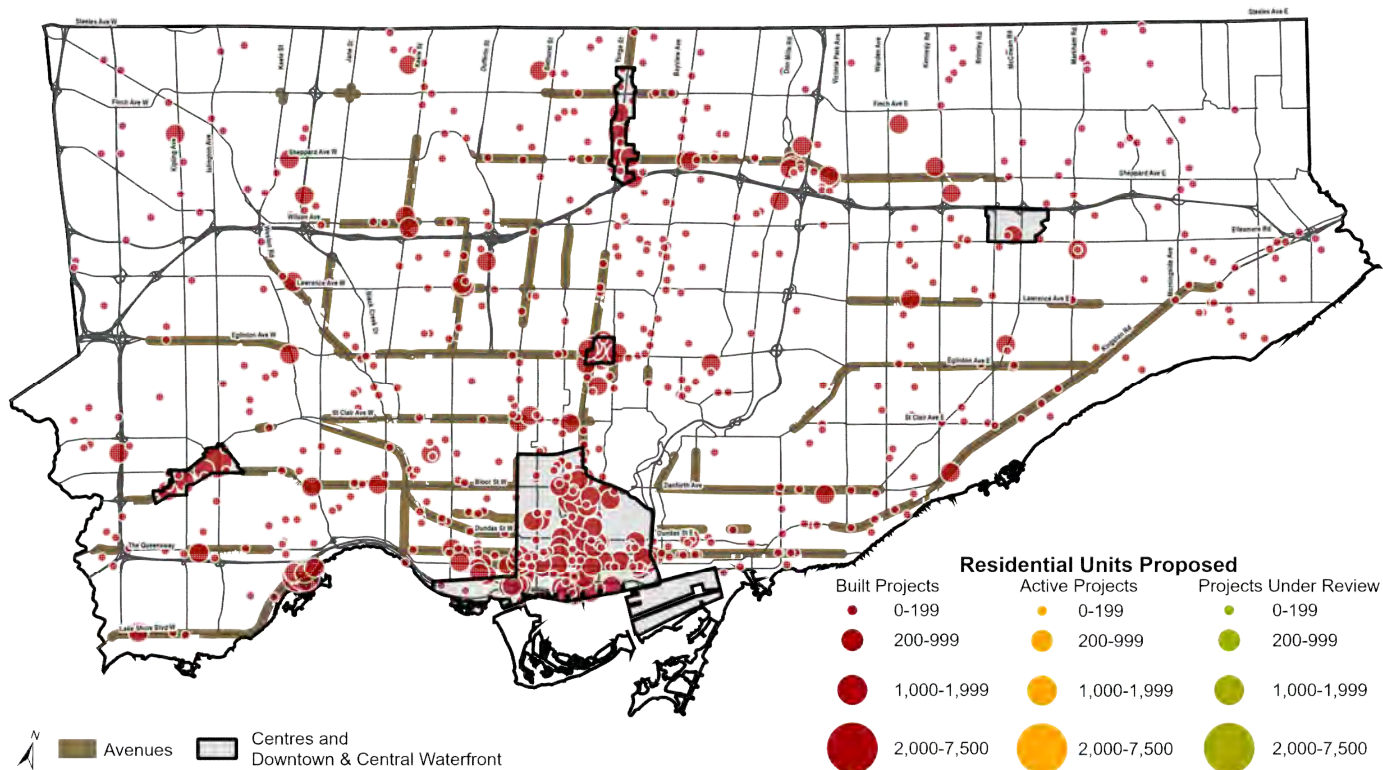




Citywide Development Activity

Built Residential Development

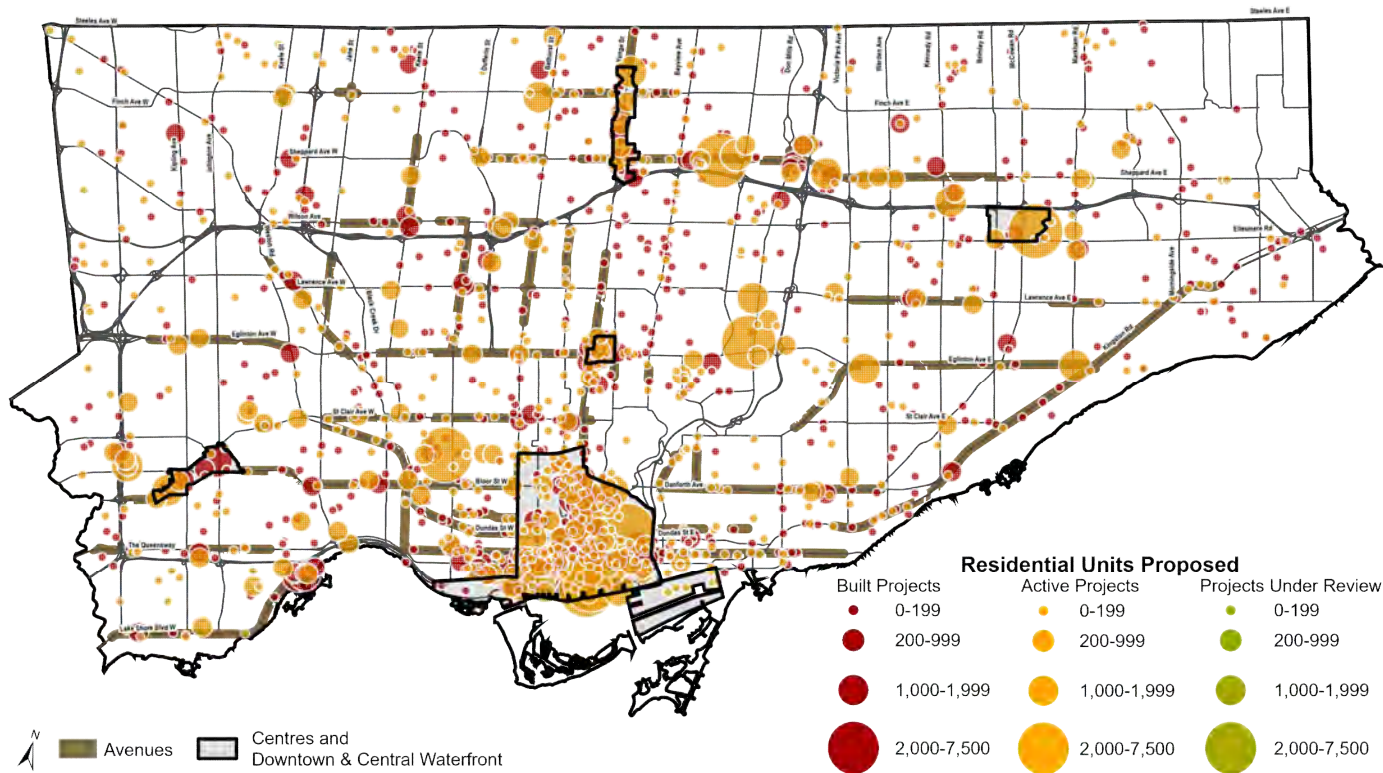
446 Projects → 92,641 residential units



