

# Development Pipeline

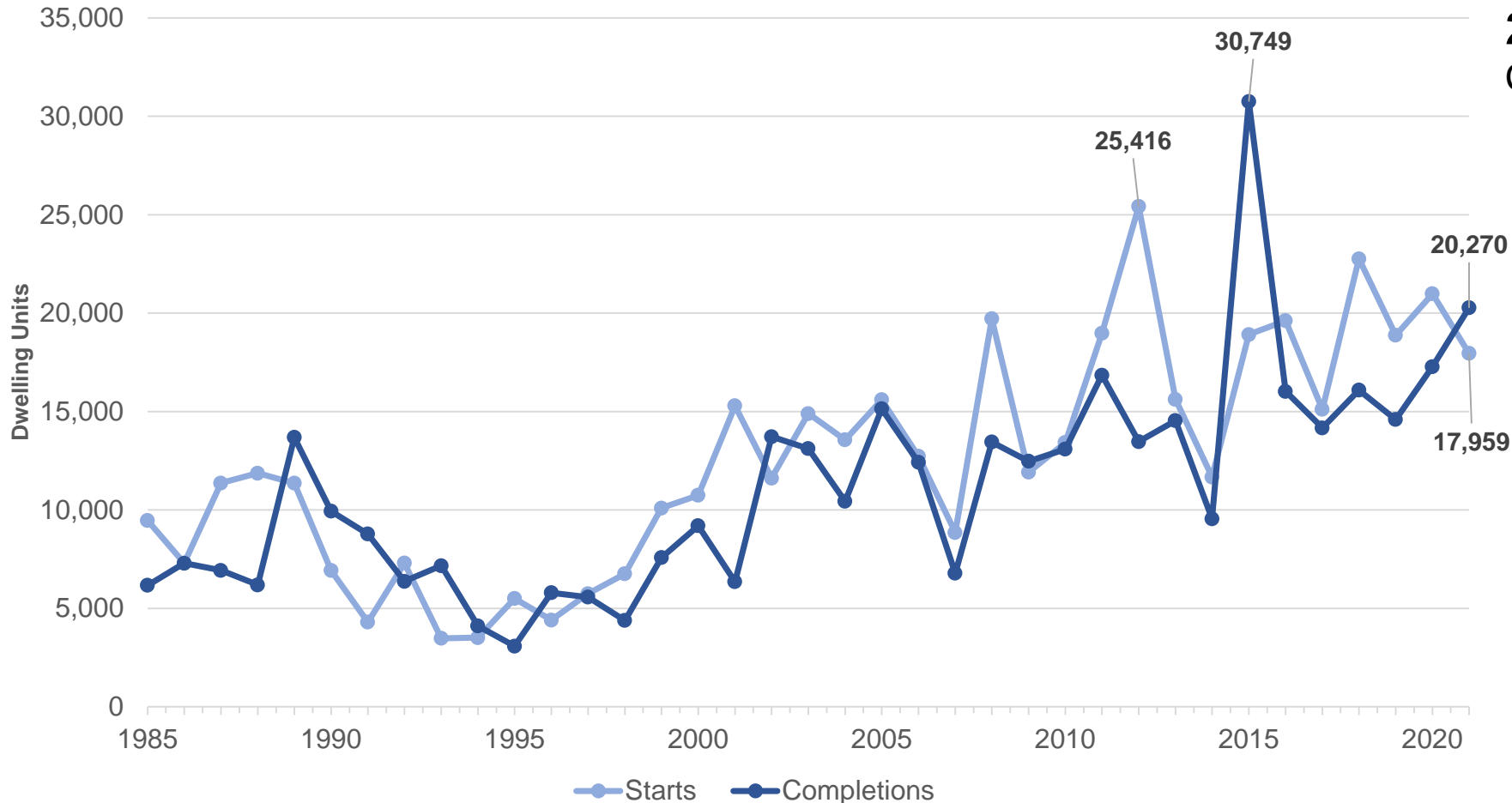
Update 2022

Planning & Housing Committee

28 February 2023



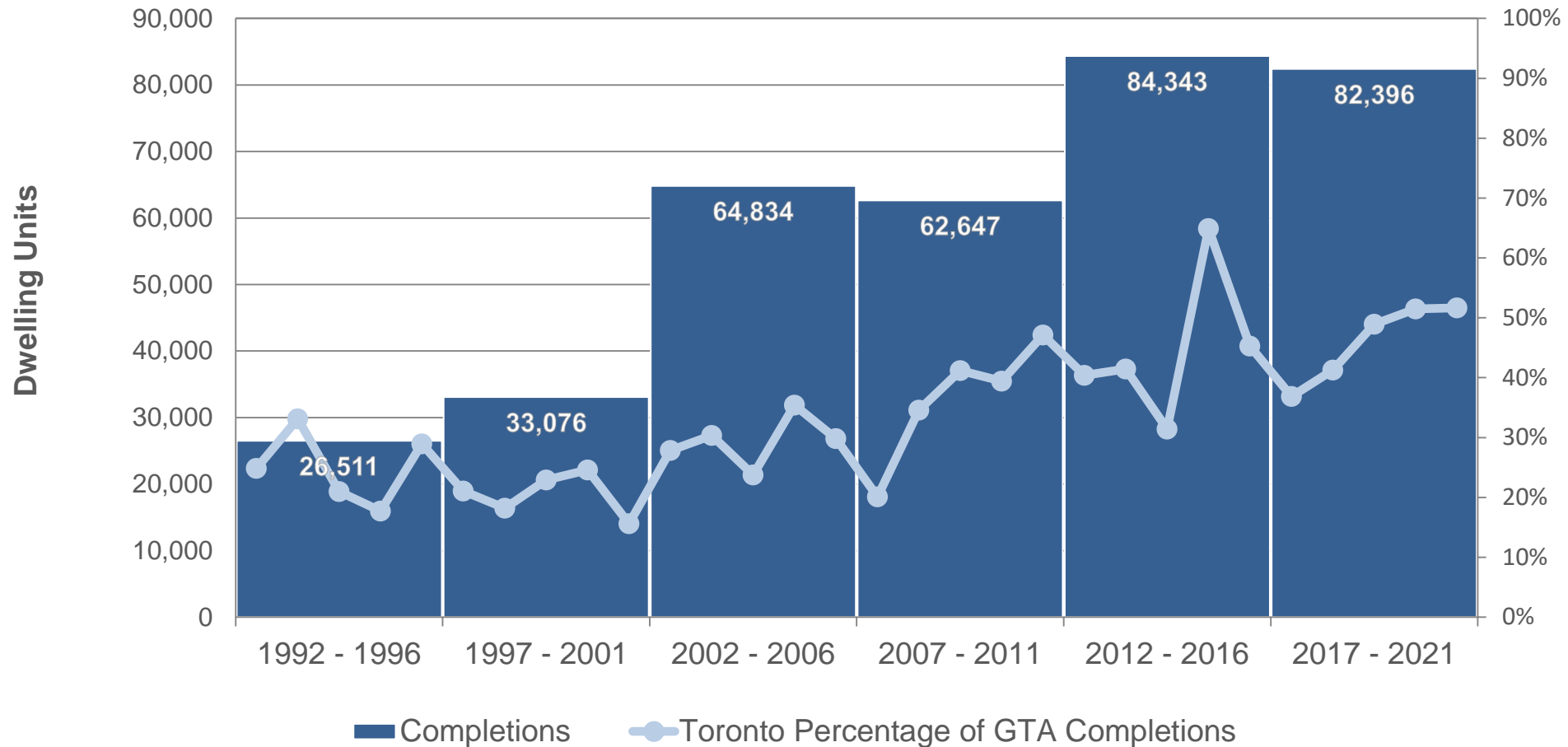
# Toronto Housing Starts and Completions



