

Development Pipeline

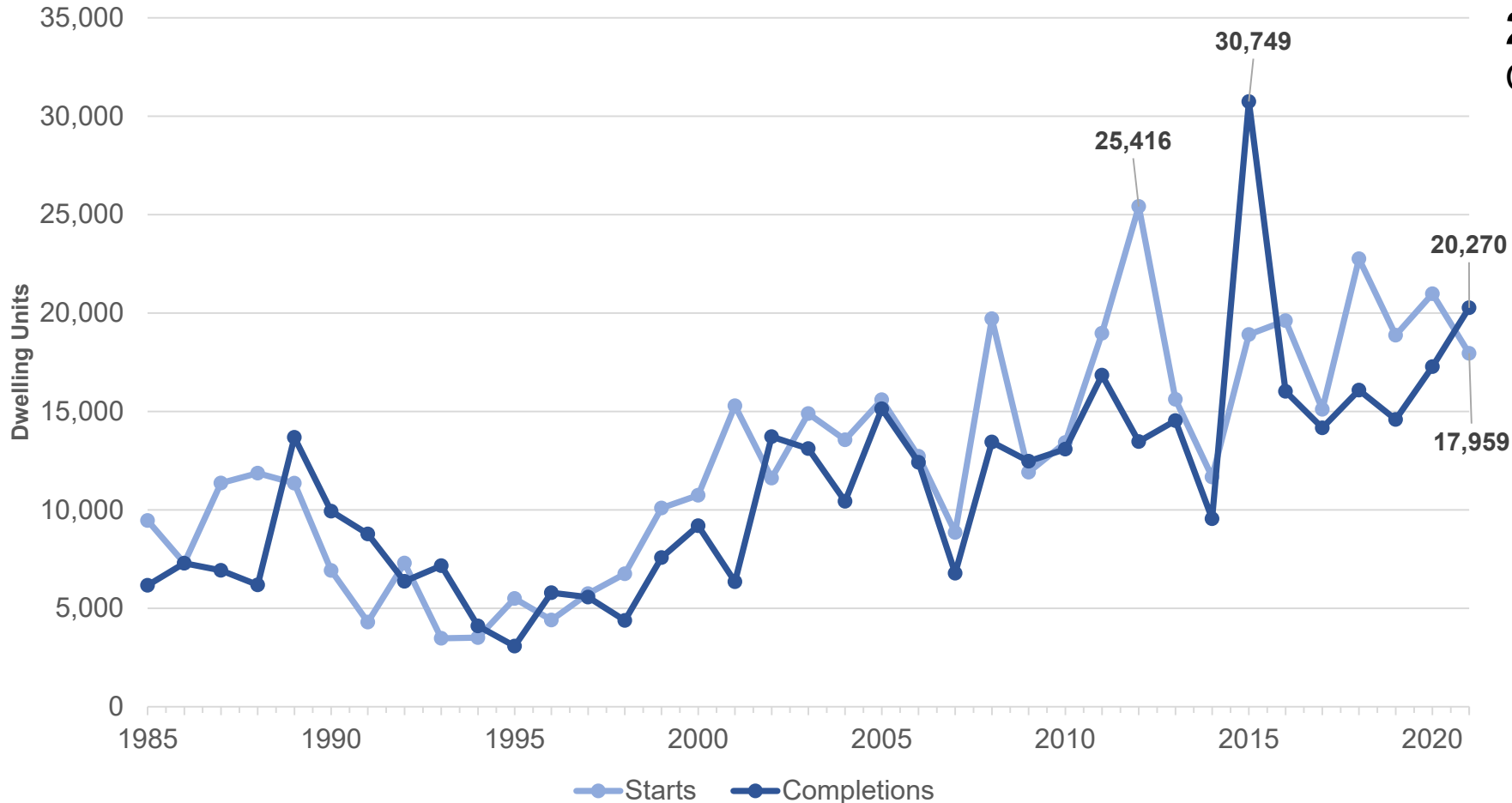
Update 2022

Planning & Housing Committee

28 February 2023



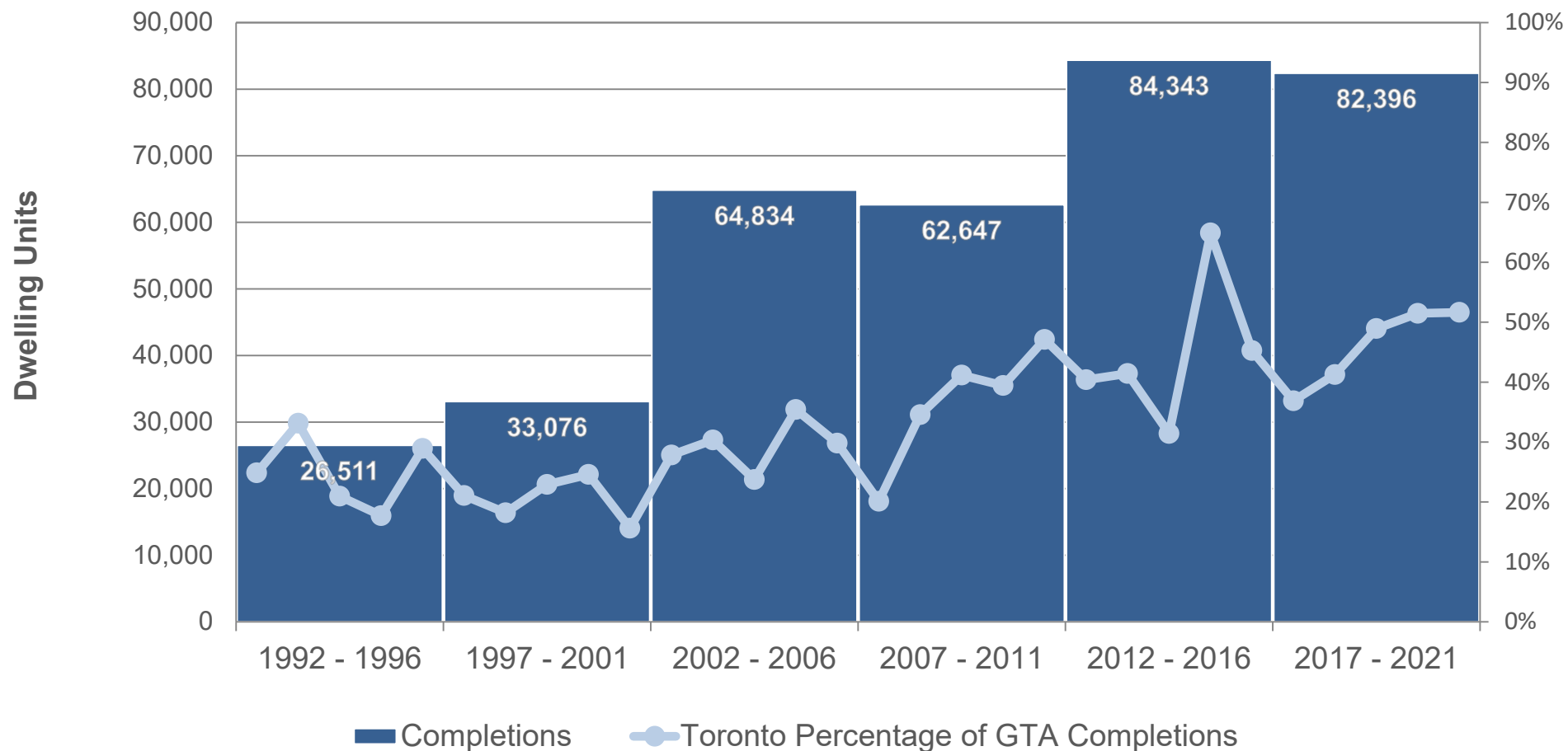
Toronto Housing Starts and Completions



2017-2021 Annual Average
CMHC Starts & Completions Survey

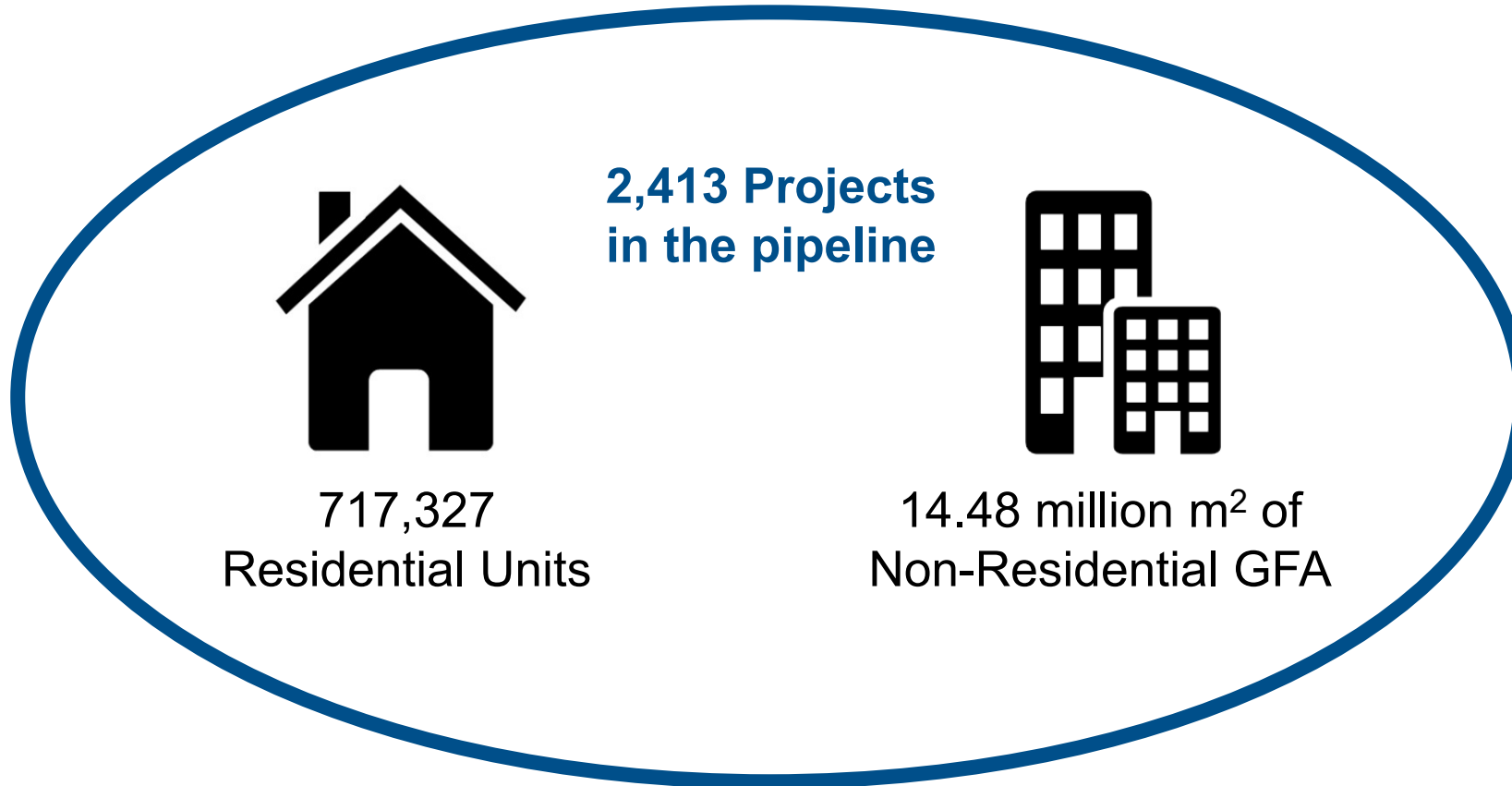
- Starts: 19,138 units
- Completions: 16,479 units