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

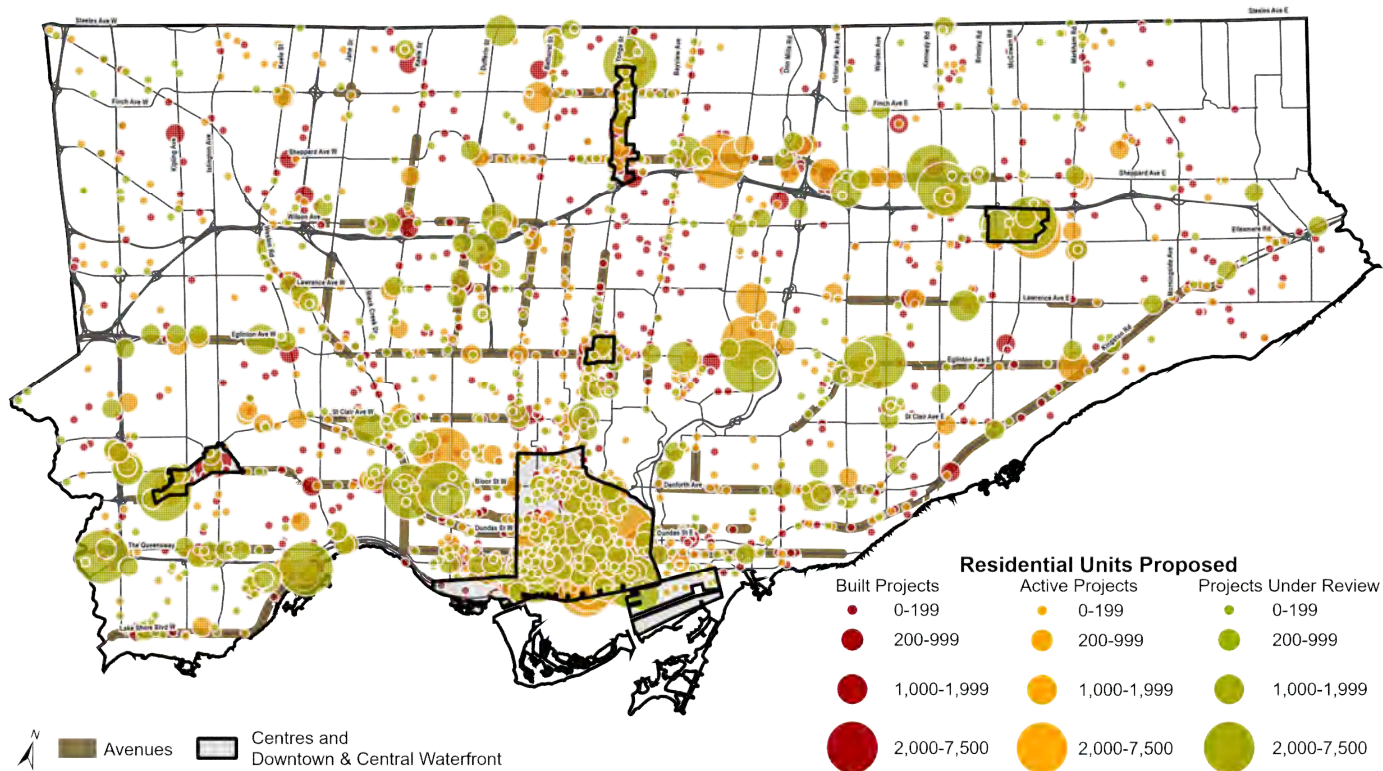
Active Residential Development

467 Projects → 148,797 residential units