**2017-2021 Annual Average**  
CMHC Starts & Completions Survey

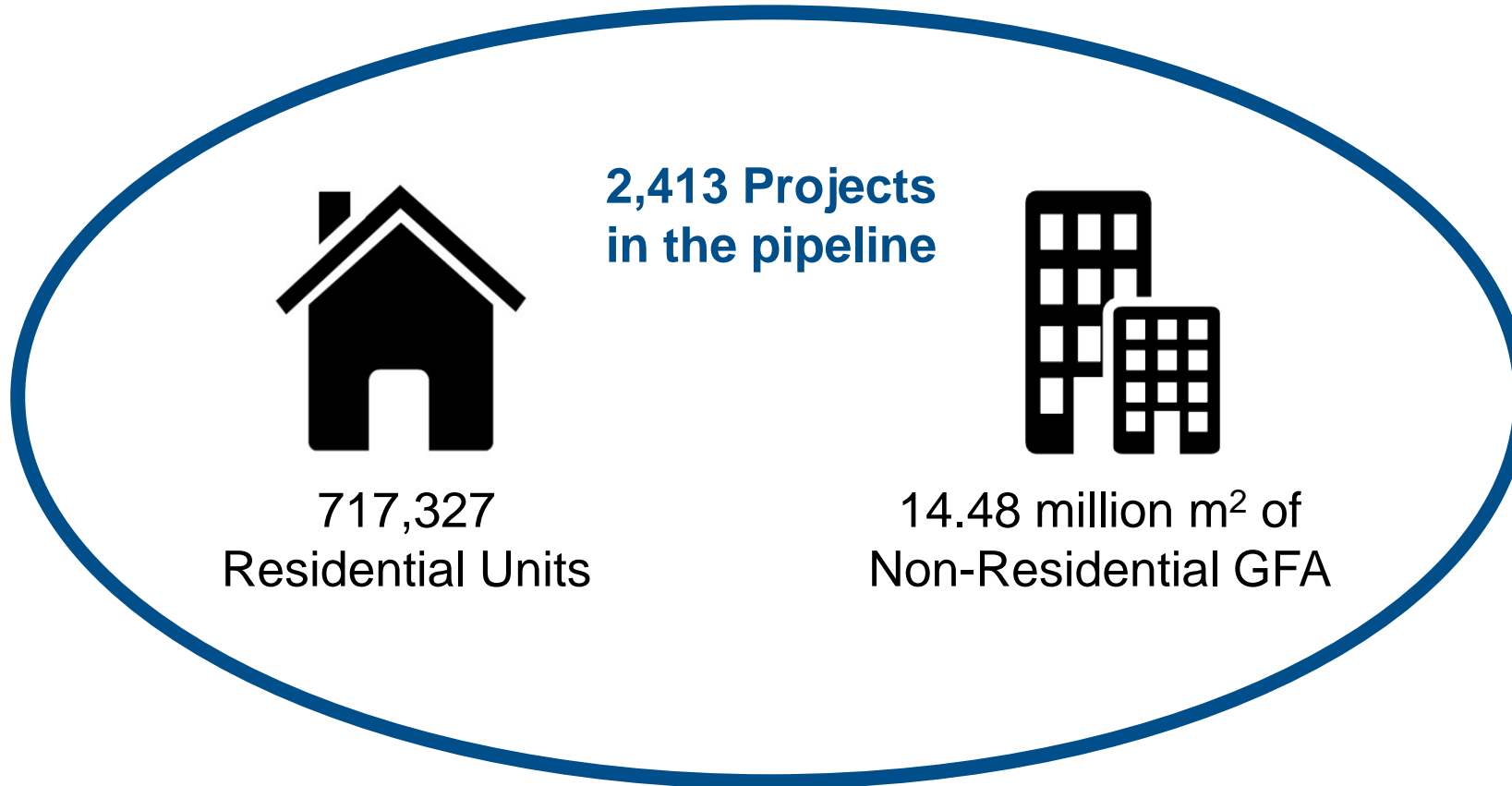
- Starts: 19,138 units
- Completions: 16,479 units

# Toronto Housing Completions



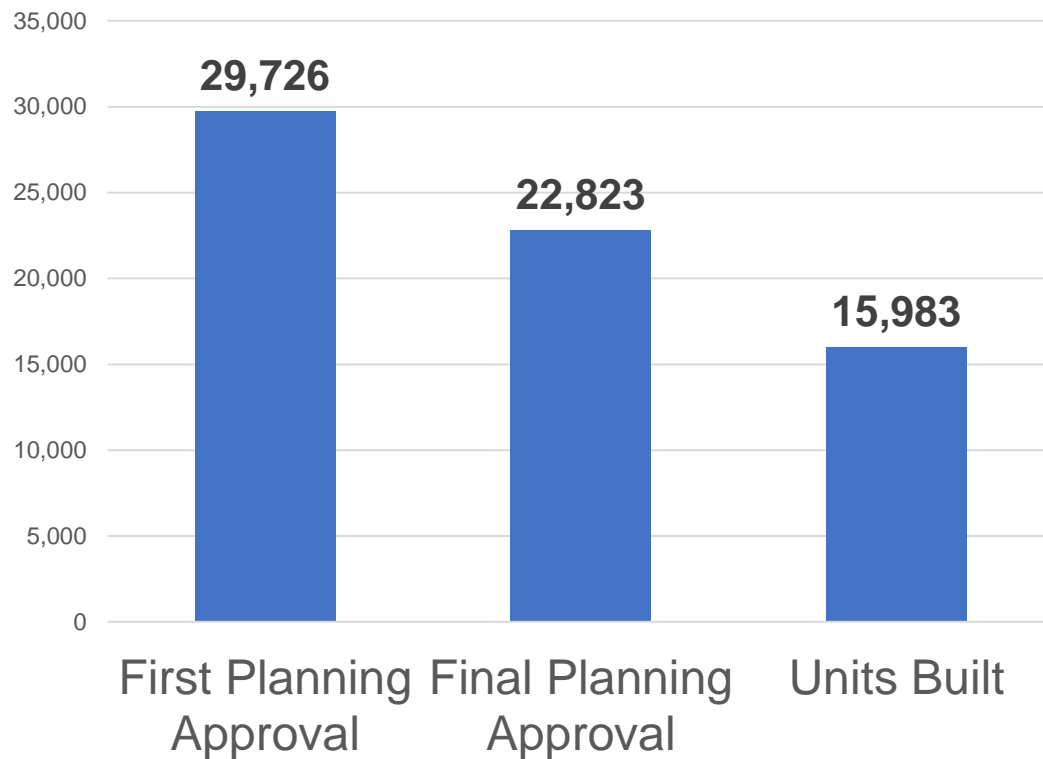
# Development Pipeline

## Projects during 2017 to 2022 Q2



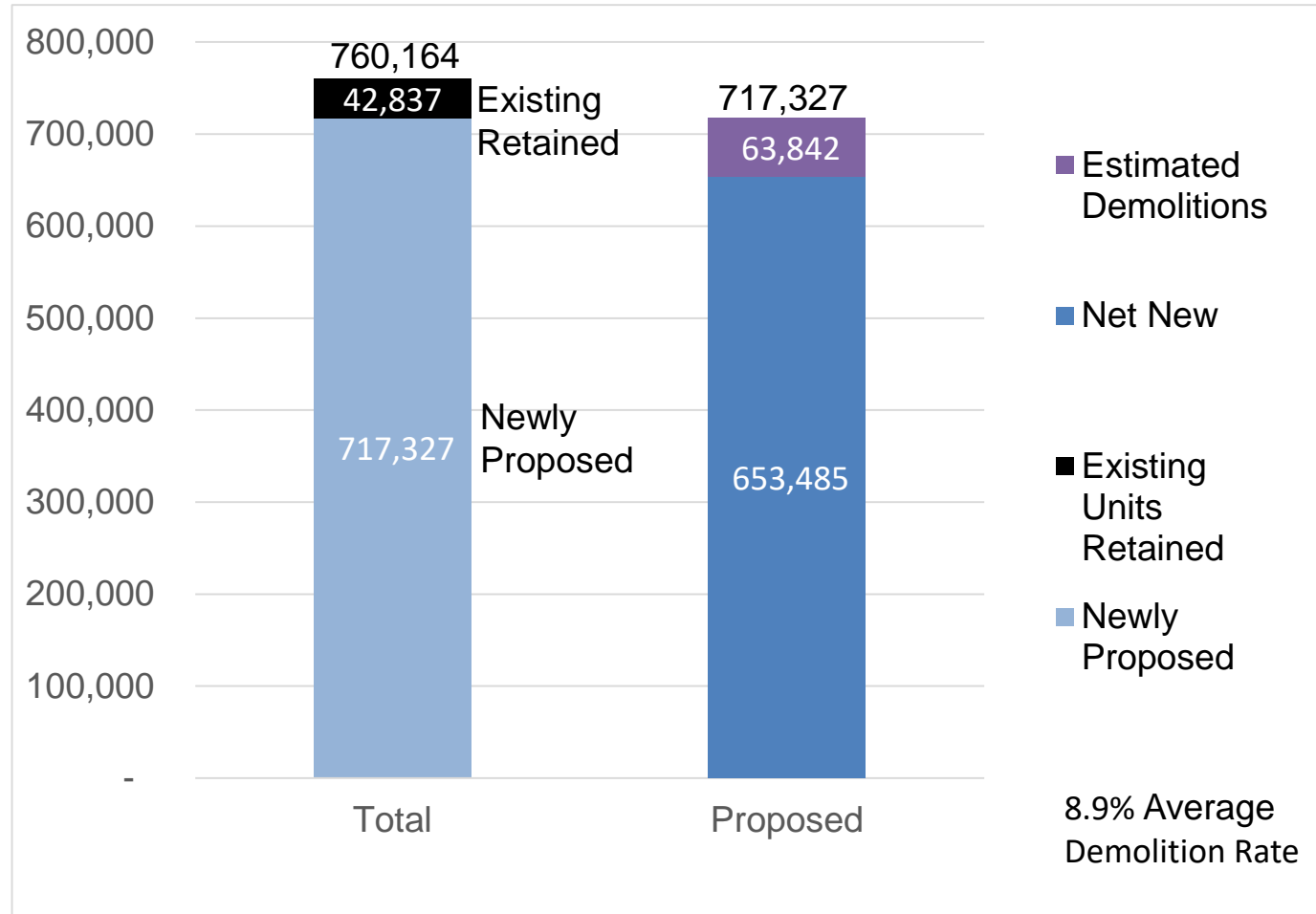
# Planning Approvals

**Units Approved and Built**  
Annualized Averages 2017 - 2021



- Council has approved an annual average of units **almost double** the number of units built over the past five years.
- The average number of units reaching Final Planning Approval per annum is **143%** versus the average number of units built.