Toronto Housing Completions



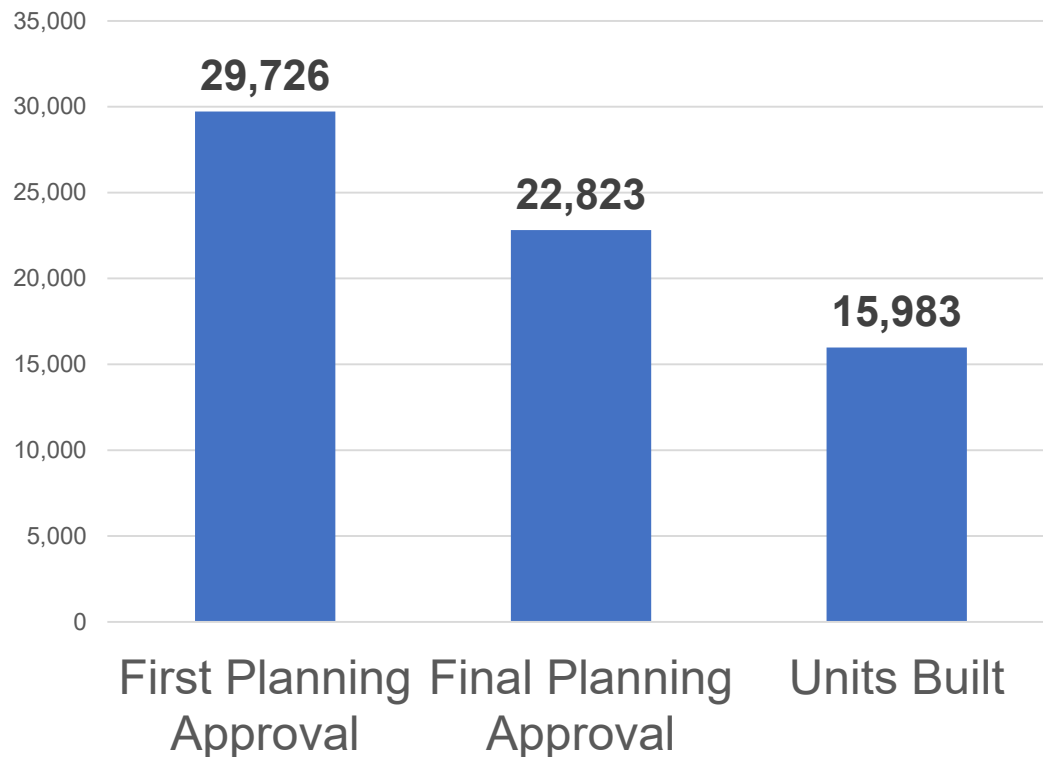
Development Pipeline

Projects during 2017 to 2022 Q2



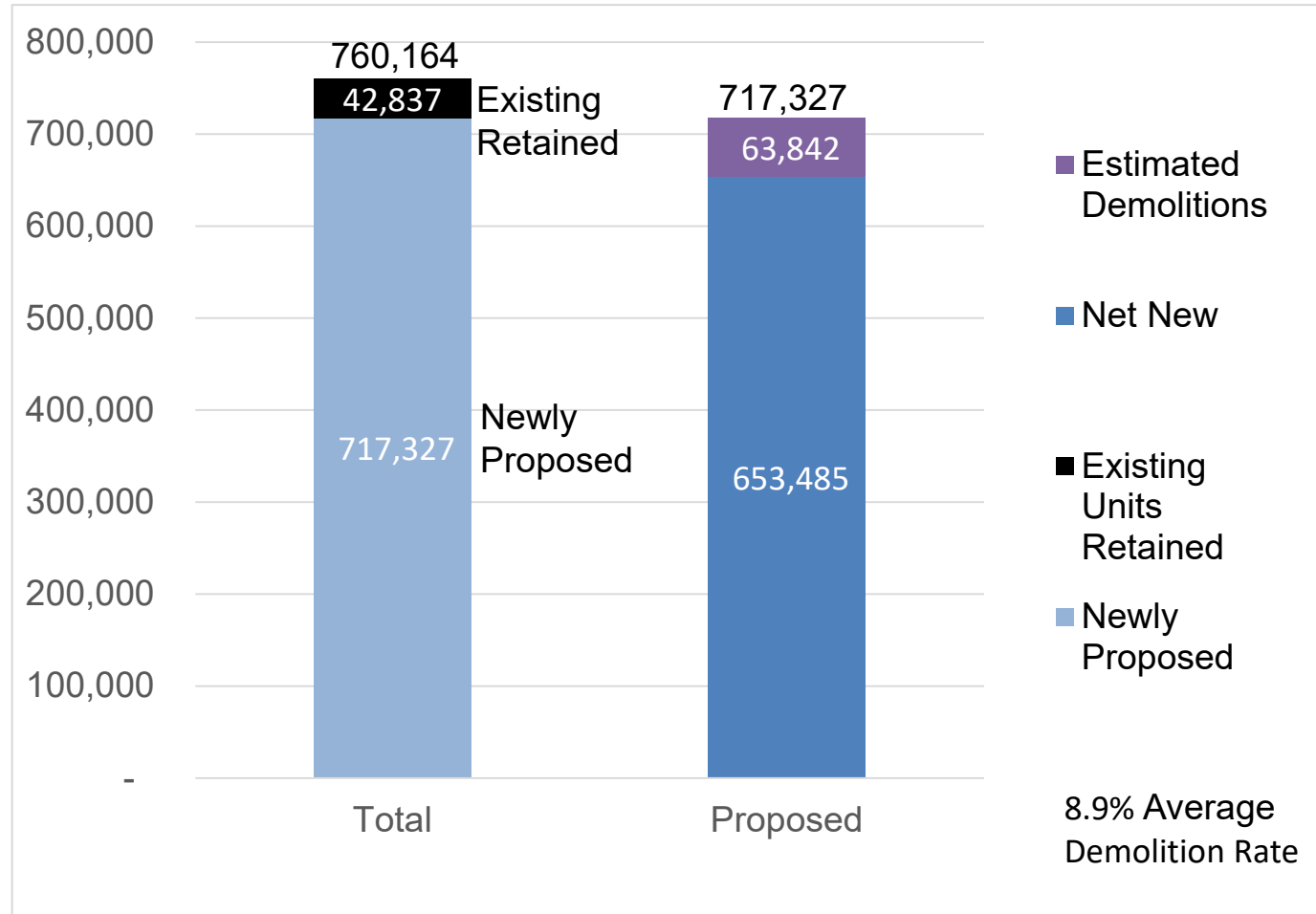
Planning Approvals

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

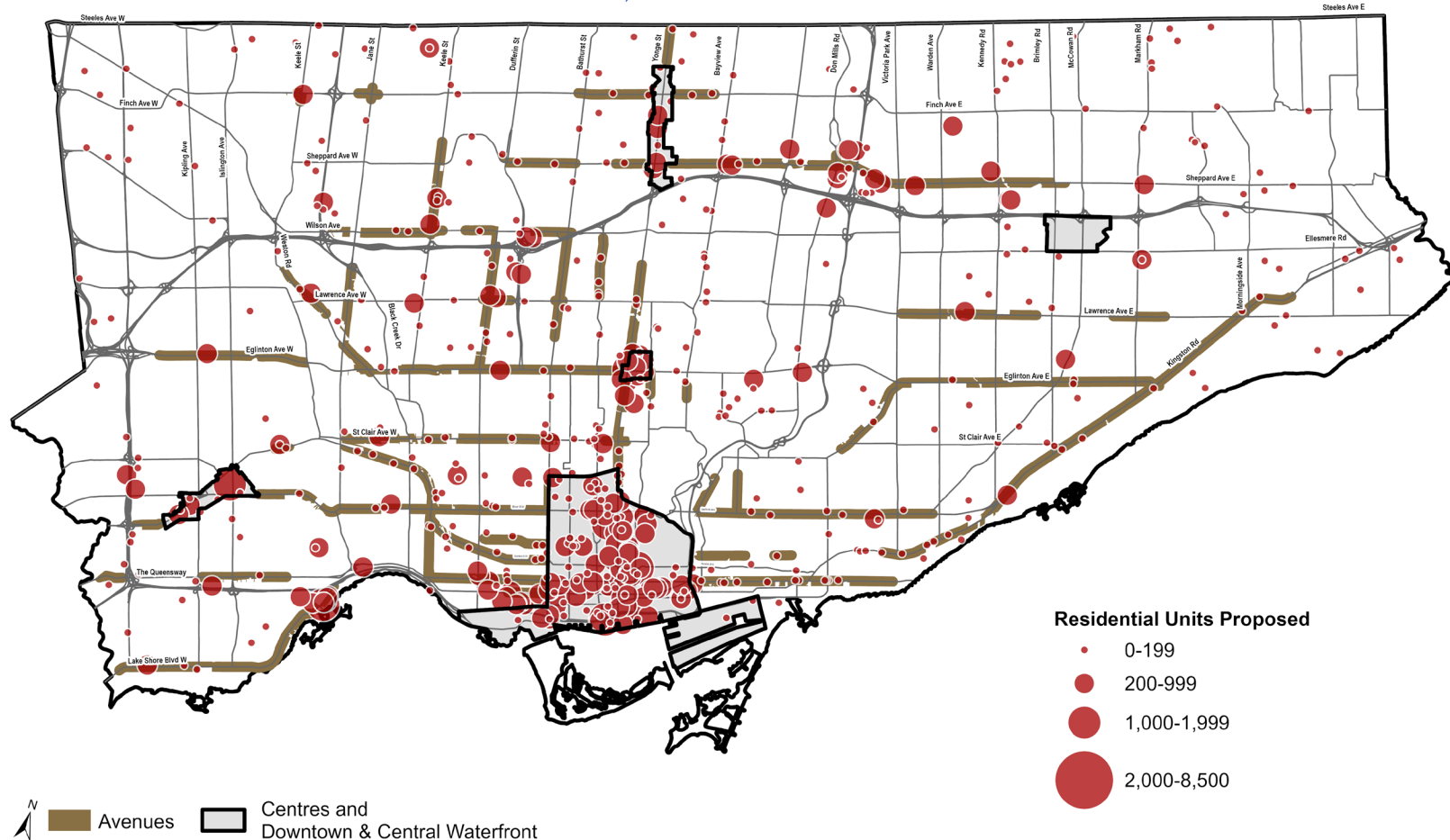