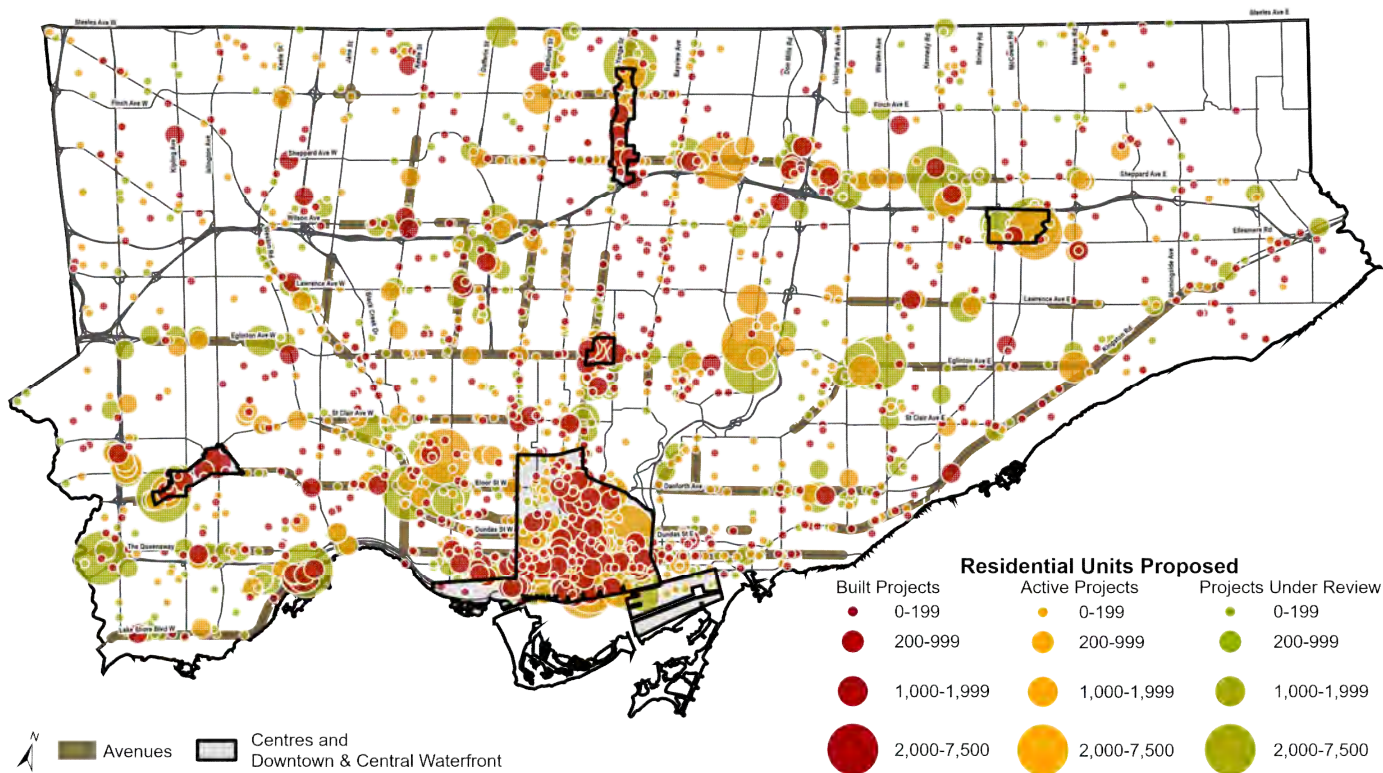
Residential Development Under Review

488 Projects → 193,631 residential units



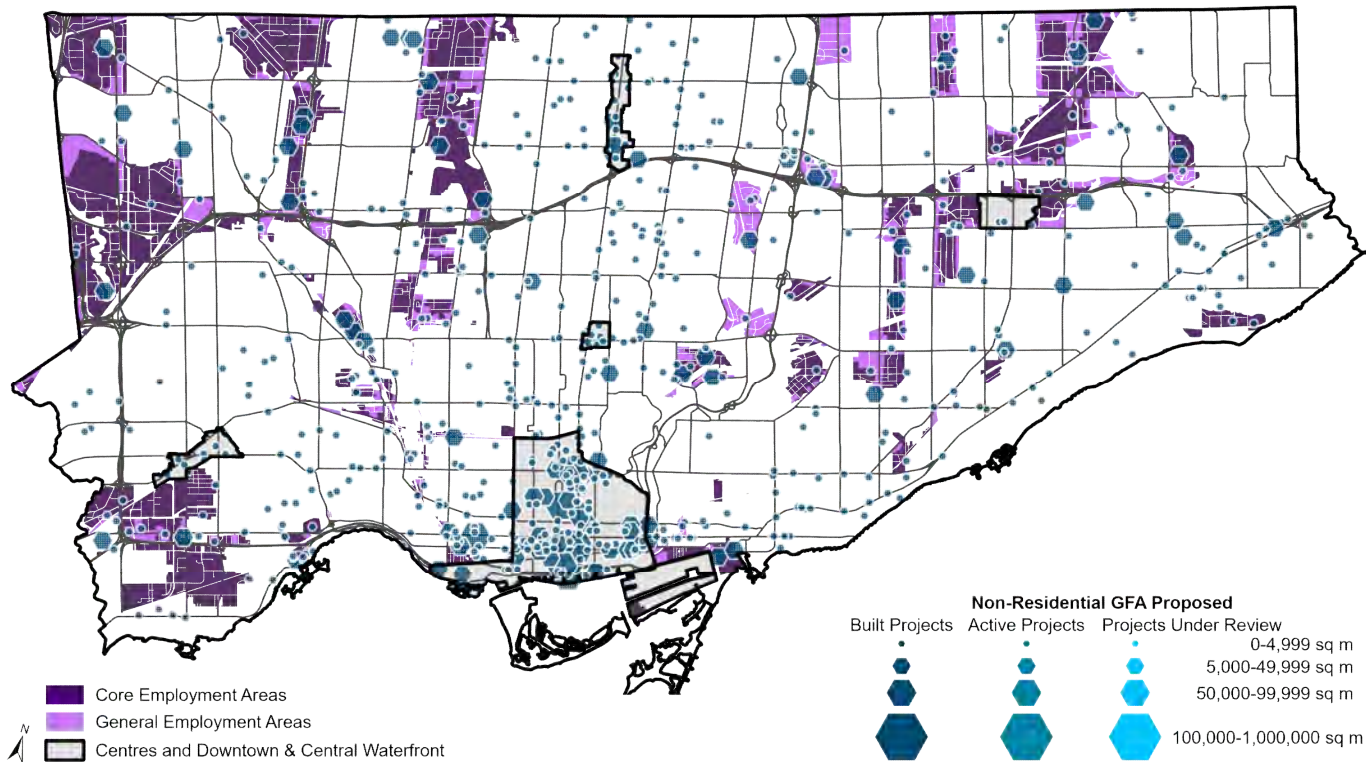