# Estimated Net Supply of Residential Units

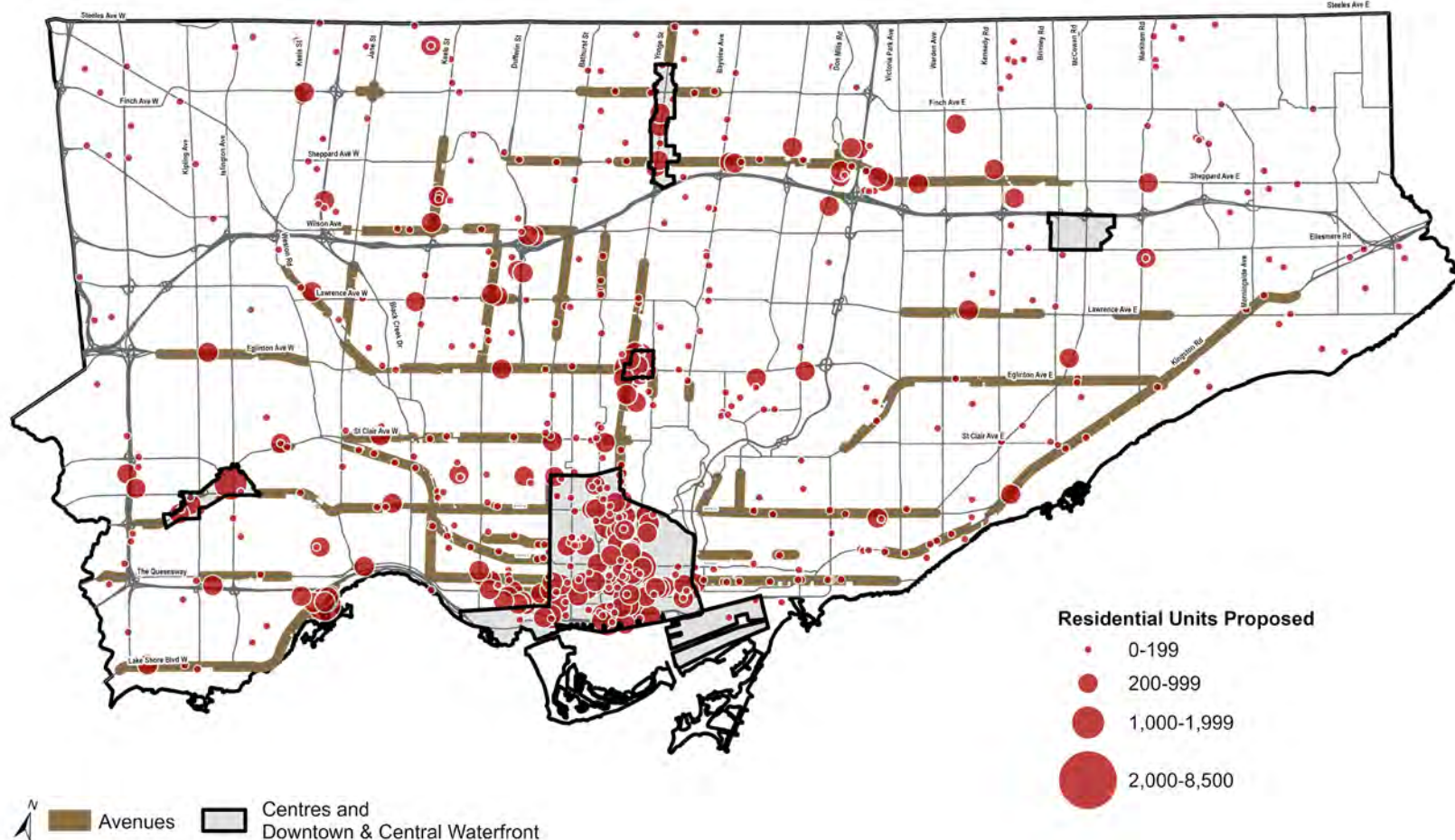




# Citywide Development Activity

# Built Residential Development

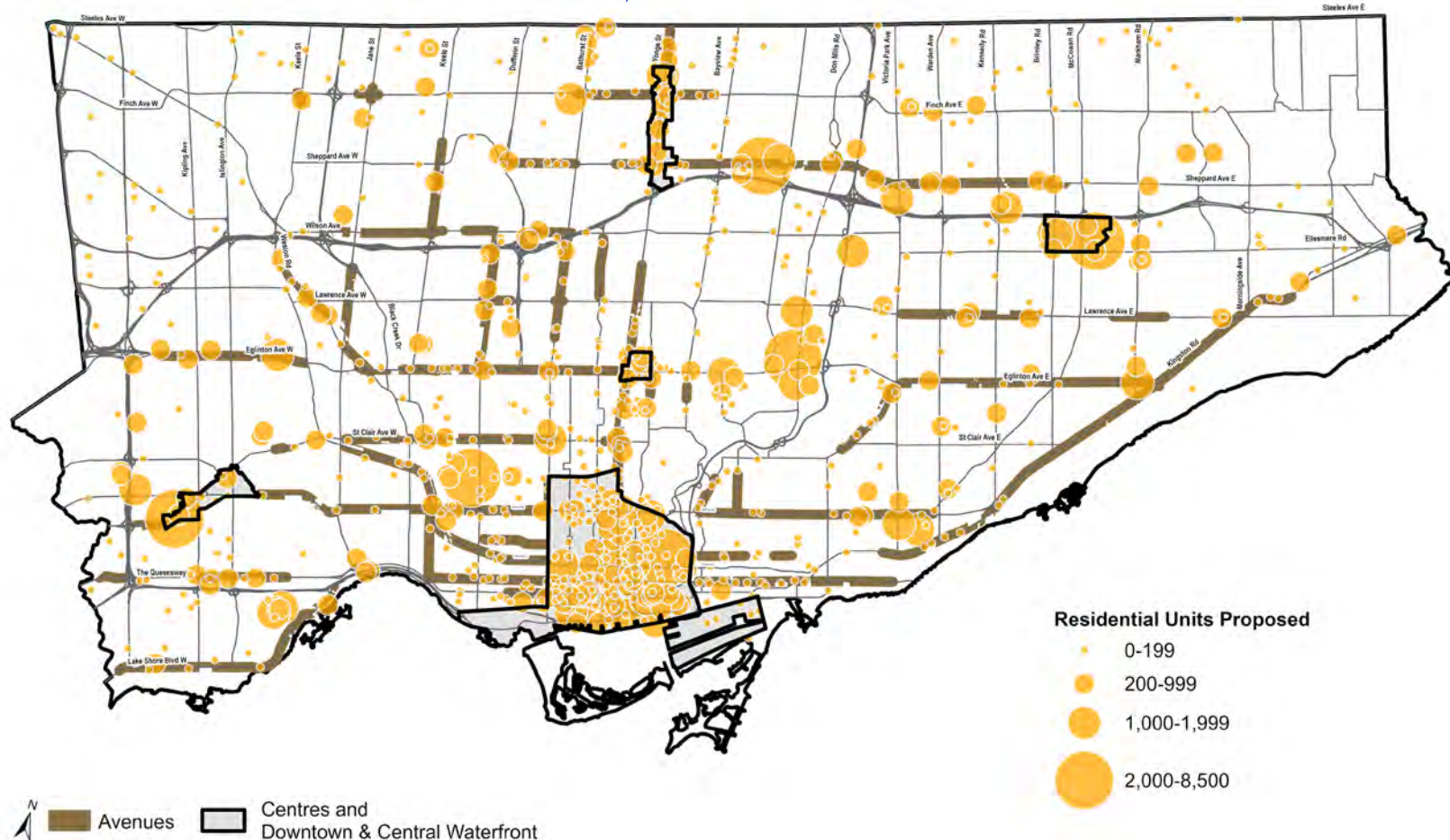
408 Projects  103,638 residential units





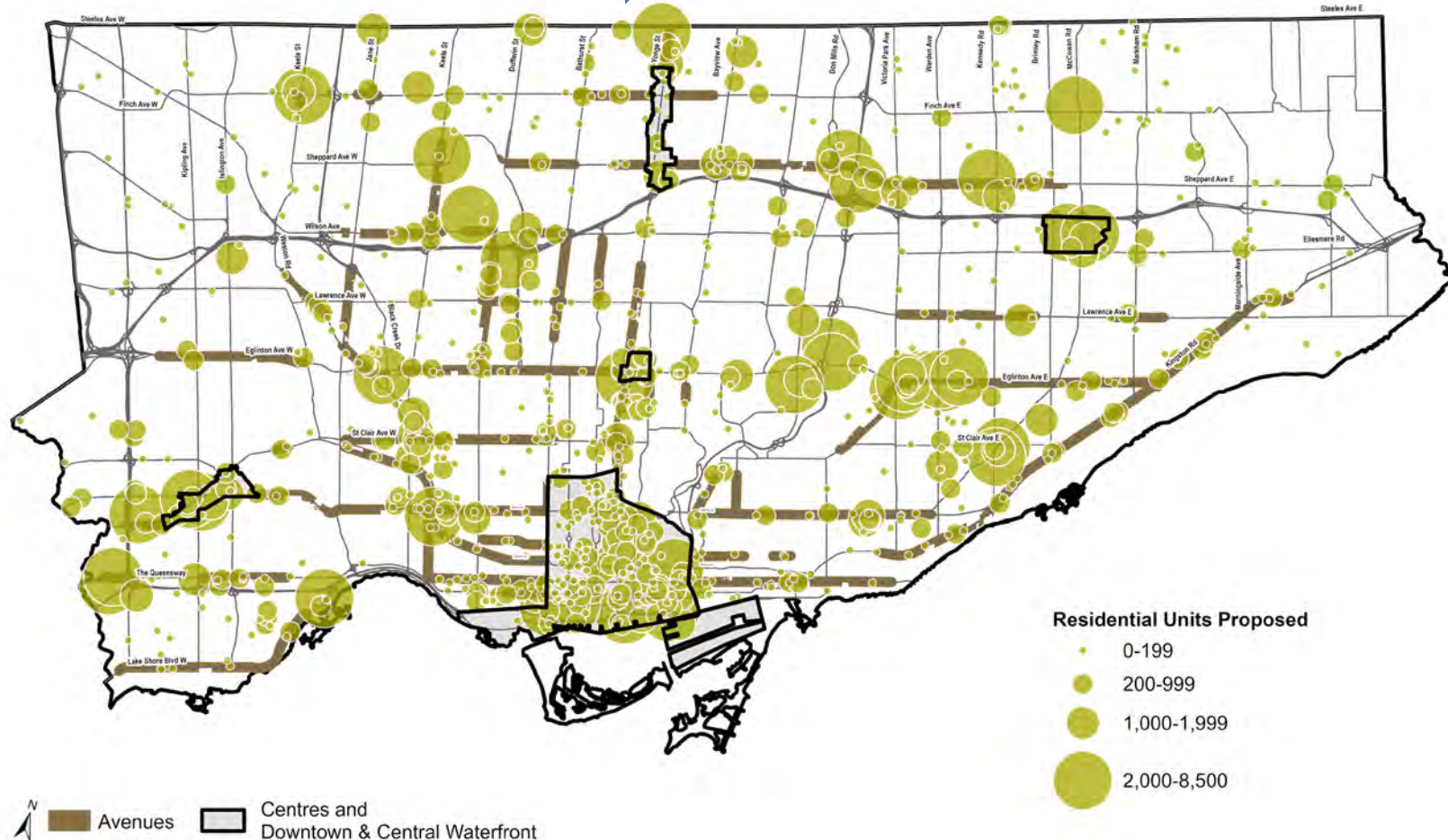
# Active Residential Development

616 Projects → 203,793 residential units



# Residential Development Under Review

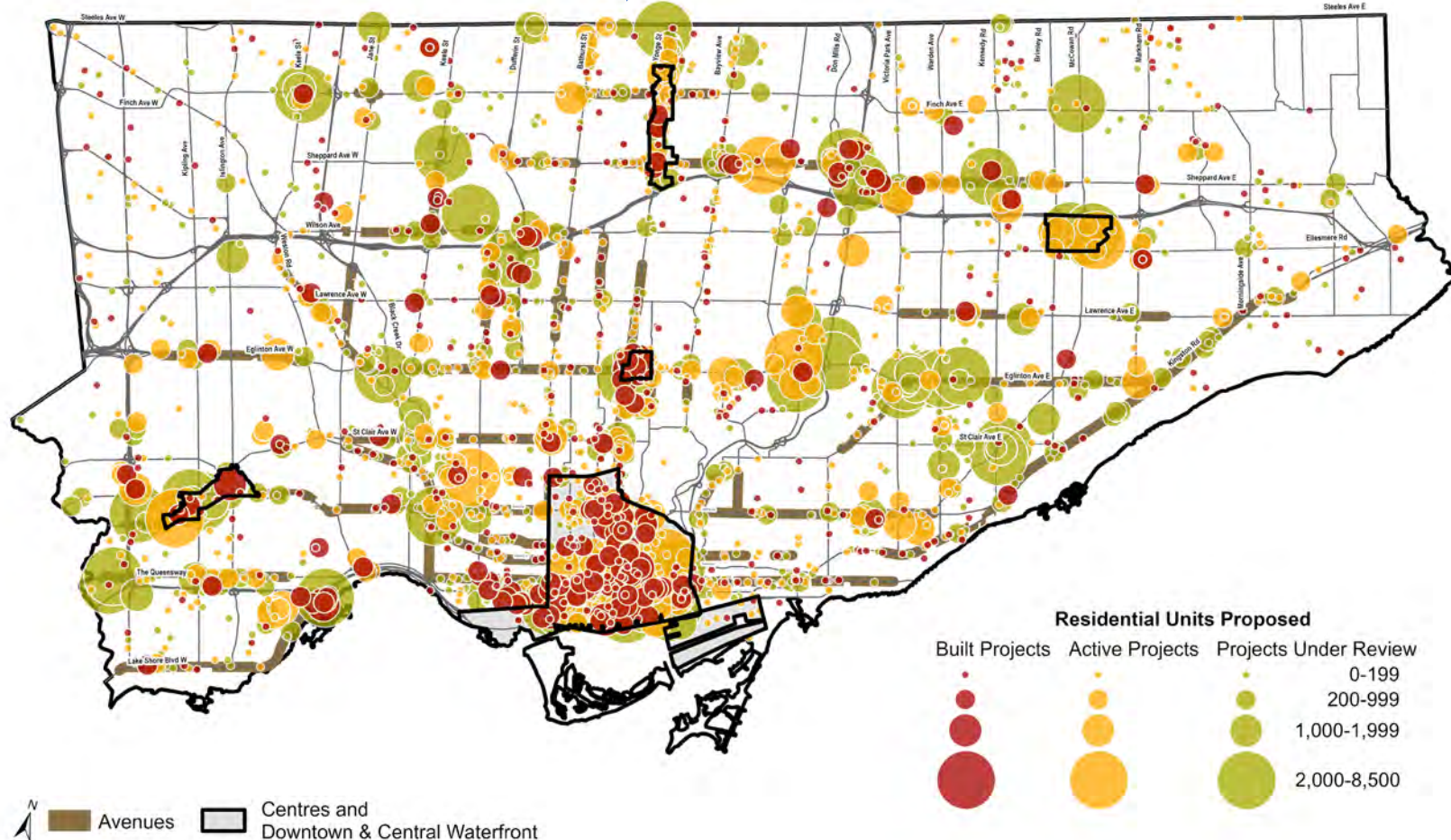
688 Projects → 409,896 residential units