Citywide Development Activity

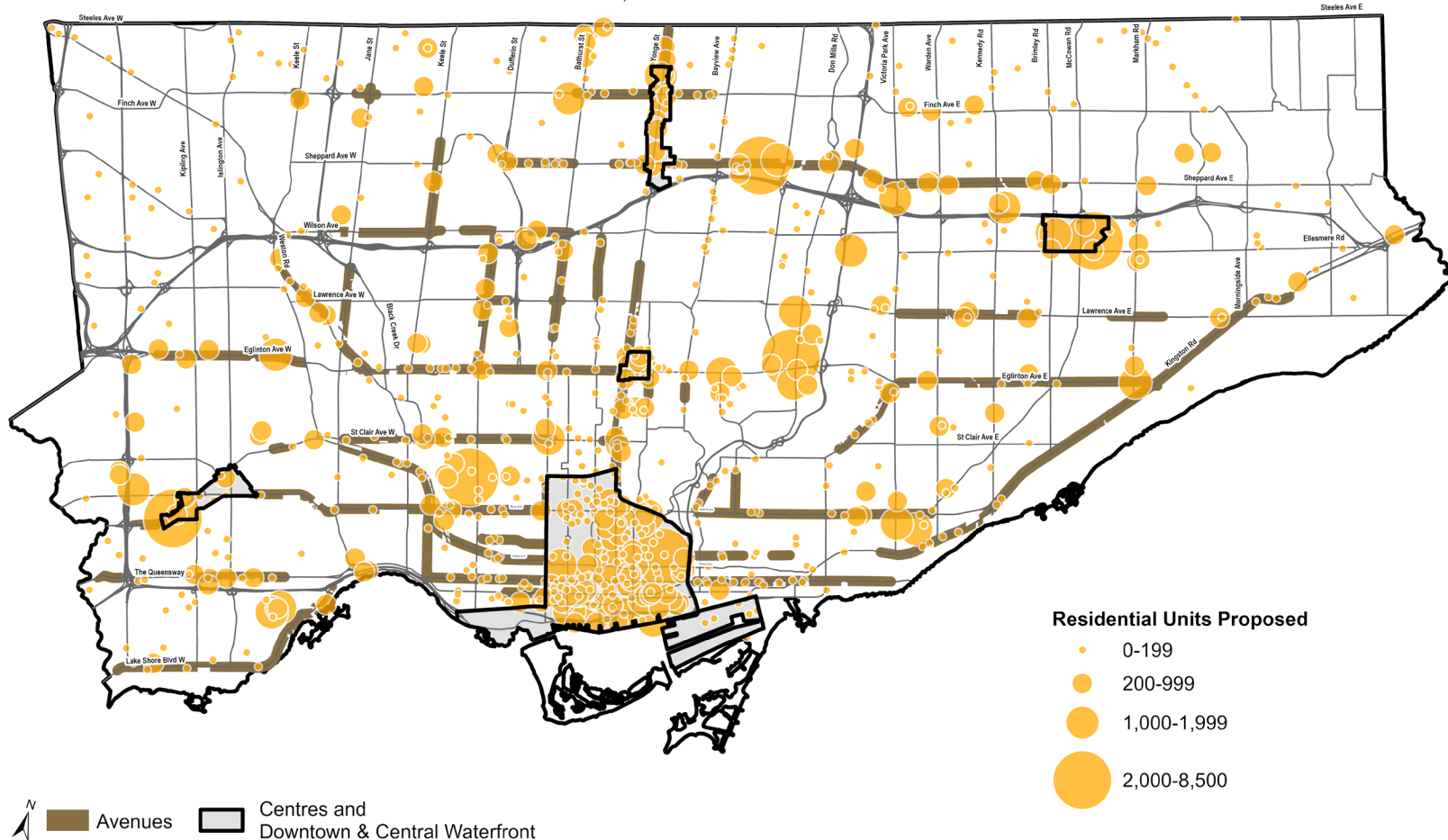
Built Residential Development

408 Projects → 103,638 residential units



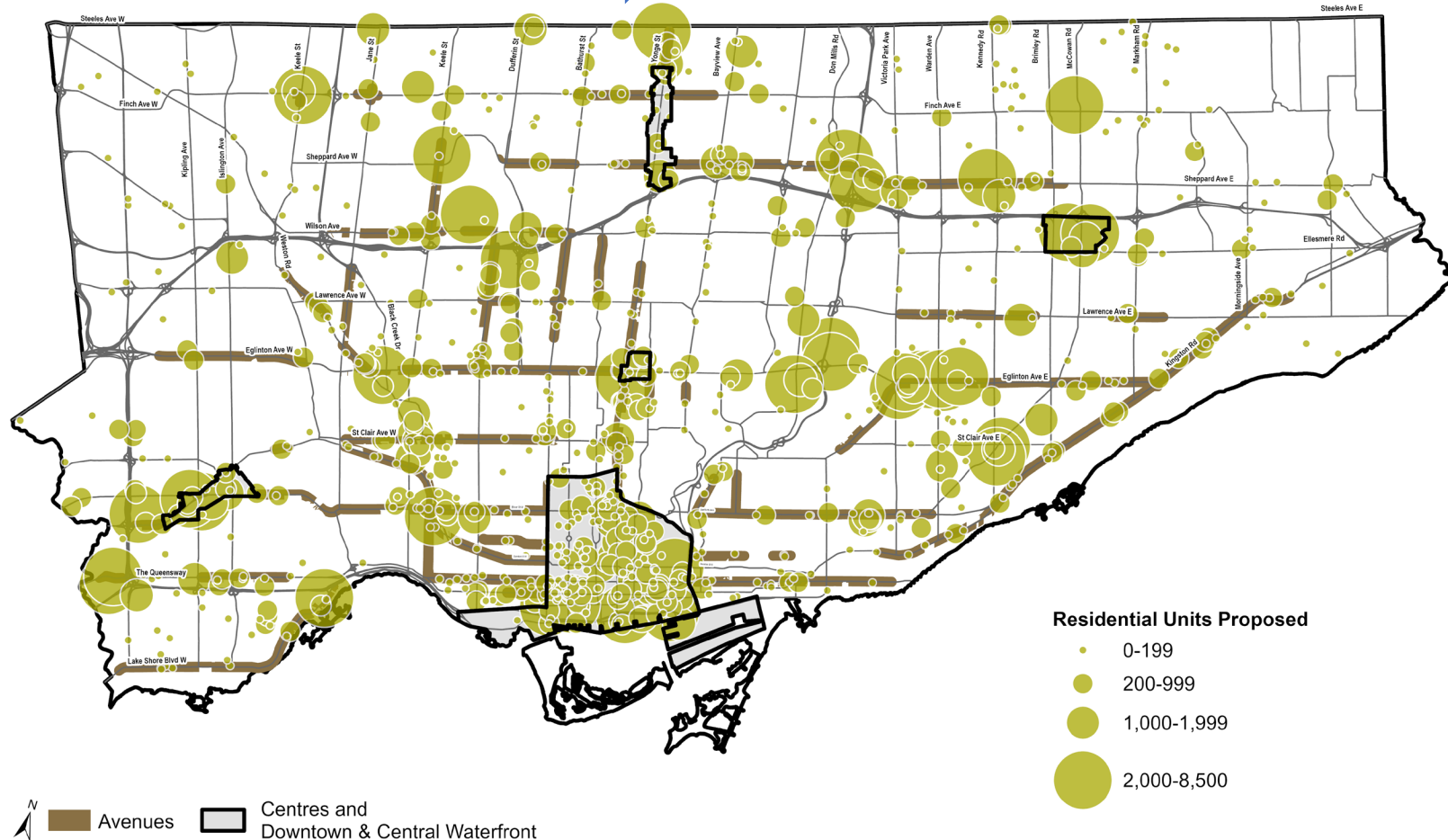
Active Residential Development

616 Projects → 203,793 residential units



