

Development Activity Bulletin 2025

Key Takeaways



The Development Activity Bulletin

- Monitors Official Plan policy
- Tracks urban growth and development trends
- Highlights key policies, programs, and operational improvements that help build new homes
- Reports on progress towards municipal and provincial housing targets and forecasts

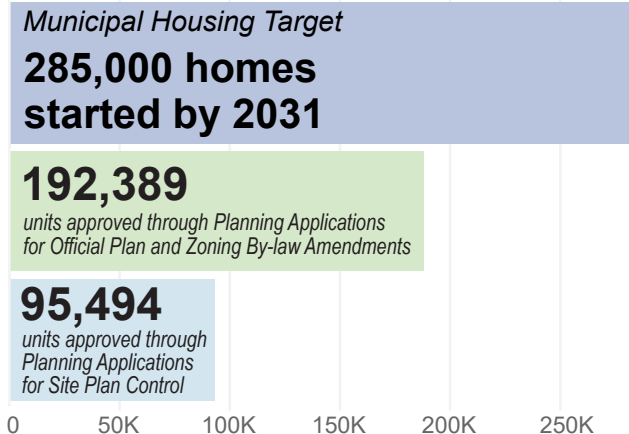
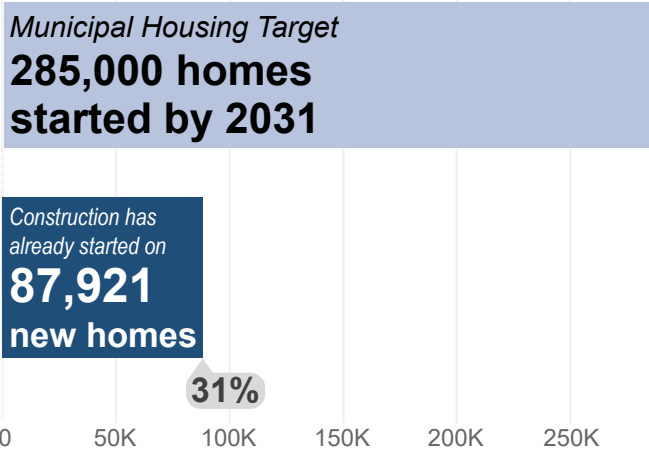
Why is this important?

Understanding current and planned land development activity is essential to managing future growth and **building a city that is inclusive, successful, welcoming and sustainable.**

Ontario's **Municipal Housing Target** aims to build 1.5 million new homes across the province by 2031, including **285,000 new homes in Toronto.**

At the **40%** mark of the target horizon, Toronto has seen **31%** of the required starts

More units have been approved in the City than have started construction



Development and Growth Services plays a key role in shaping Toronto's growth, continually evolving to **unlock housing options and choices.**

Expanding Housing Options in Neighbourhoods (EHON) allows for gentle intensification in Toronto's neighbourhoods.

Building Permits have been received for more than **6,100 new units** in Laneway Suites, Garden Suites and Multiplexes since each program was introduced.

2025 Q4 Development Pipeline Highlights



The **Development Pipeline** is an analytical dataset that includes development projects with activity in the past five years, ending December 31 2025.