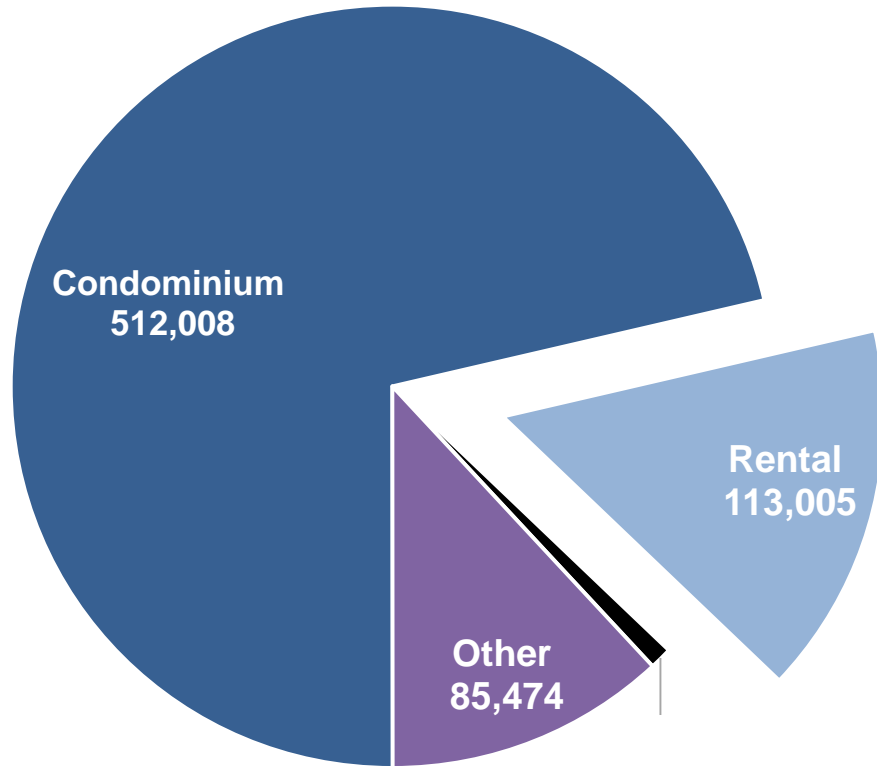


# Proposed Residential Development

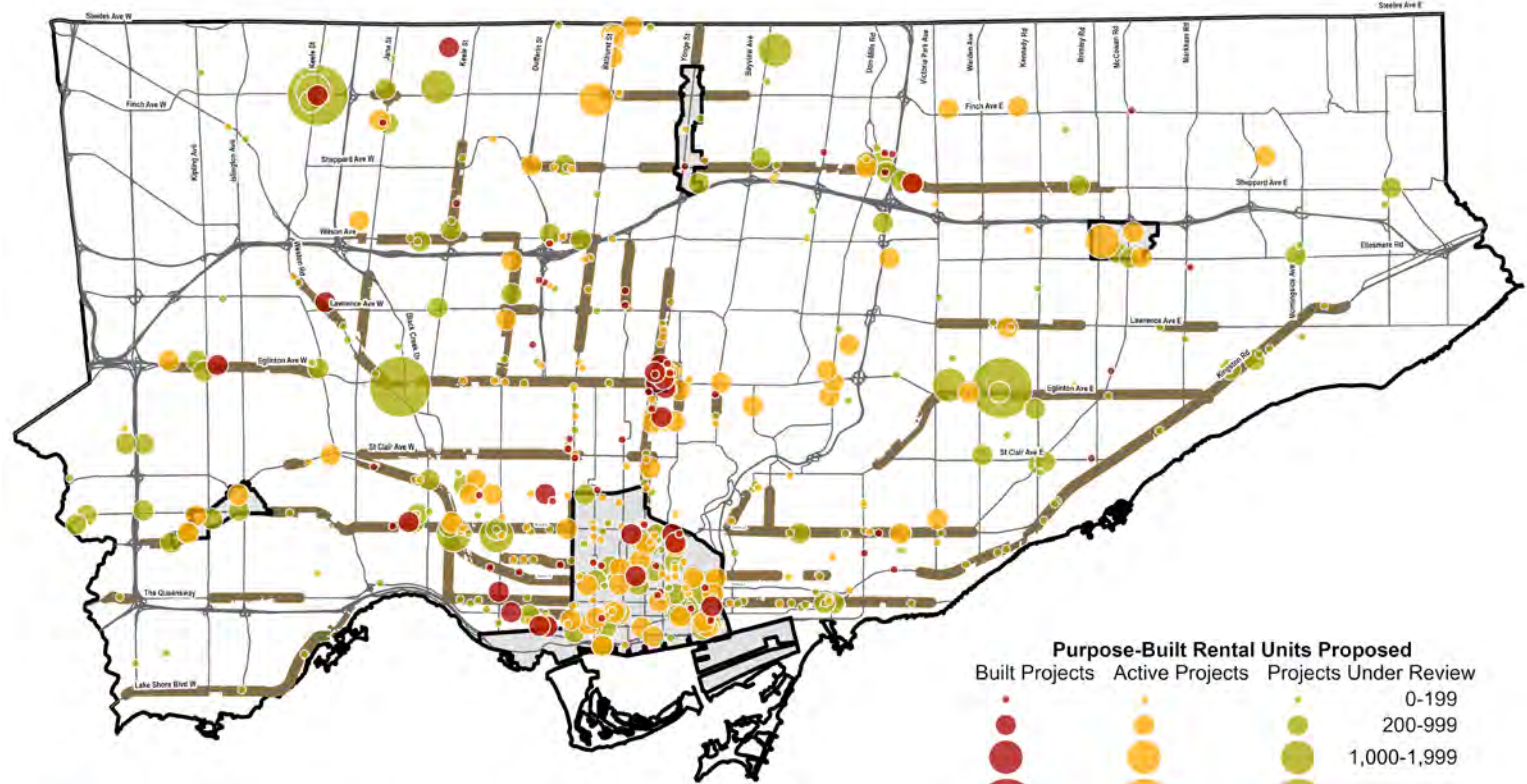
1,712 Projects → 717,327 residential units