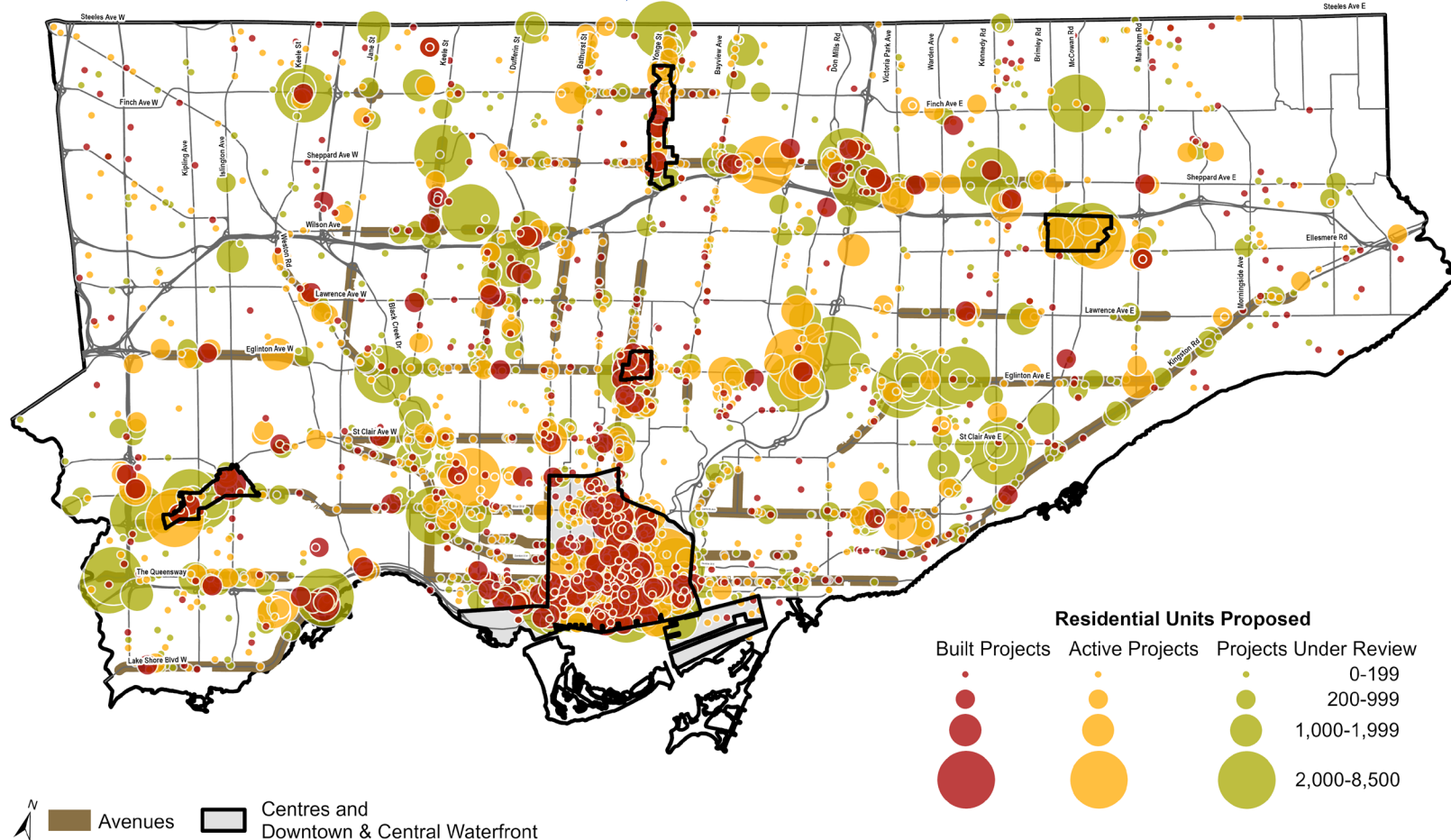
Residential Development Under Review

688 Projects → 409,896 residential units

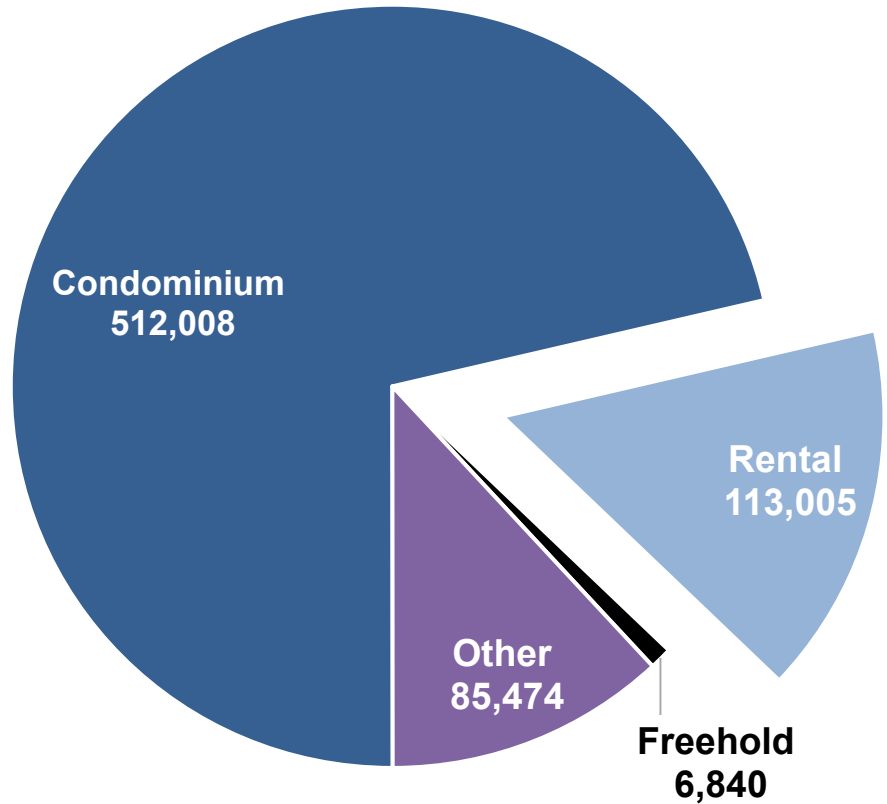


Proposed Residential Development

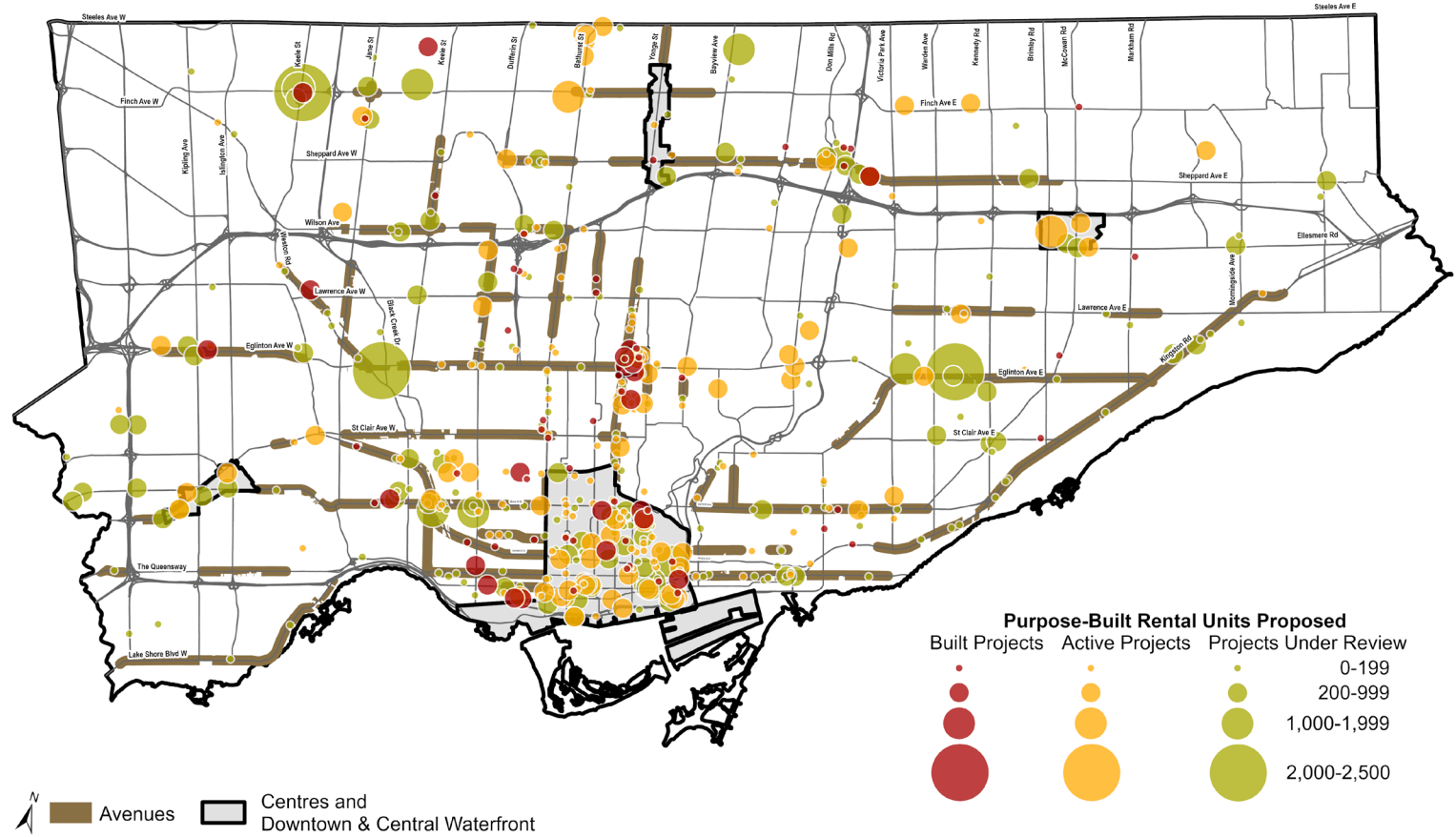
1,712 Projects → 717,327 residential units