Proposed Residential Development

1,401 Projects → 435,069 residential units



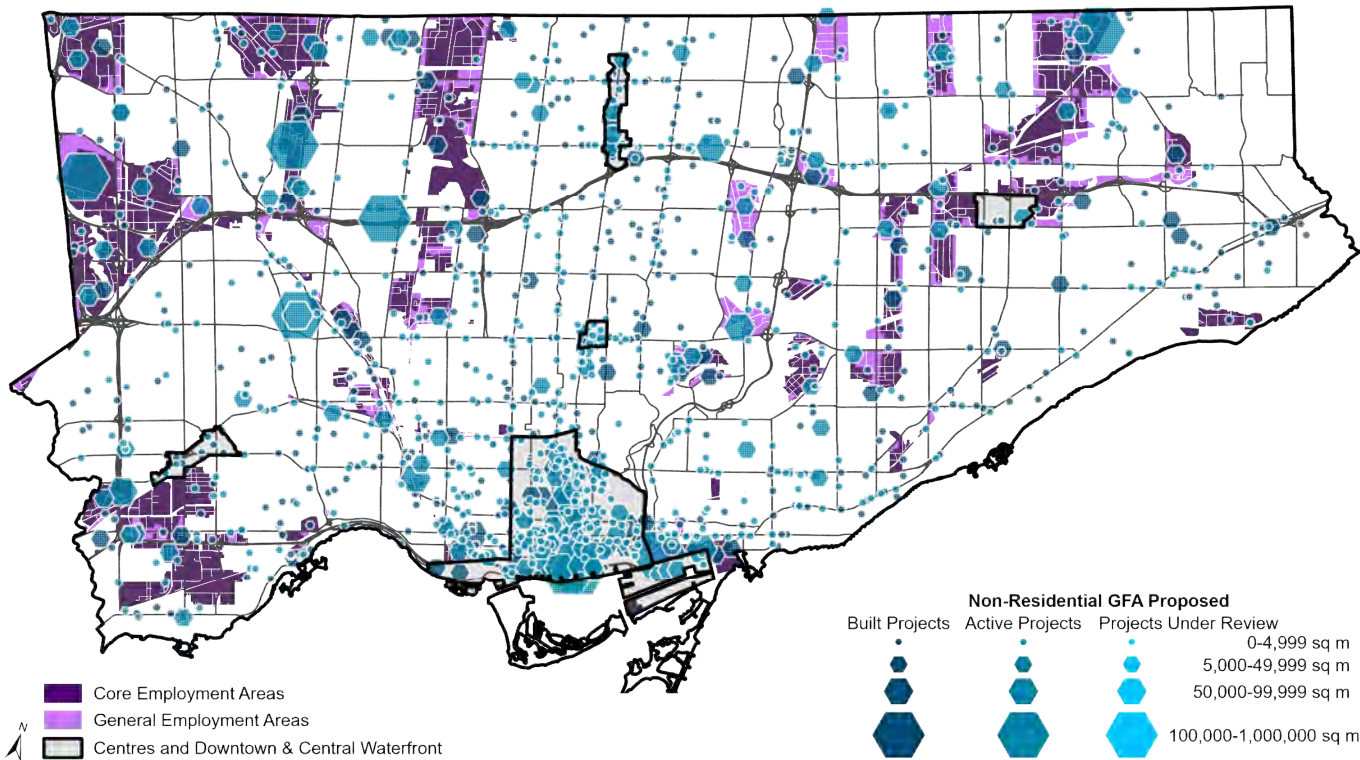
Built Non-Residential Development