# Proposed Residential Units by Tenure



■ Condominium ■ Rental ■ Freehold ■ Other

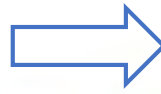


■ Avenues ■ Centres and Downtown & Central Waterfront

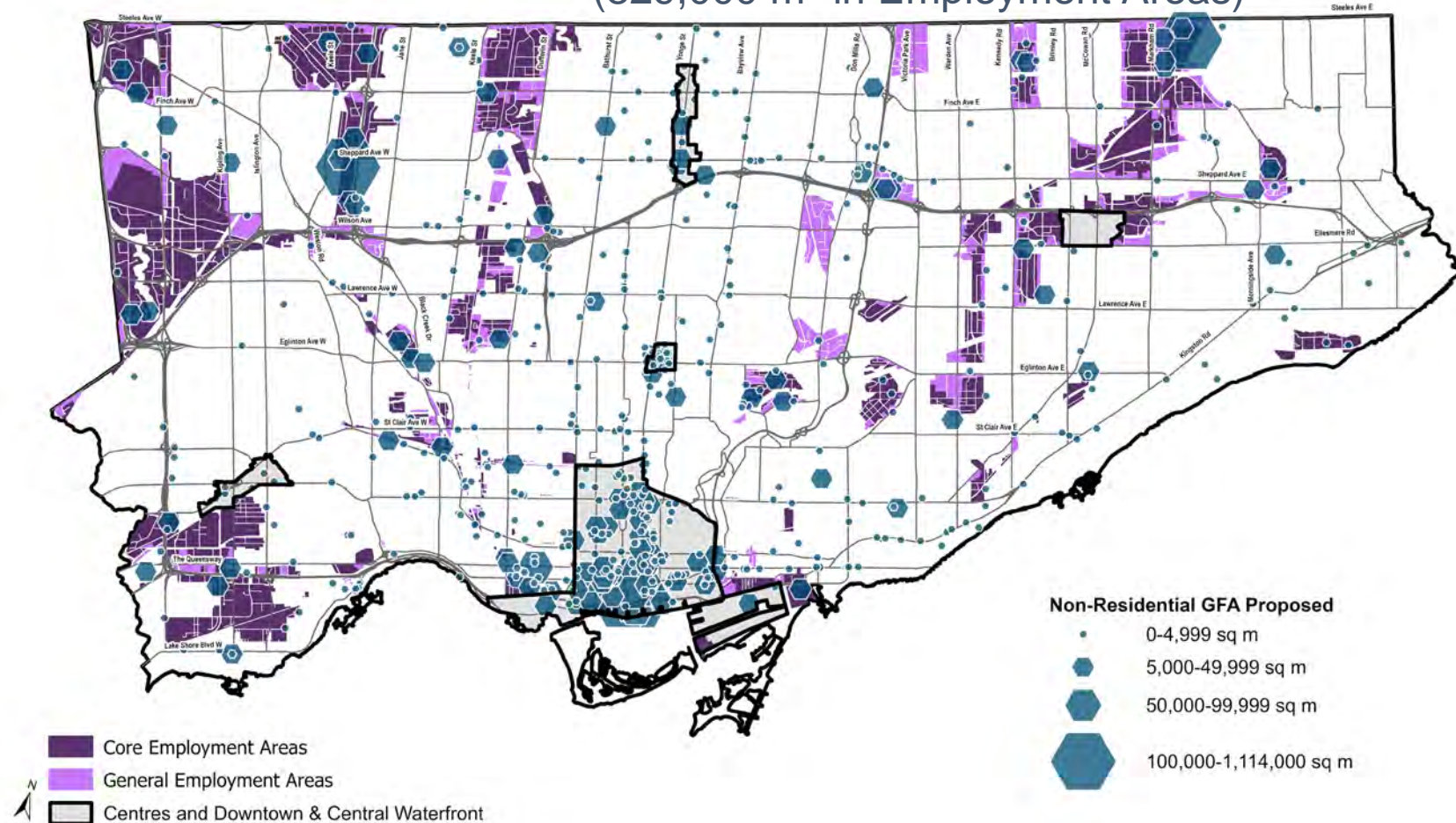


# Built Non-Residential Development

423 Projects

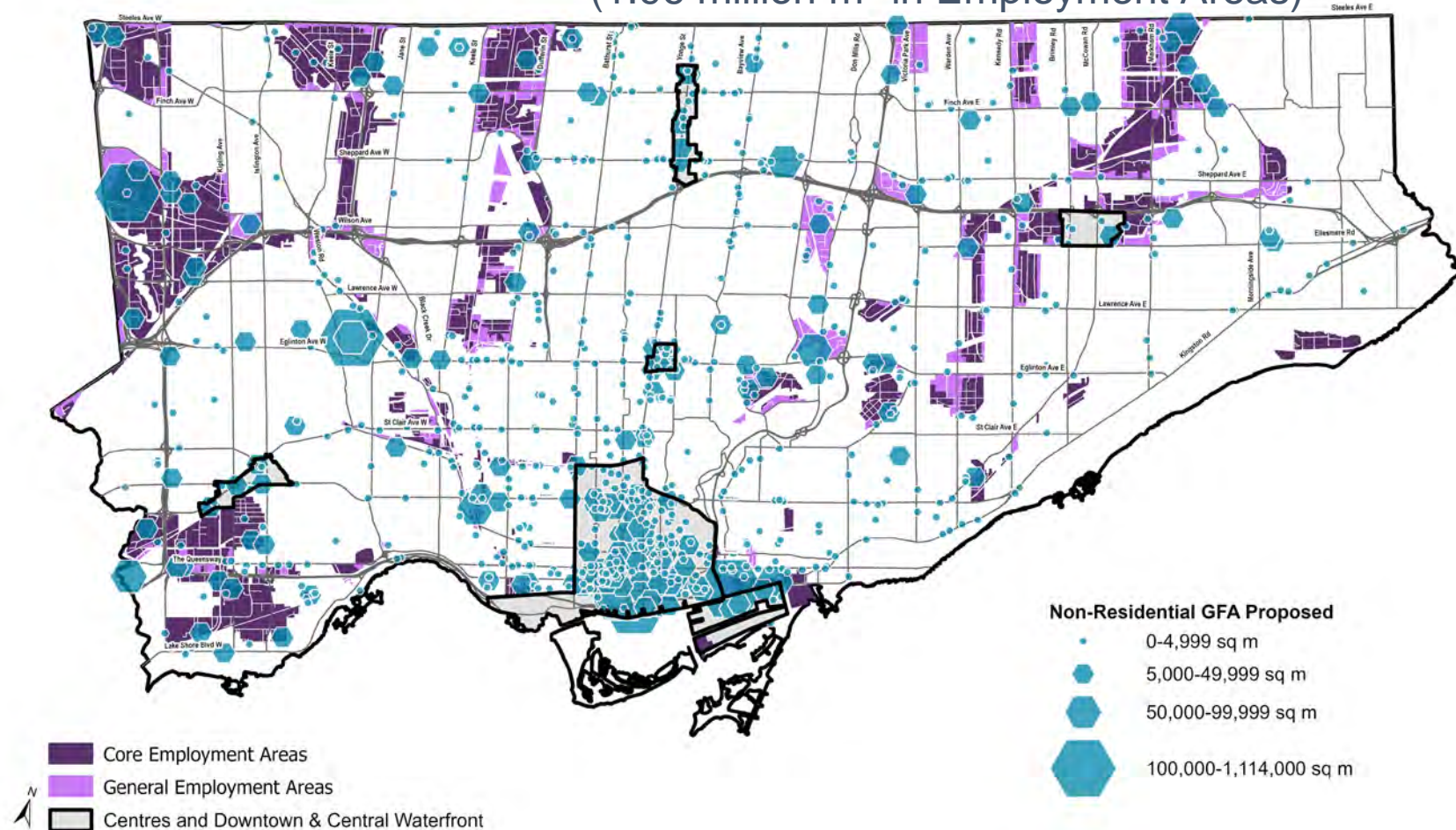


3.09 million m<sup>2</sup> of non-residential GFA  