Proposed Residential Units by Tenure

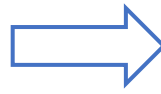


■ Condominium ■ Rental ■ Freehold ■ Other

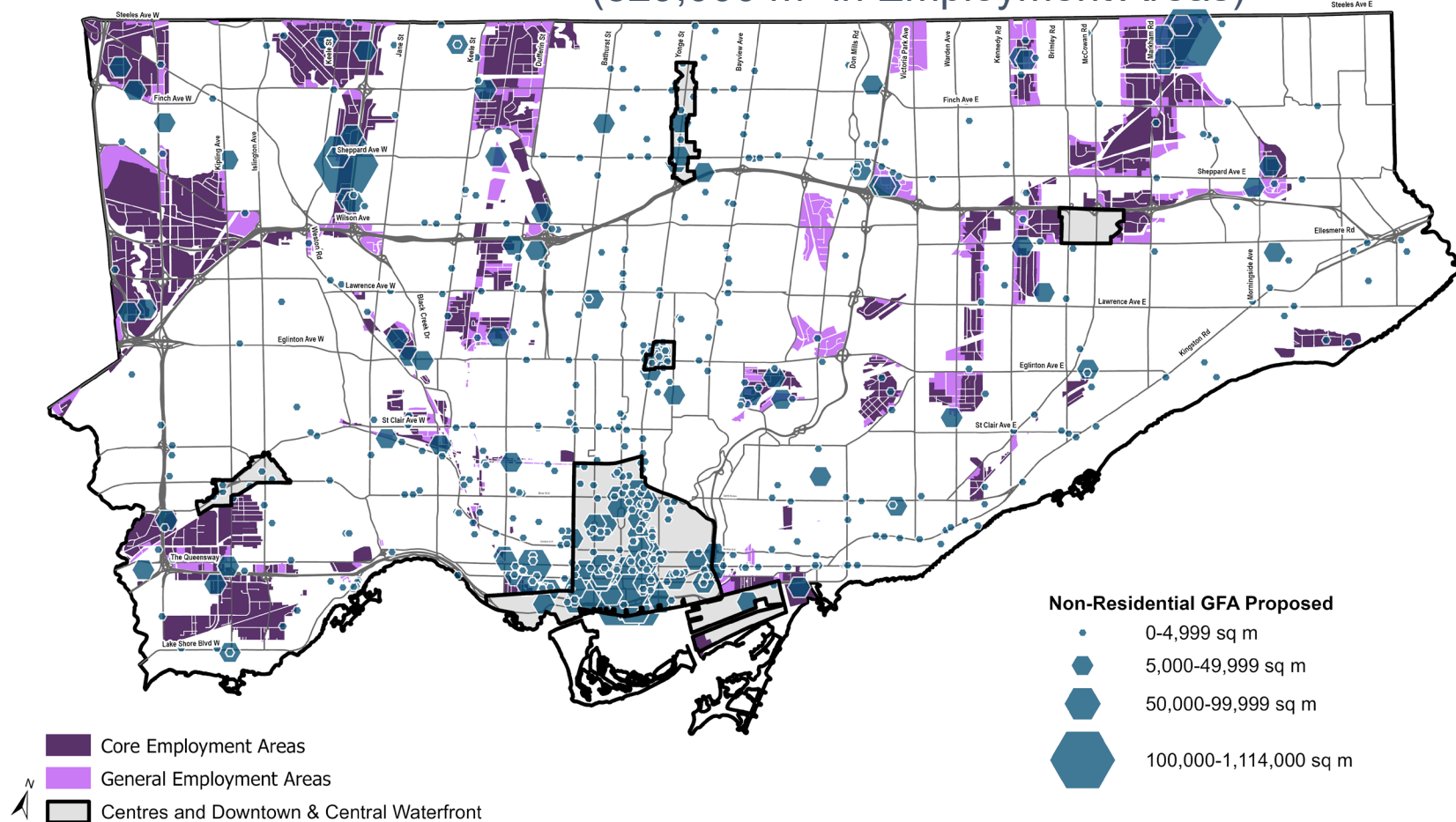


Built Non-Residential Development

423 Projects

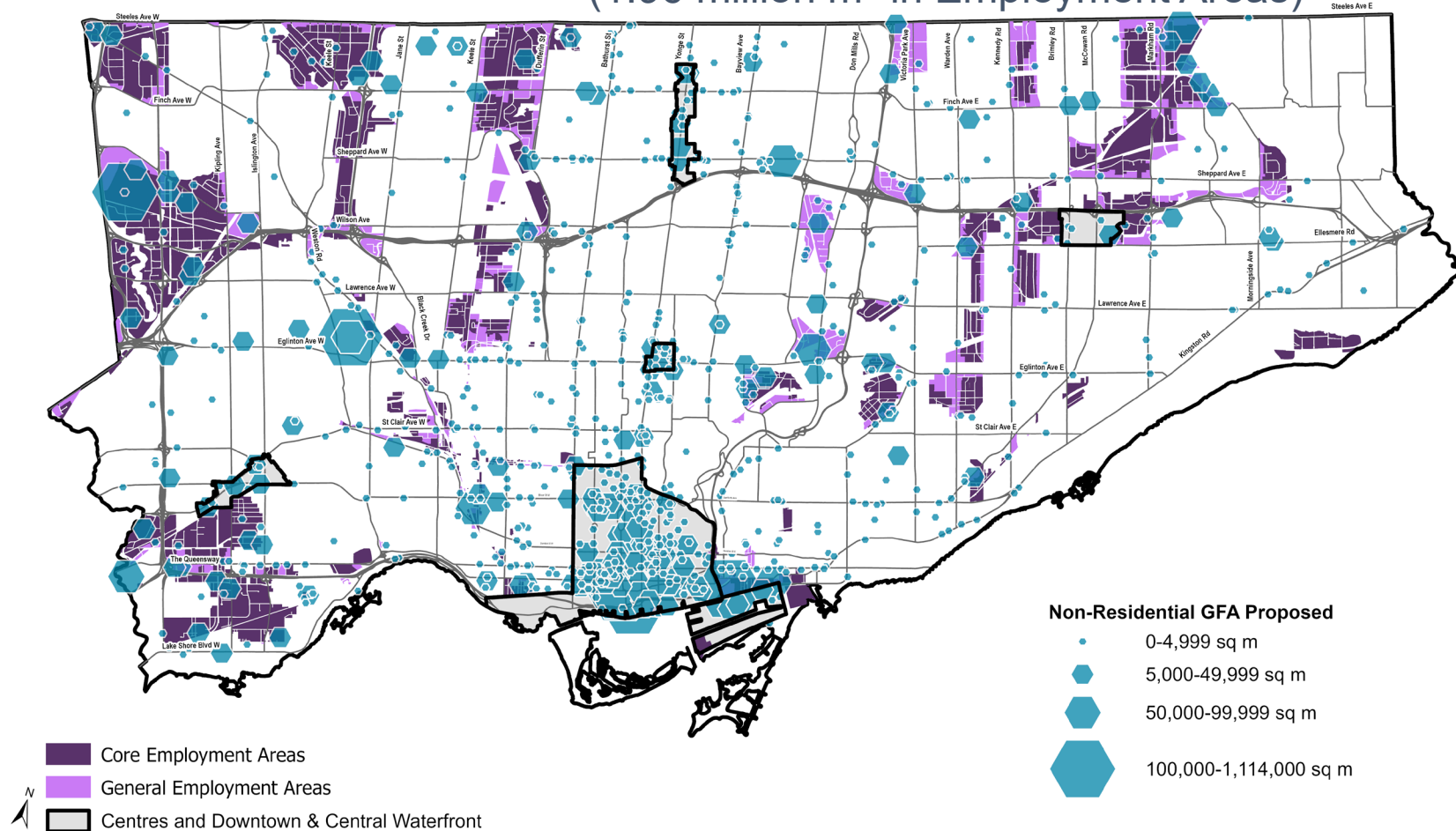


3.09 million m² of non-residential GFA