1,700

proposed development projects

↑ up 1% from 2024 Q4

791,000

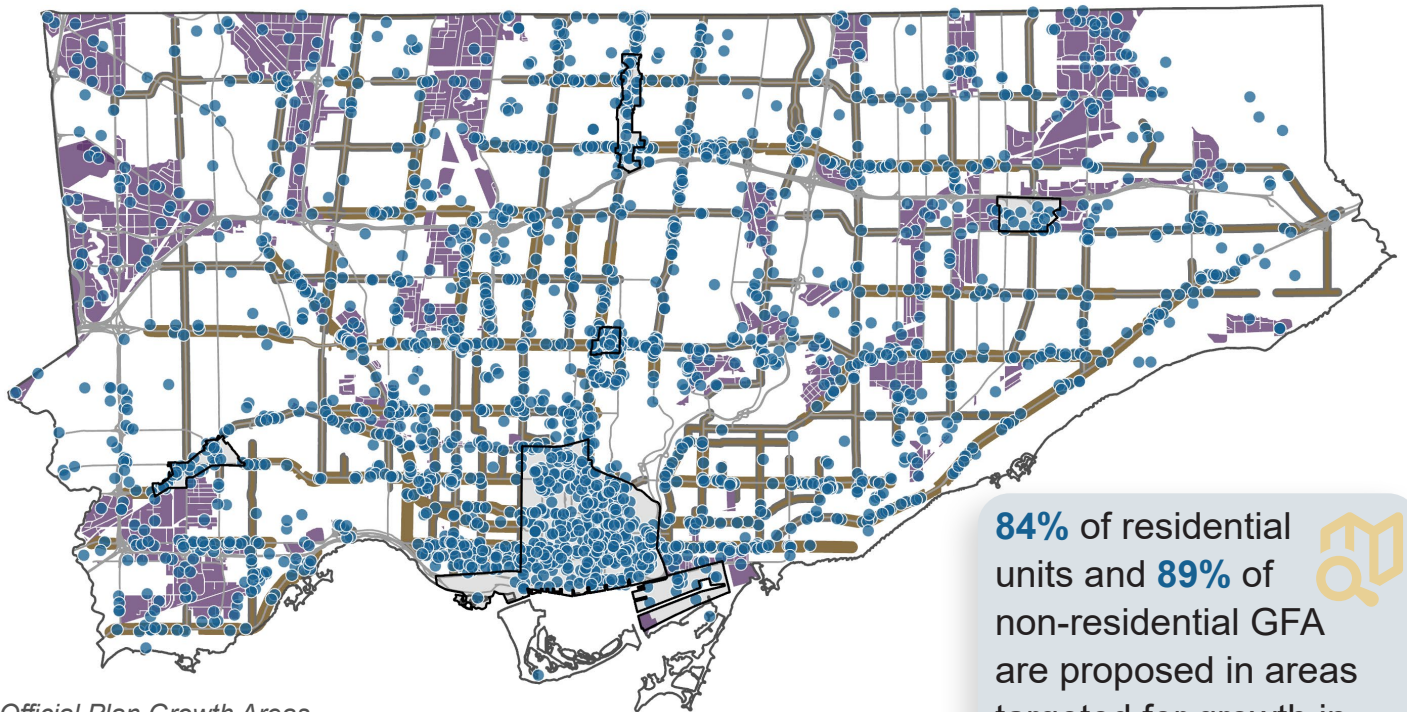
proposed residential units

↑ up 7% from 2024 Q4

8.9 M

proposed non-residential gross floor area (m²)

↓ down 15% from 2024 Q4



Official Plan Growth Areas

Centres and Downtown & Central Waterfront

Avenues

Employment Areas

84% of residential units and 89% of non-residential GFA are proposed in areas targeted for growth in



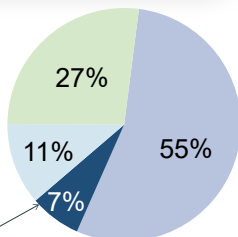
Toronto's Official Plan

About **four in ten** units are **family-sized**

2-Bedroom
192,000 units

3-Bedroom or larger
81,000 units

Studio
50,000 units



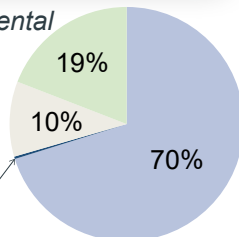
1-Bedroom
389,000 units

Almost **20%** of units are **Purpose-Built Rental**

Purpose-Built Rental
151,000 units

Tenure TBD
82,000 units

Freehold
2,700 units
<1%



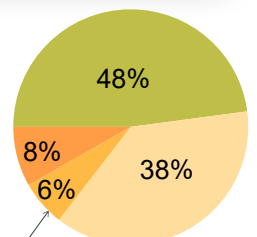
Condominium
555,000 units

More than half of units have at least one **Planning Approval**

Under Review
379,000 units

Permit Issued
65,000 units

Permit Application
50,000 units



Approved
297,000 units