(829,000 m<sup>2</sup> in Employment Areas)



# Active Non-Residential Development

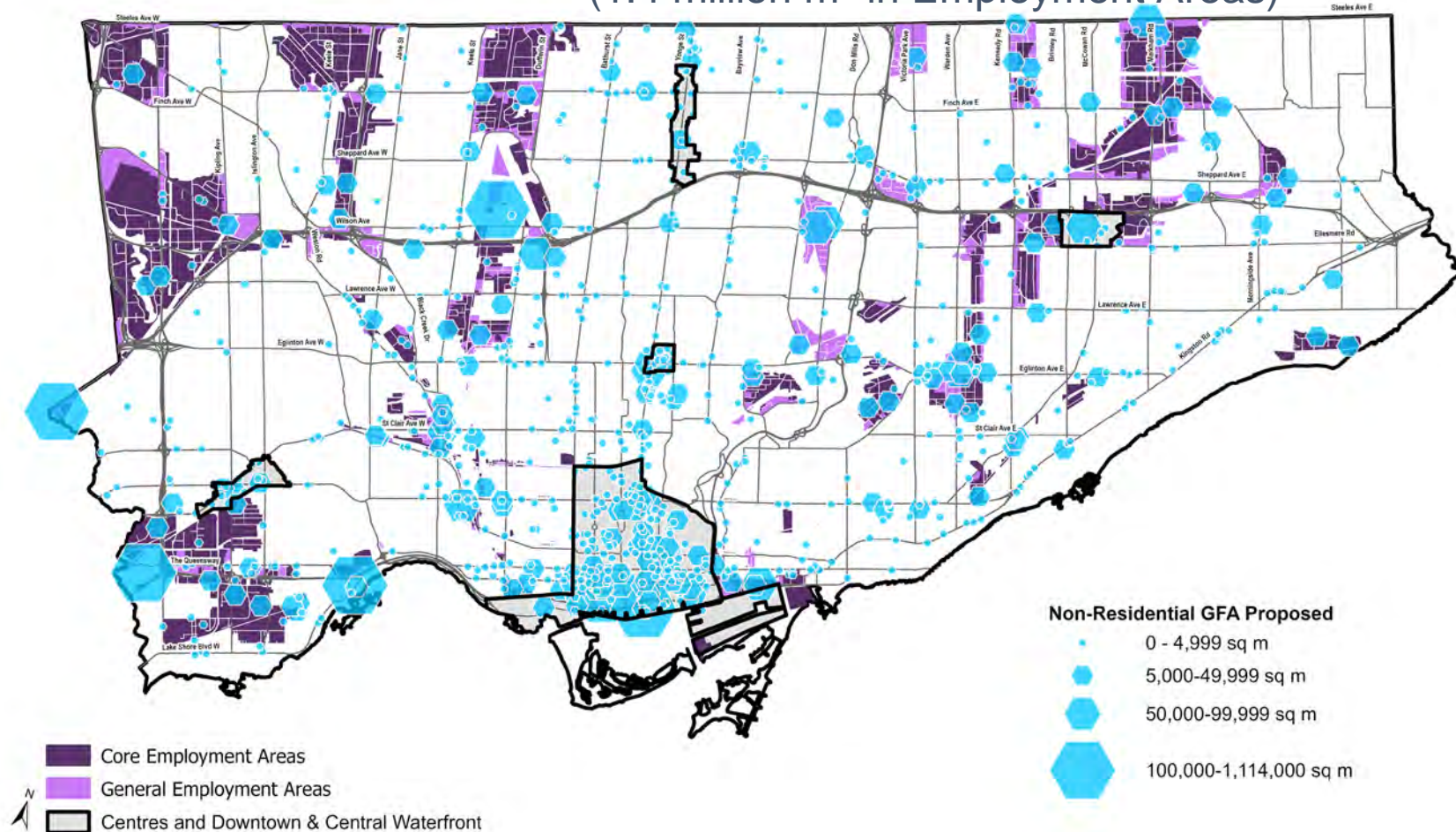
604 Projects → 5.48 million m<sup>2</sup> of non-residential GFA  
(1.96 million m<sup>2</sup> in Employment Areas)





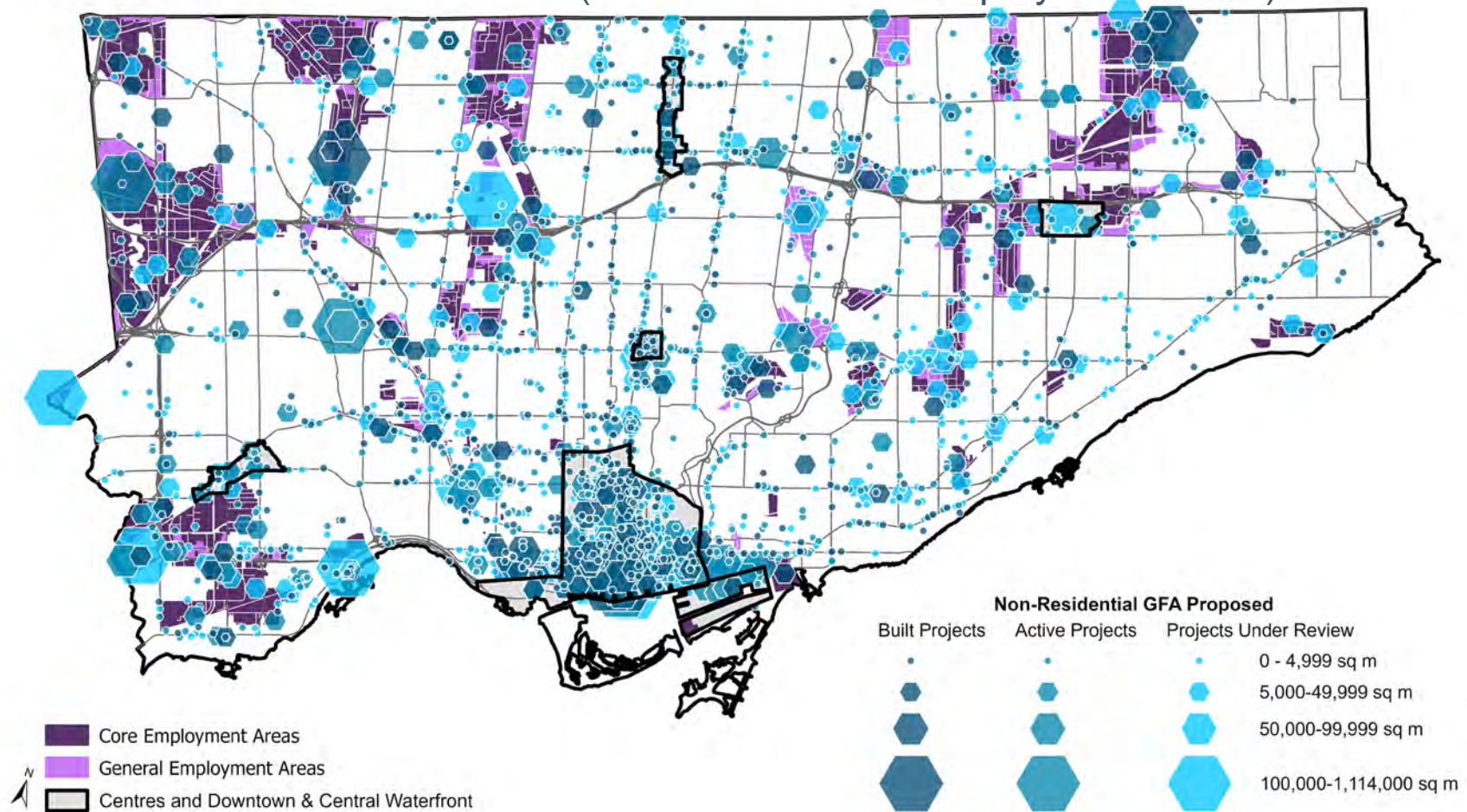
# Under Review Non-Residential Development