(829,000 m² in Employment Areas)



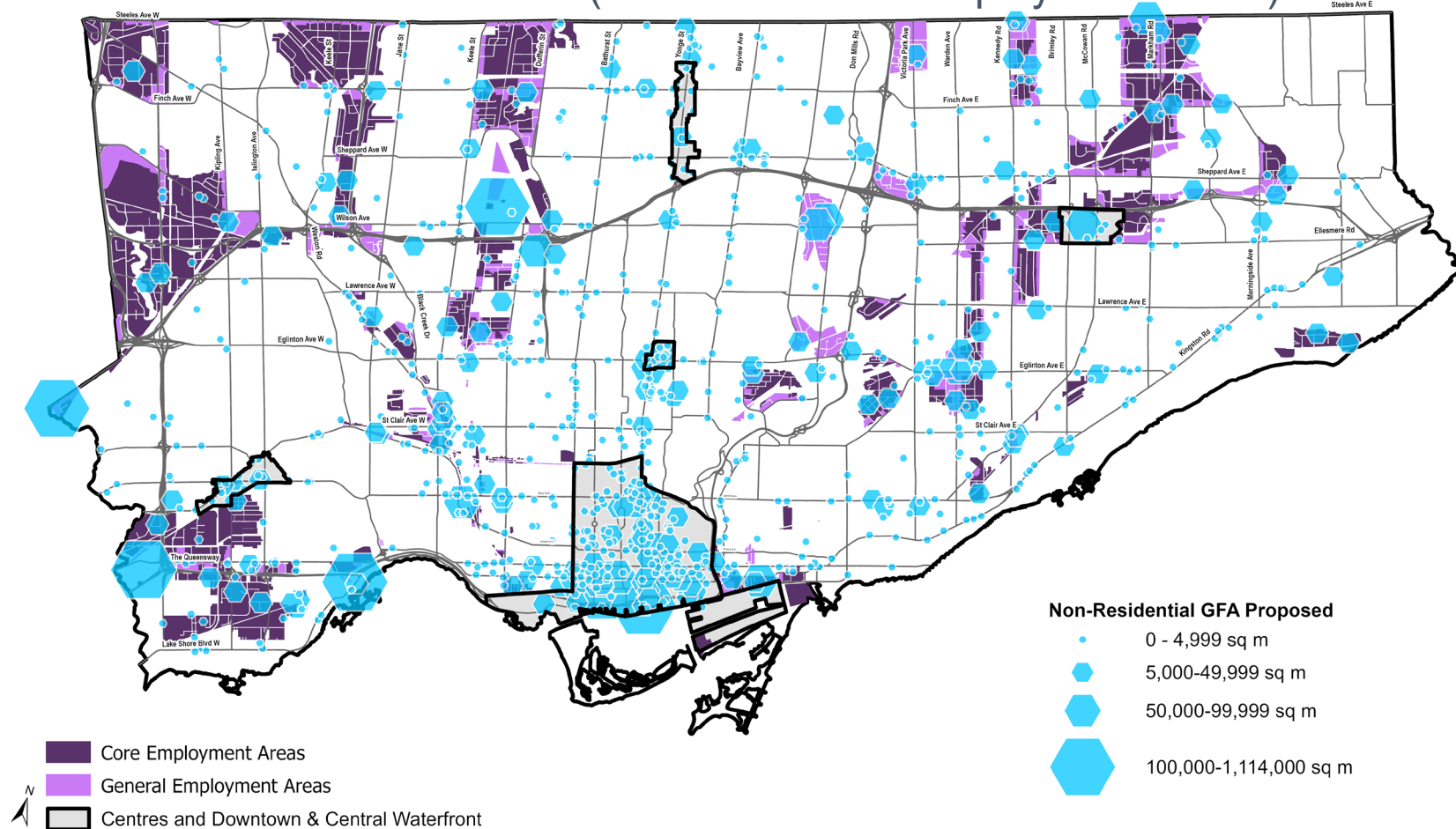
Active Non-Residential Development

604 Projects → 5.48 million m² of non-residential GFA
(1.96 million m² in Employment Areas)



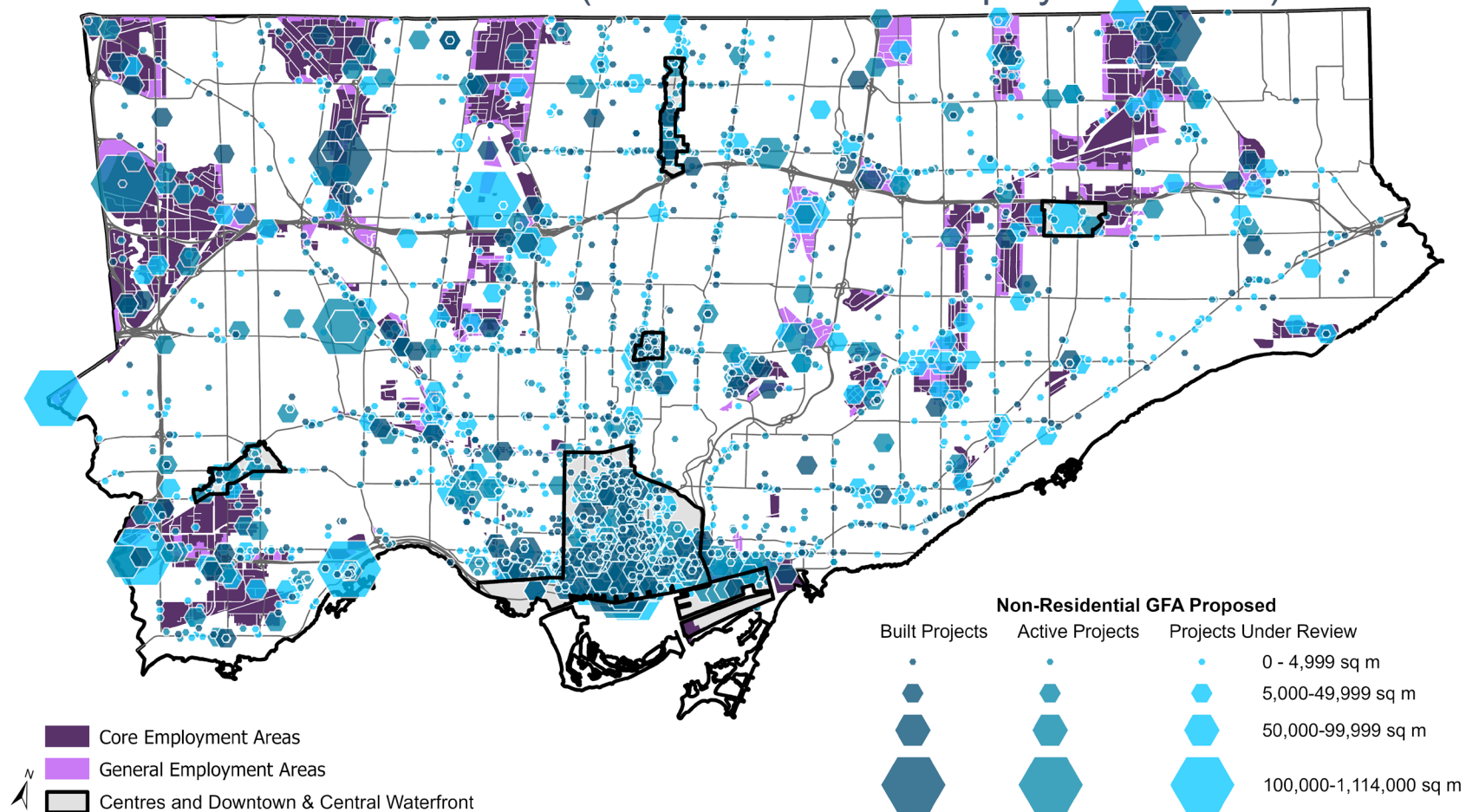
Under Review Non-Residential Development