429 Projects  2.3 million m² of non-residential GFA
(0.5 million m² in Employment Areas)



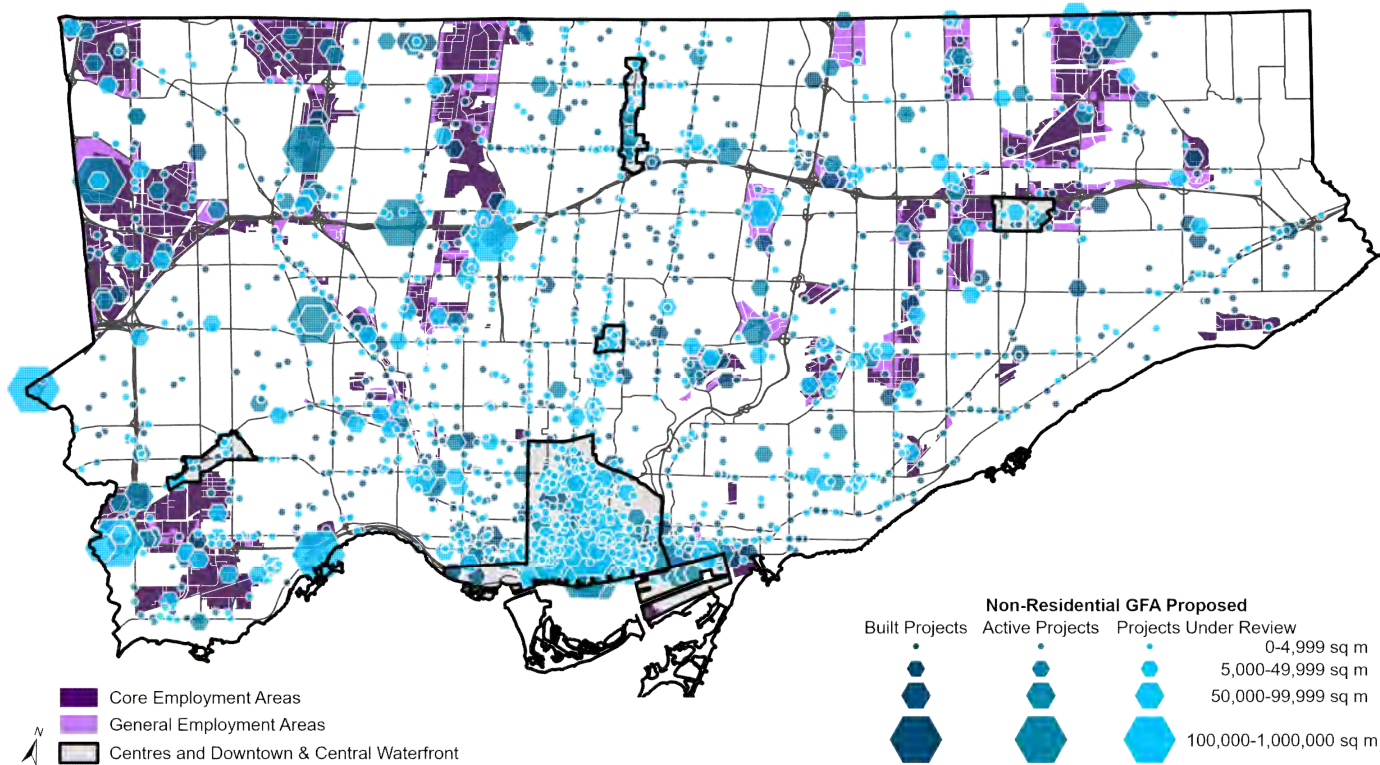
Active Non-Residential Development