668 Projects → 5.9 million m<sup>2</sup> of non-residential GFA  
(1.4 million m<sup>2</sup> in Employment Areas)



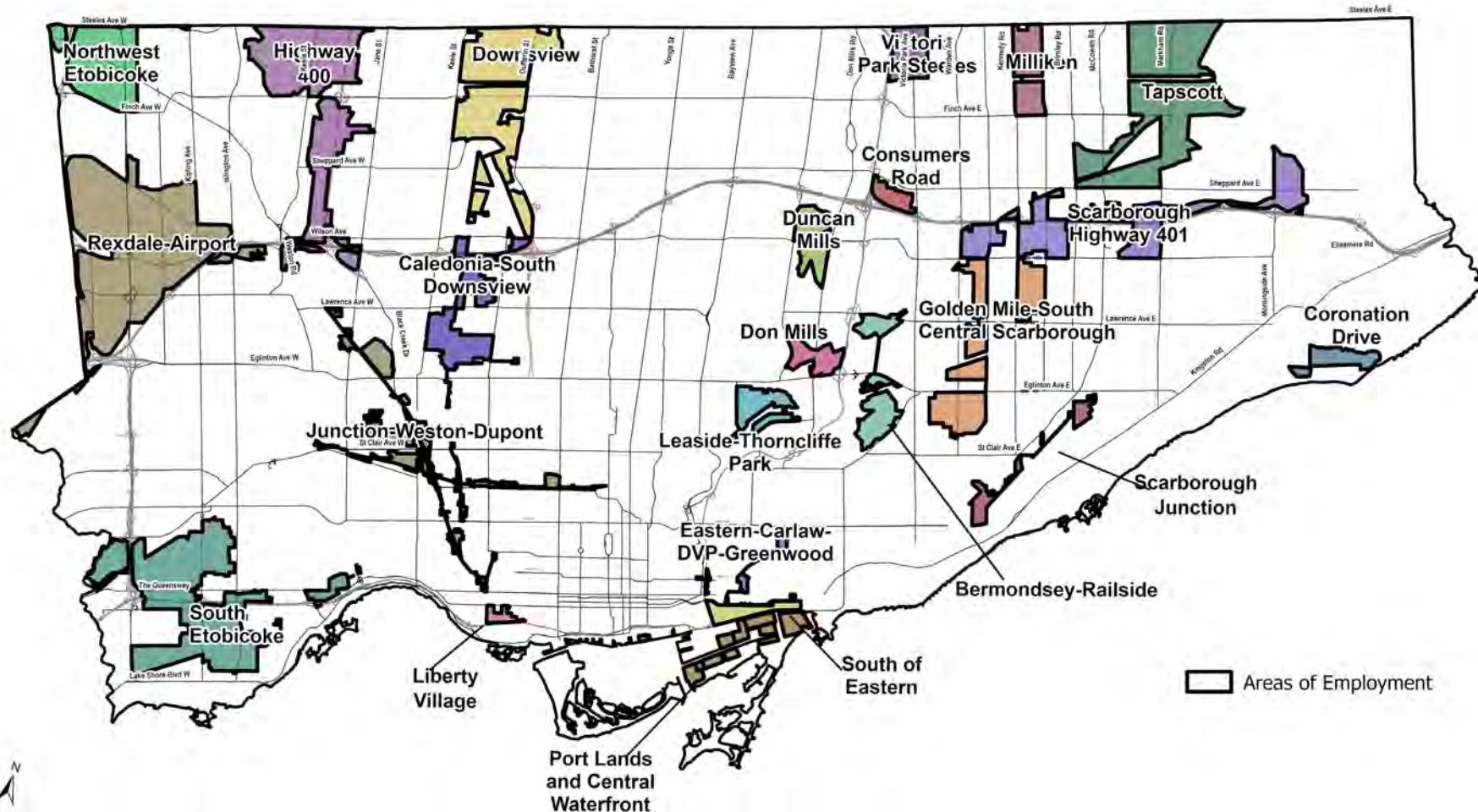
# Proposed Non-Residential Development

1,695 Projects  14.48 million m<sup>2</sup> of non-residential GFA  
(4.19 million m<sup>2</sup> in Employment Areas)





# Areas of Employment

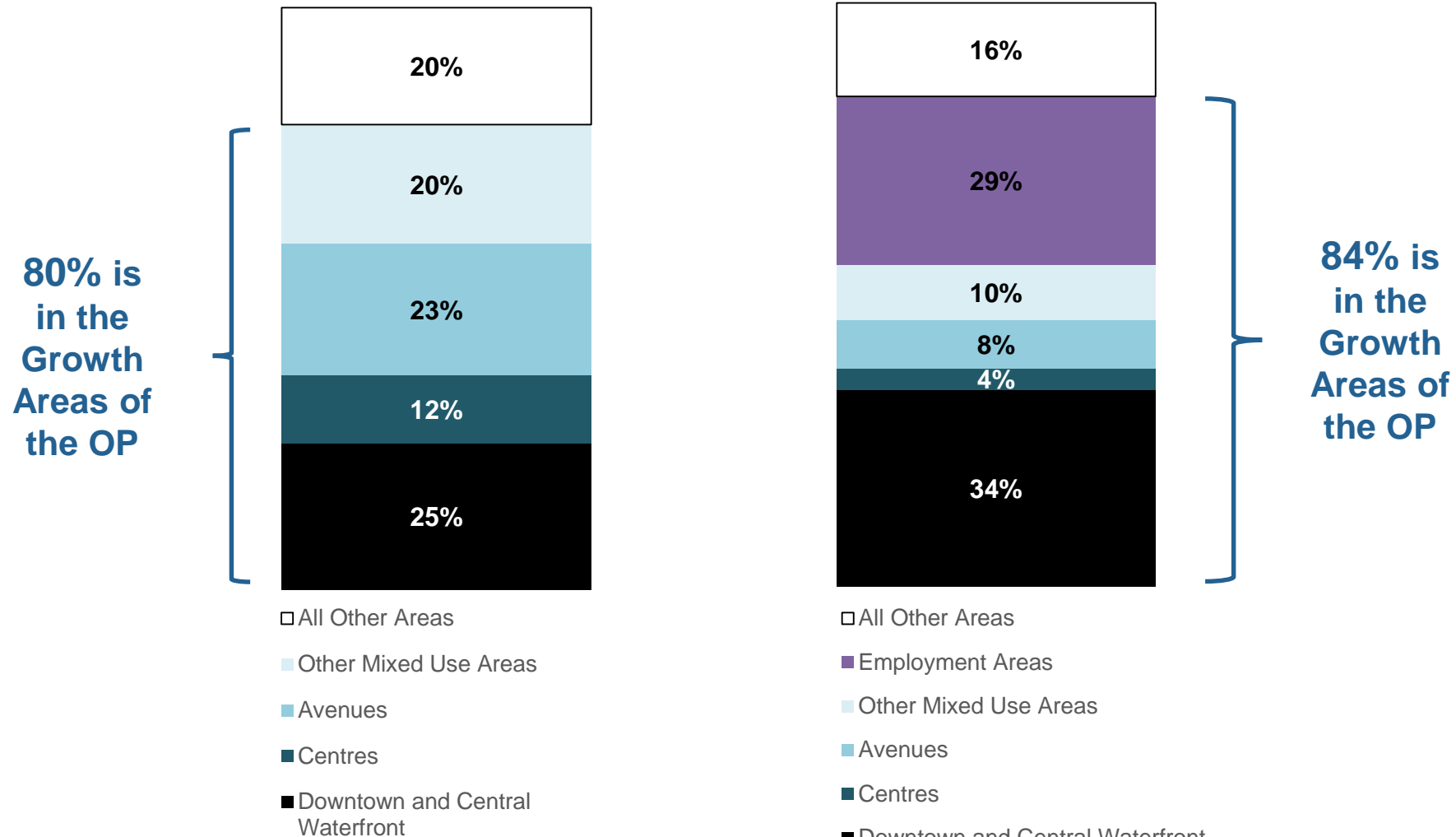


- 4.19 million m<sup>2</sup> of non-residential GFA
- 29% of total non-residential GFA
- 87% of all industrial GFA