668 Projects → 5.9 million m² of non-residential GFA
(1.4 million m² in Employment Areas)

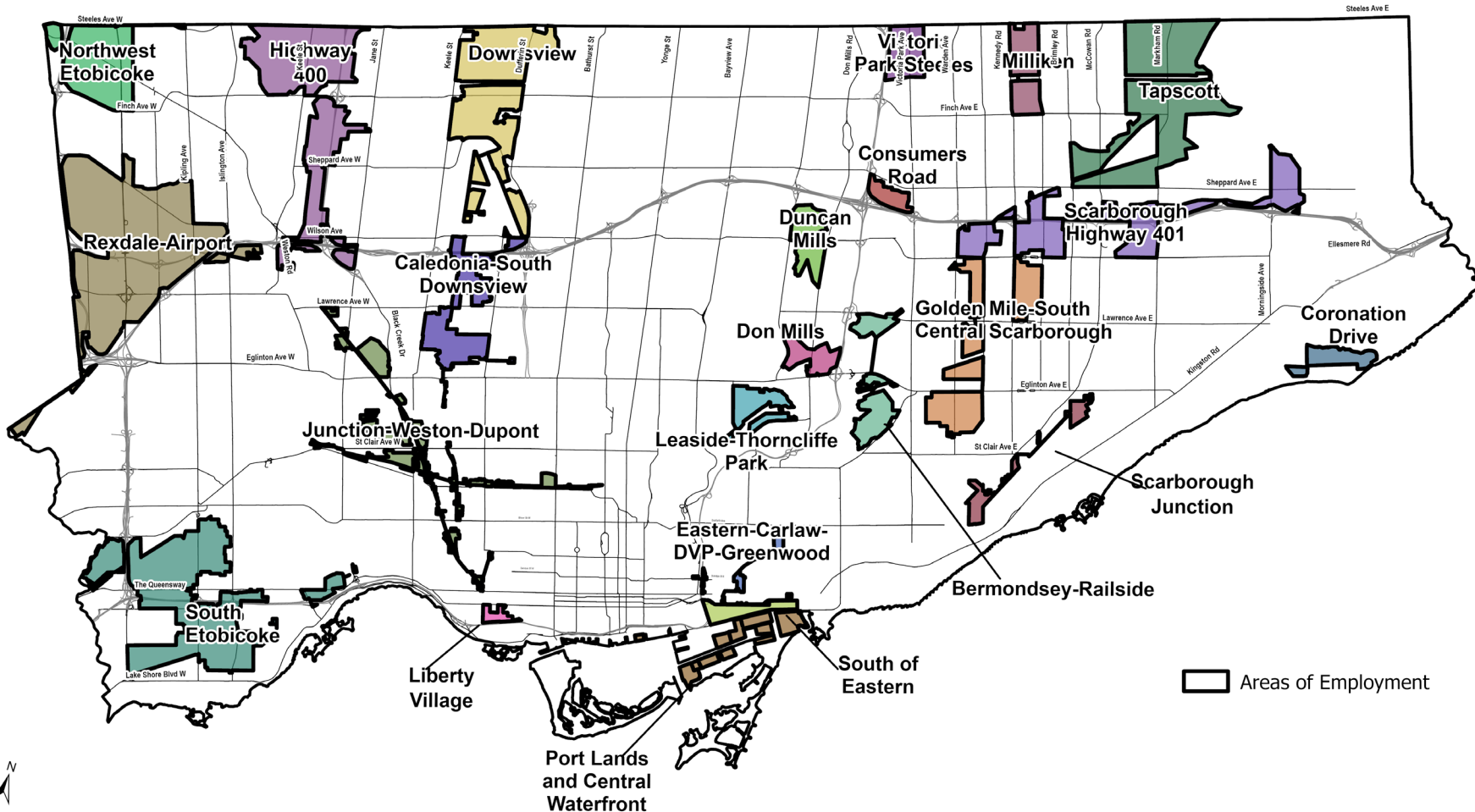


Proposed Non-Residential Development

1,695 Projects → 14.48 million m² of non-residential GFA
(4.19 million m² in Employment Areas)



Areas of Employment

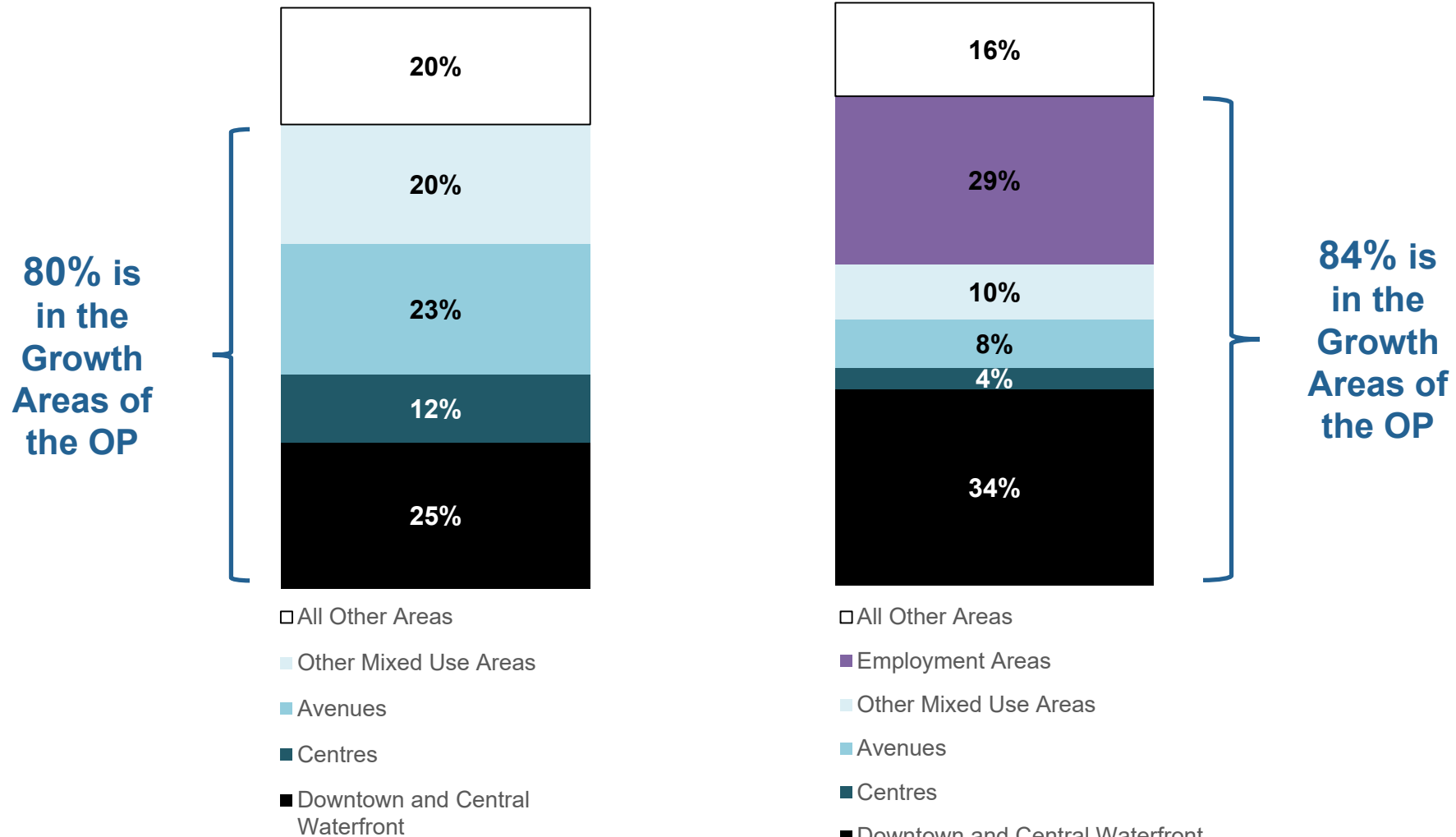


- 4.19 million m² of non-residential GFA
- 29% of total non-residential GFA
- 87% of all industrial GFA