501 Projects → 5.3 million m² of non-residential GFA
(2.1 million m² in Employment Areas)



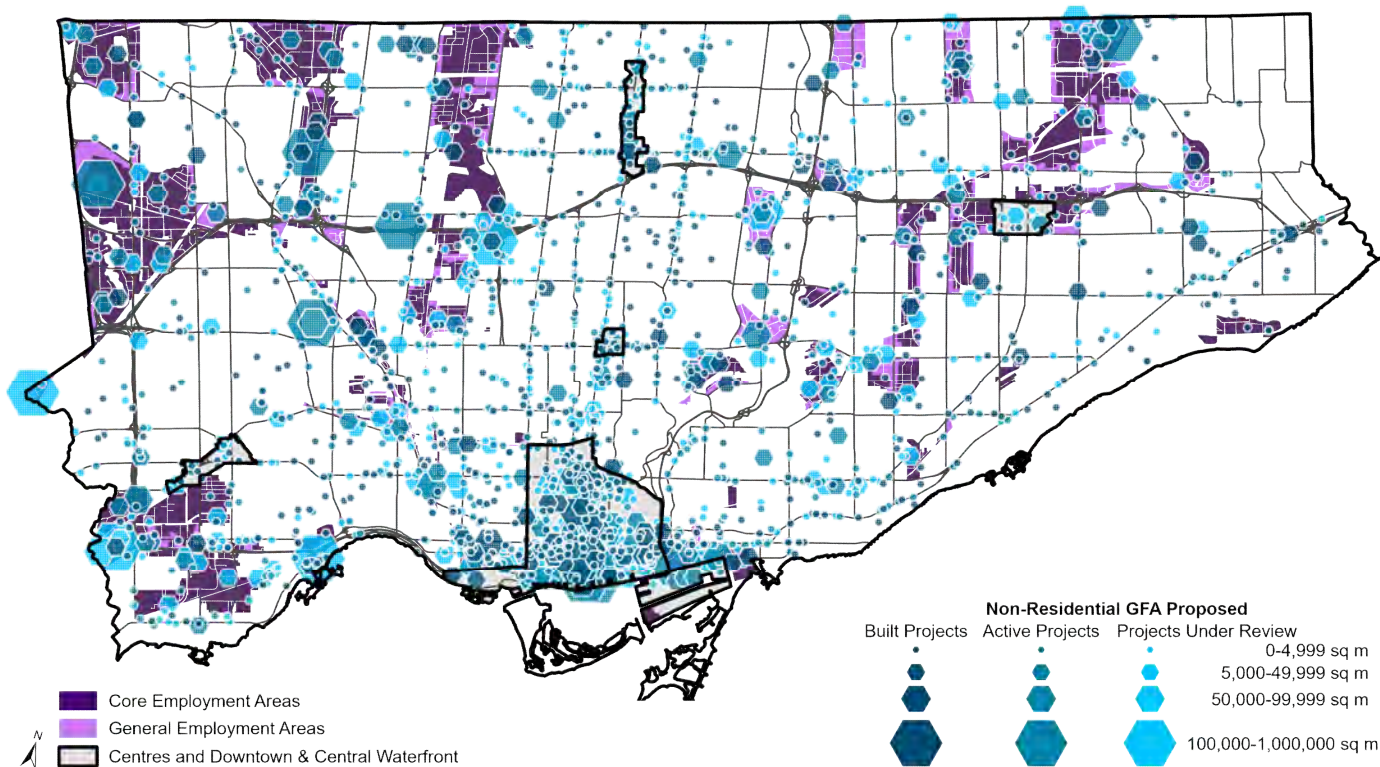
Non-Residential Development Under Review