# Toronto Development Activity in Growth Areas

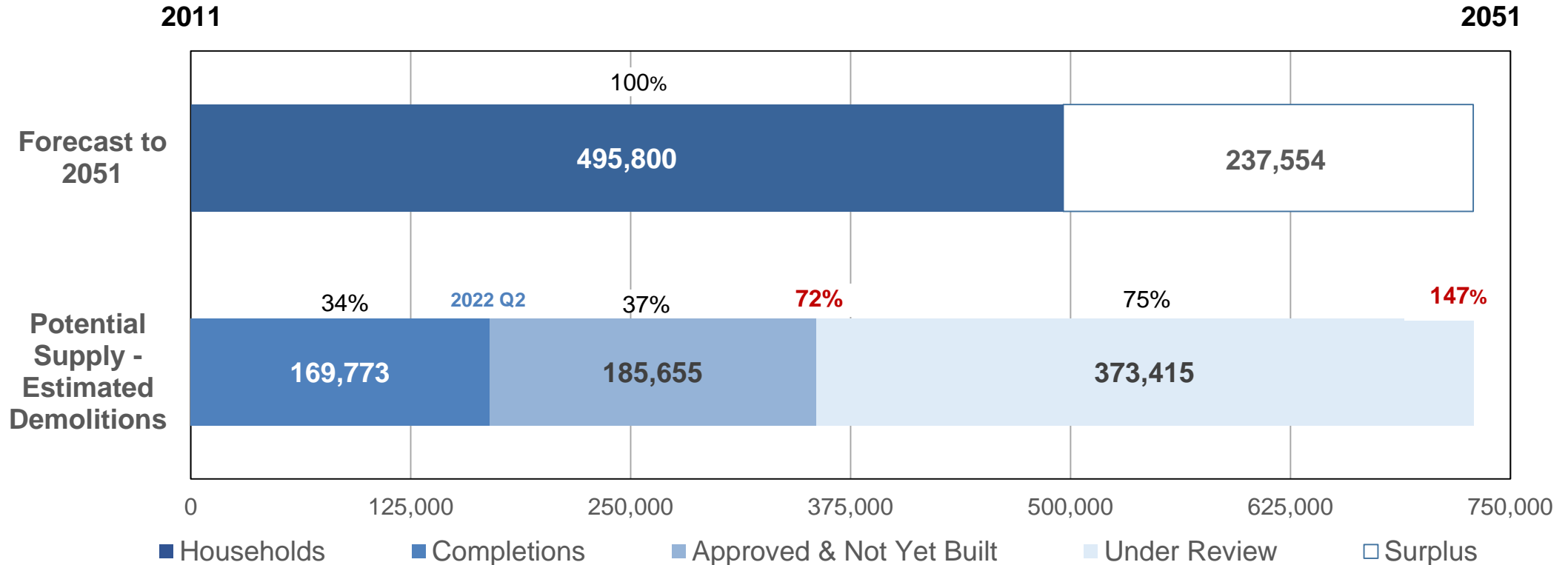
Proposed Residential Units

Proposed Non-Residential GFA



# Growth Plan Forecast to 2051

## New Growth Plan Forecast as of 2022 Q2



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

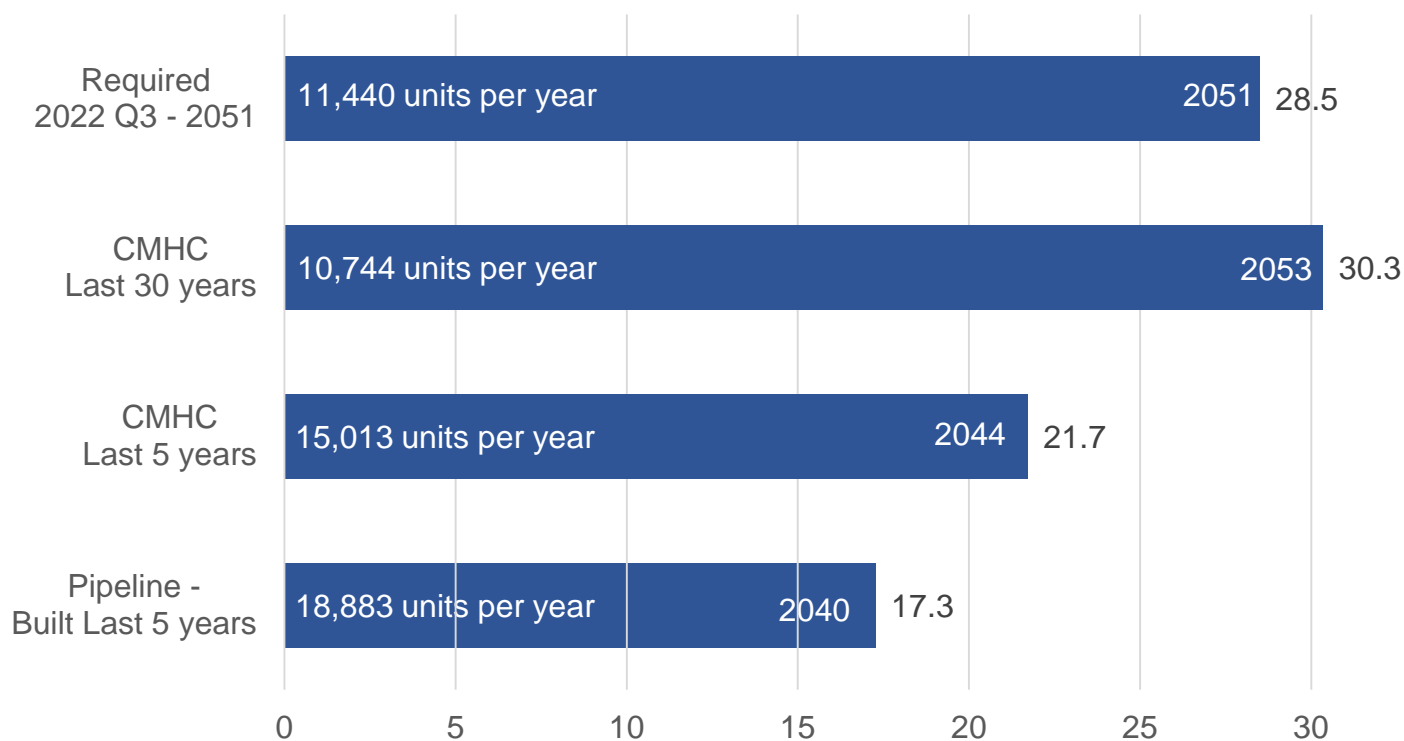
Completions are units for which all the proposed construction work on a dwelling unit has been performed. Units approved and not yet built are those in development projects that have received at least their first Planning approval. Under review units are those in projects which have not yet been approved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

# Estimated Built Units

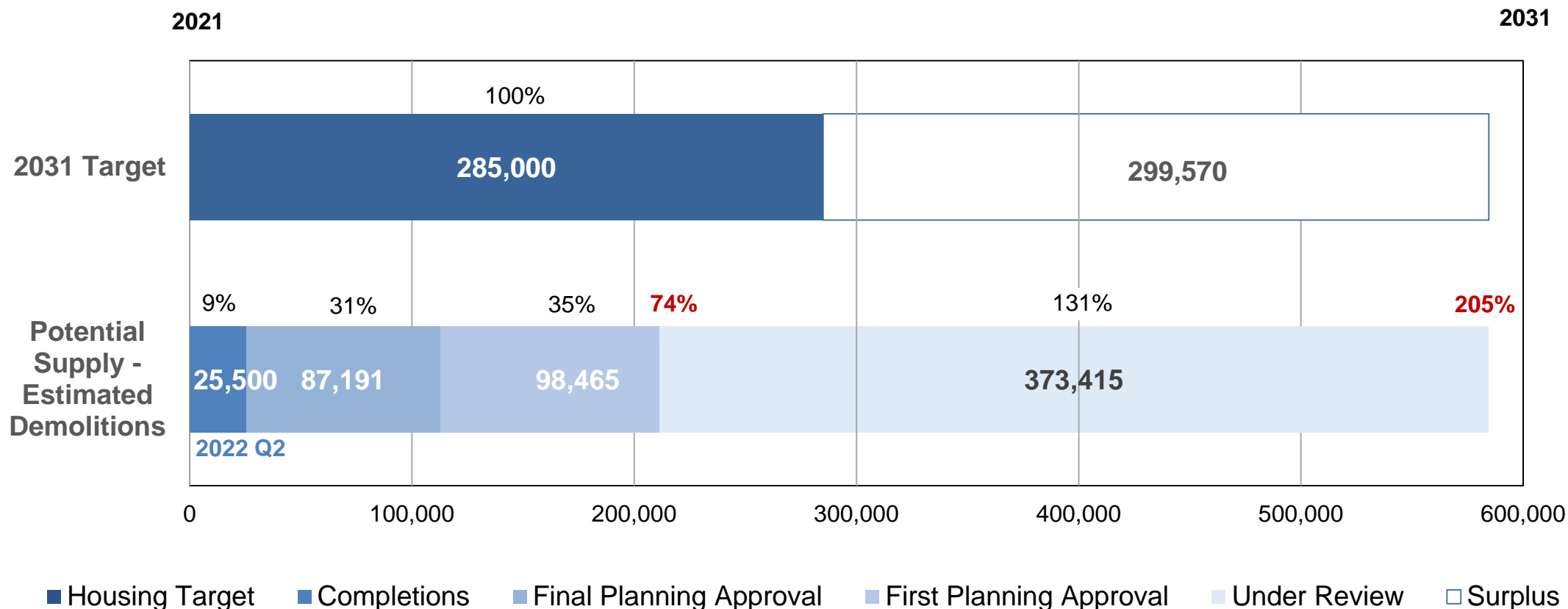
## Average Number of Units Required to Achieve Household Forecast

Forecasted Households 2011 – 2051	495,800
Units Built 2011-2022 Q2	169,773
	=
Balance of Units to 2051	326,027
	/
Years to Achieve	28.5
	=
Required units per year on average	11,440

## Average Net New Units Built per Year: Years to Achieve Household Forecast



# Municipal Housing Target 2031



Completions are units for which all the proposed construction work on a dwelling unit has been performed. Final Planning Approval are units in projects that received NOAC for a Site Plan Application in the year listed. First Planning Approval are units in projects that received their first planning approval in the year listed, in the form of a Rezoning, Official Plan Amendment approval, or Notice of Approval Conditions (NOAC) for a Site Plan Application. Under review units are those in projects which have not yet been approved or refused and those which are under appeal.

# Development Pipeline

Update 2022

City Planning Division, Planning Research and Analytics

<https://www.toronto.ca/developmentpipeline>