Toronto Development Activity in Growth Areas

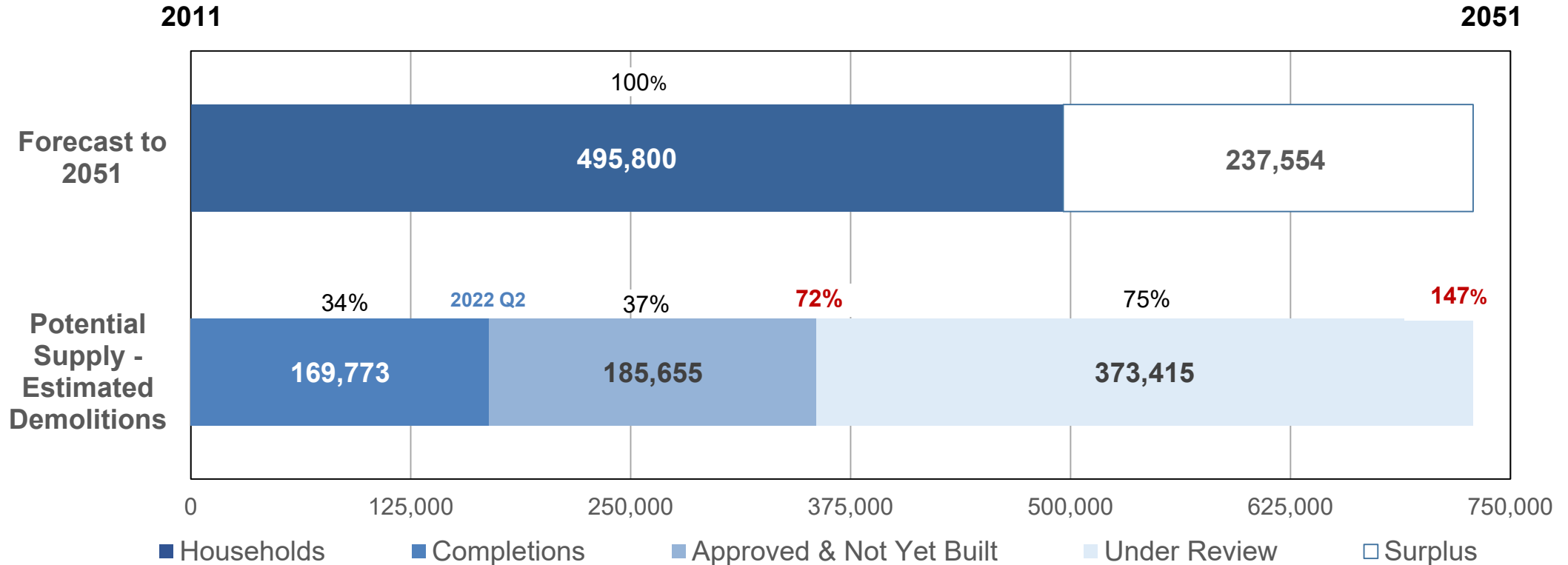
Proposed Residential Units

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.

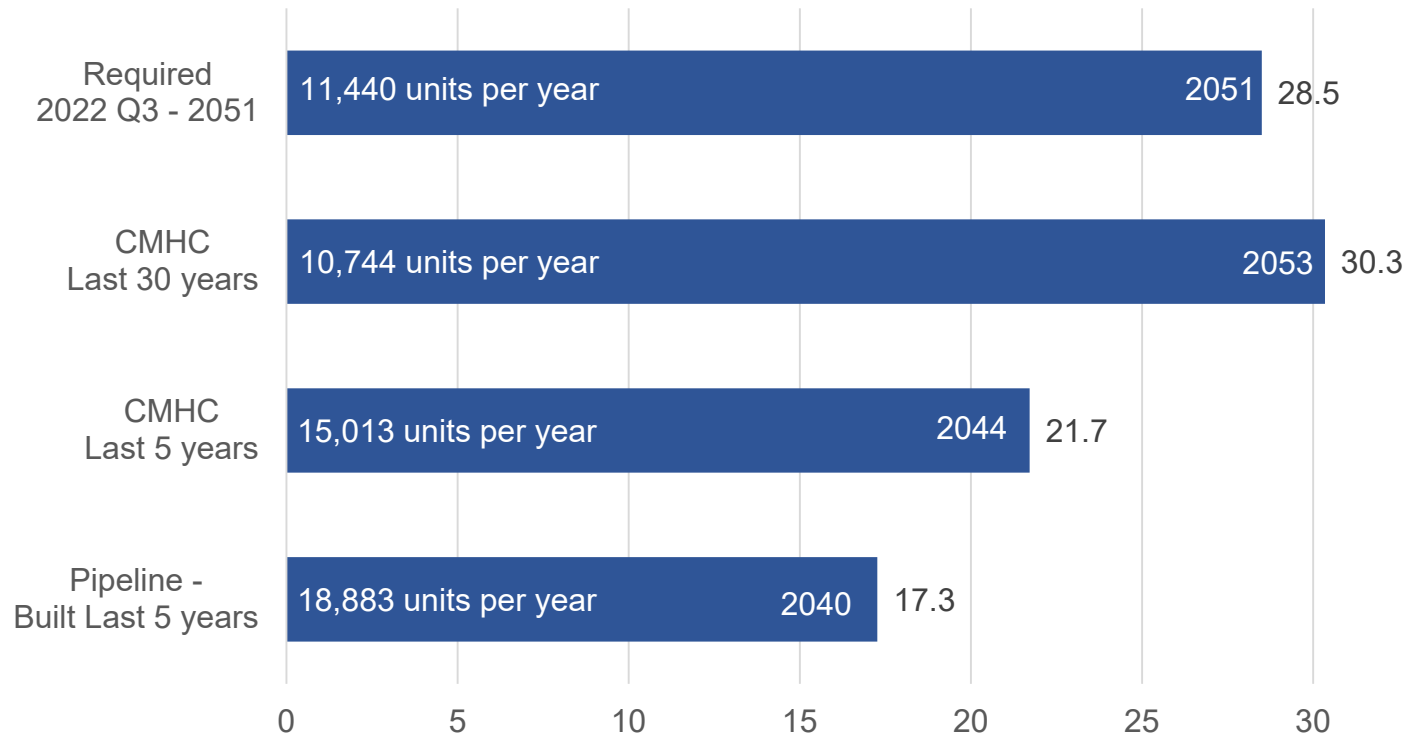
Completions are units for which all the proposed construction work on a dwelling unit has been performed. Units approved and not yet built are those in development projects that have received at least their first Planning approval. Under review units are those in projects which have not yet been approved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

Estimated Built Units

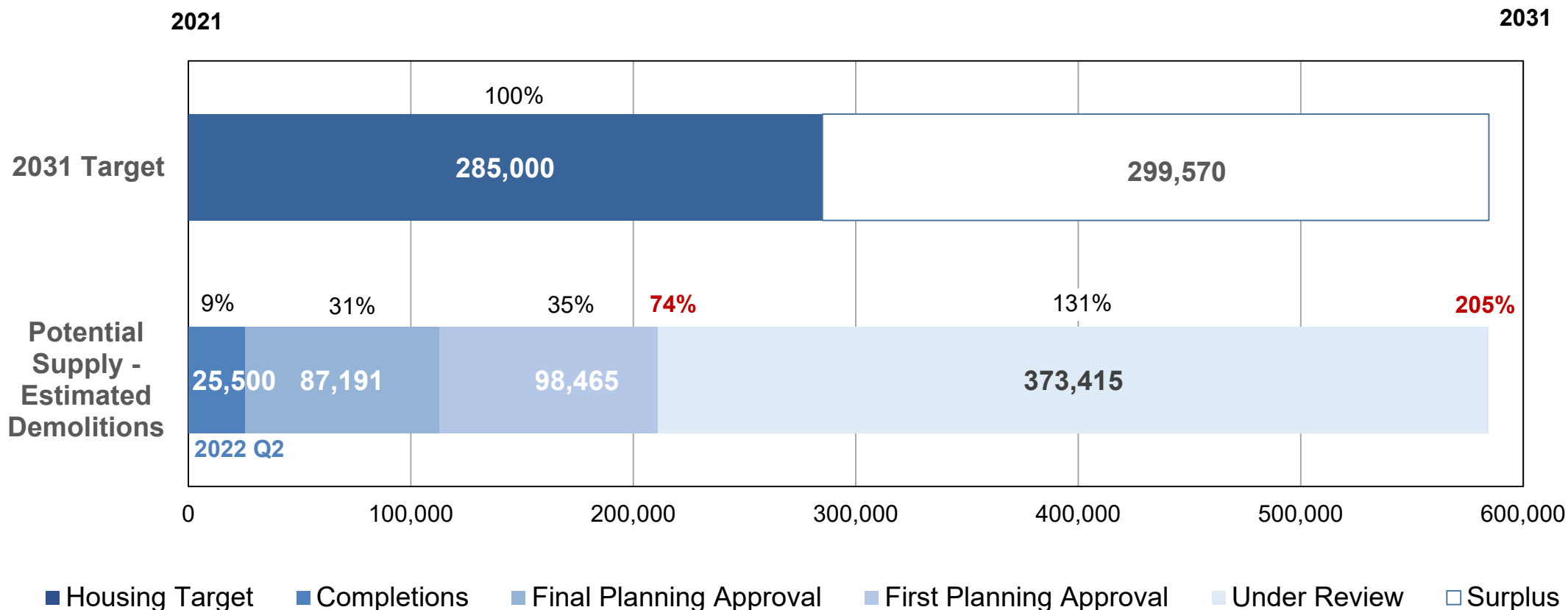
Average Number of Units Required to Achieve Household Forecast

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>