493 Projects → 4.5 million m² of non-residential GFA
(1.1 million m² in Employment Areas)



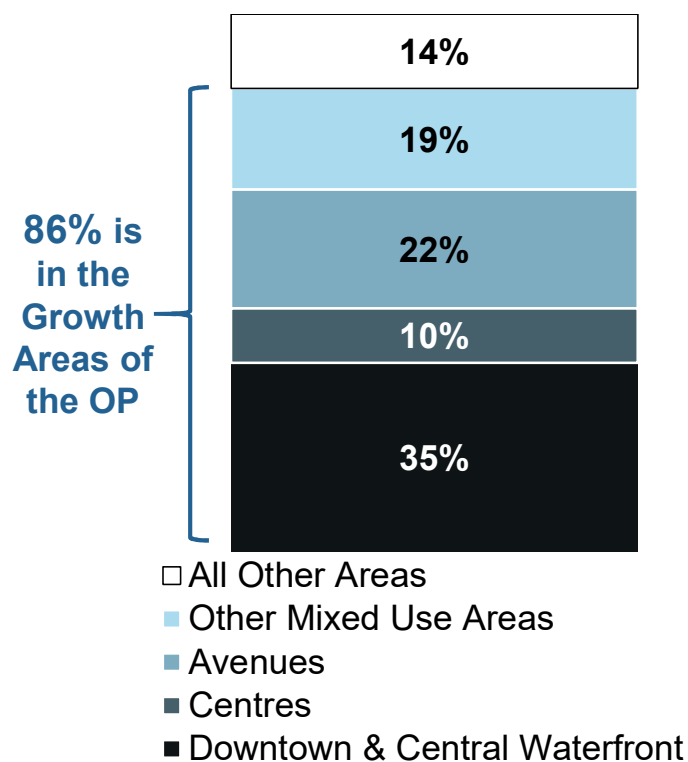
Proposed Non-Residential Development

1,423 Projects  12.1 million m² of non-residential GFA
(3.6 million m² in Employment Areas)

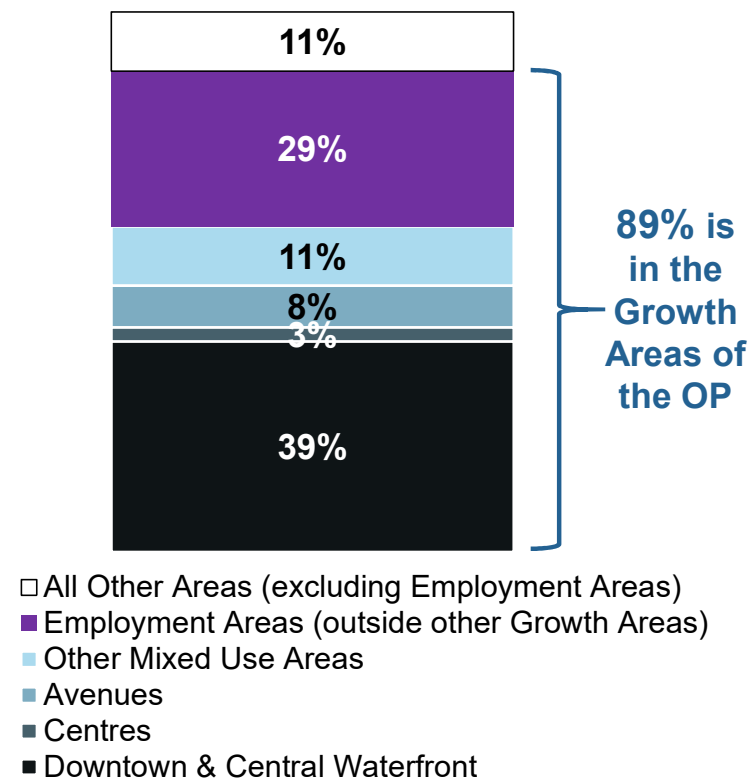


Toronto Development Activity in Growth Areas

Proposed Residential Units



Proposed Non-Residential GFA





Special Topics

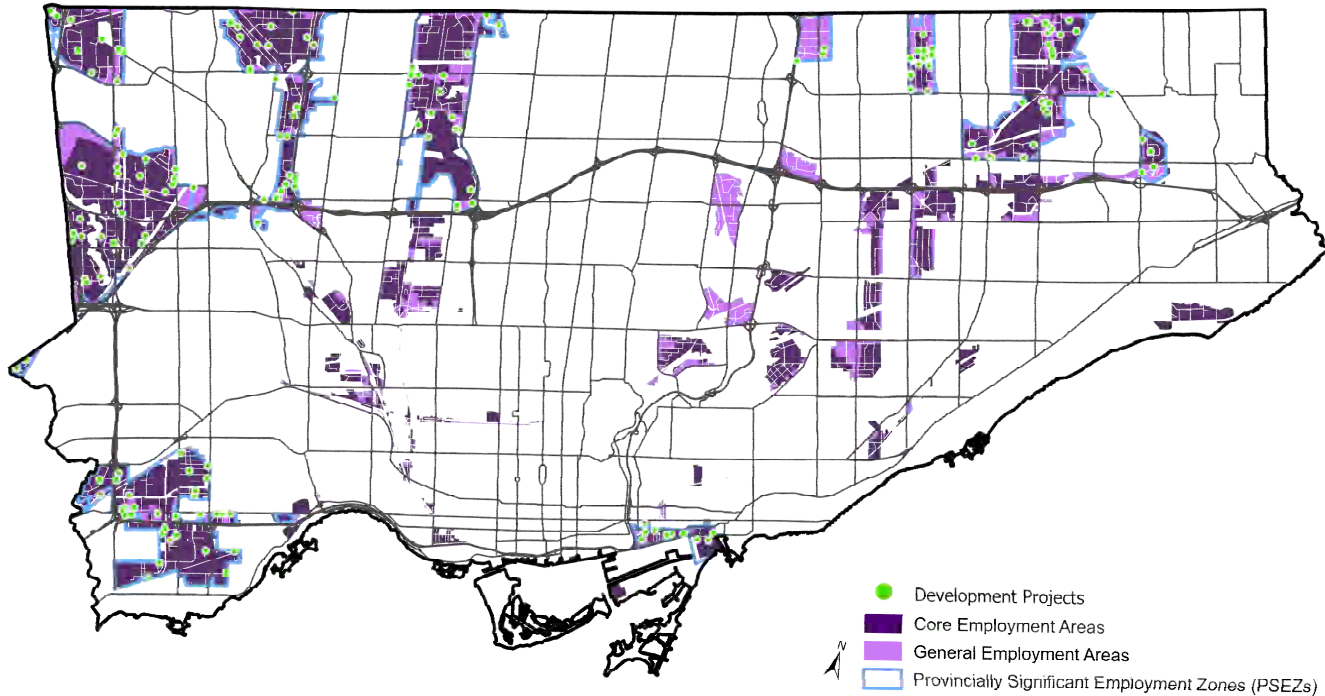
- Provincially Significant Employment Areas
- Culture-Sensitive Development in the “Two Kings”
- COVID-19 Pandemic Response

Provincially Significant Employment Zones

183 Projects



162 Projects in Employment Areas
21 Projects in Other Areas within City



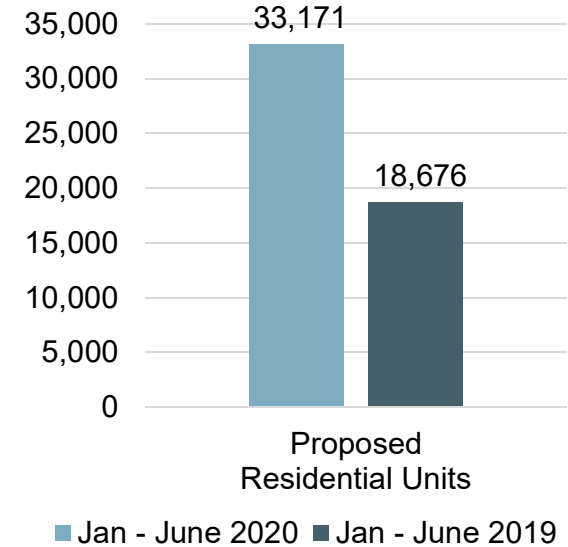
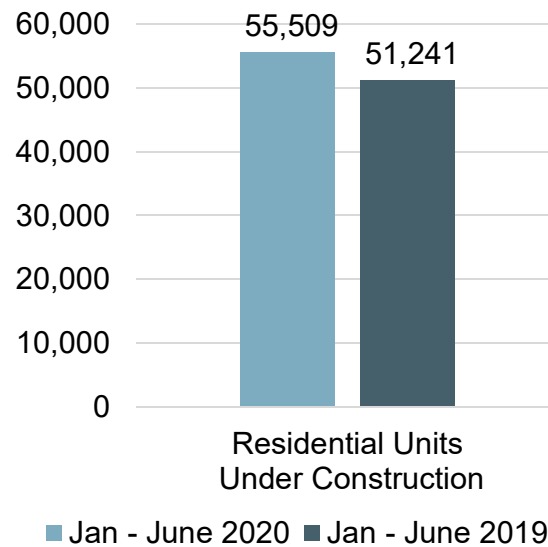
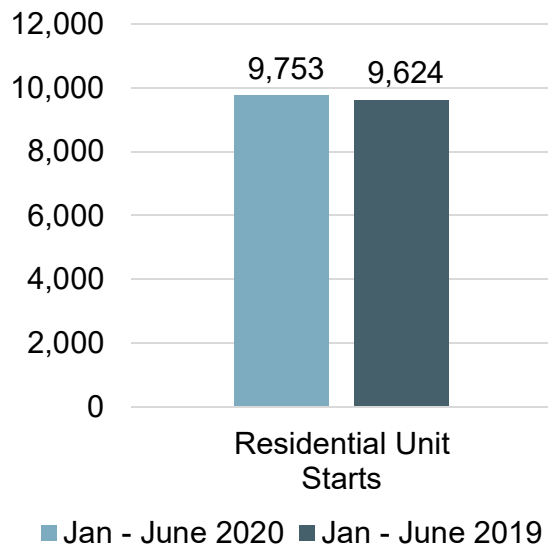
Culture-Sensitive Development in the “Two Kings”

997 Heritage Properties  128 projects
42,734 residential units
1.04 million m² of non-residential GFA



COVID-19 Pandemic Response

First Half Year of 2020 vs. 2019



Development Pipeline

Update 2020

www.toronto.ca/developmentpipeline

