



# Annual Housing Target, 2023

Range for below data: **January 1, 2023 to December 31, 2023**

Under review, first and final planning approval, and built units are reported by City Planning, while housing starts and completions are reported by the Canadian Mortgage and Housing Corporation (CMHC). CMHC data includes conversions if available. Housing starts is the indicator specified by the Ministry of Municipal Affairs and Housing (MMAH) to assess progress against the Municipal Housing Target (MHT). For more information about the MHT, see the Province of Ontario's [backgrounder](#).

**2023 Municipal Housing Target**  
**20,900 units 100.0% of target**

**Under Review:** total proposed units in planning applications under review

**68,507 units 327.8% of target**

**First Planning Approval:** total proposed units in planning applications (OPAs, ZBLAs) approved at Council

**35,226 units 168.5% of target**

**Final Planning Approval:** total proposed units in Site Plans with approval issued

**24,969 units 119.5% of target**

**Built:** Building Permit construction complete or Partial Occupancy Permit issued

**21,410 units 102.4% of target**

**Starts:** Unit starts reported by CMHC - specified by MMAH to assess progress against Target

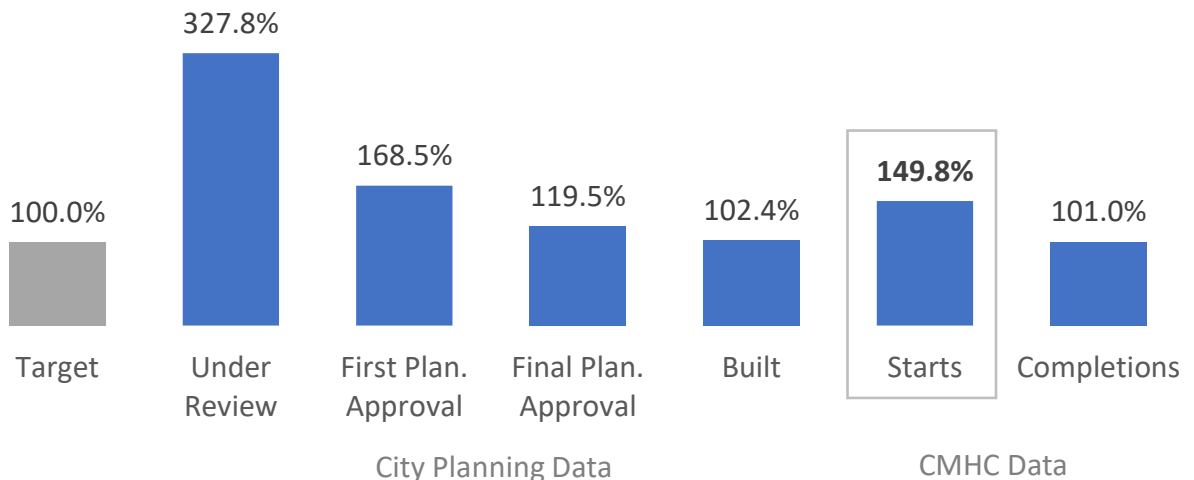
**31,310 units 149.8% of target**

**Completions:** Unit completions reported by CMHC

**21,112 units 101.0% of target**

## Percent of Target Units by Type

The grey bar represents the target number of units. Orange bars are below the target, and blue bars are above the target.





# Overall Housing Target, 2021-2023

Range for below data: January 1, 2021 to December 31, 2023

Under review, first and final planning approval, and built units are reported by City Planning, while housing starts and completions are reported by the Canadian Mortgage and Housing Corporation (CMHC). CMHC data includes conversions if available. Housing starts is the indicator specified by the Ministry of Municipal Affairs and Housing (MMAH) to assess progress against the Municipal Housing Target (MHT). For more information about the MHT, see the Province of Ontario's [backgrounder](#).

## Overall Municipal Housing Target

**285,000 units** 100.0% of target

**Under Review:** total proposed units in planning applications under review

**322,935 units** 113.3% of target

**First Planning Approval:** total proposed units in planning applications (OPAs, ZBLAs) approved at Council

**104,775 units** 36.8% of target

**Final Planning Approval:** total proposed units in Site Plans with approval issued

**60,824 units** 21.3% of target

**Built:** Building Permit construction complete or Partial Occupancy Permit issued

**53,737 units** 18.9% of target

**Starts:** Unit starts reported by CMHC - specified by MMAH to assess progress against Target

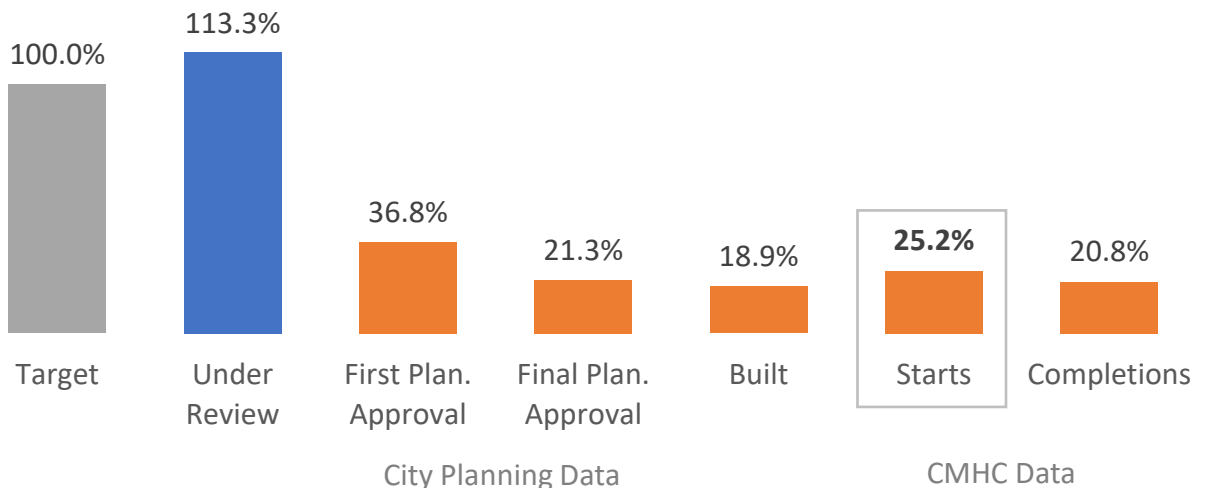
**71,960 units** 25.2% of target

**Completions:** Unit completions reported by CMHC

**59,380 units** 20.8% of target

## Percent of Target Units by Type

The grey bar represents the target number of units. Orange bars are below the target, and blue bars are above the target.





# Development Pipeline, 2021-2023

The data shown below is a subset of the 2023 Q4 Pipeline and represents projects with development activity from January 1, 2021 to December 31, 2023. A development project is the collection of Planning and Building Permit applications related to a single site. Development activity refers to progress at any stage of the development processes as broken down below. As-of-right construction (development below the Site Plan Control exemption of up to 10 units) is not captured by the Development Pipeline.

**Overall Municipal Housing Target**  
**285,000 units 100.0% of target**

**Planning Application Submitted:** total proposed units currently under review

**322,935 units 113.3% of target**

**Delegated/Council Approval:** total units approved without a Building Permit application submitted

**104,775 units 36.8% of target**

**Building Permit Application Submitted:** all units may not have received final Planning approval

**38,349 units 13.5% of target**

**Under Construction:** Total units currently under construction

**45,795 units 16.1% of target**

**Built:** Building Permit construction completed or Partial Occupancy Permit issued

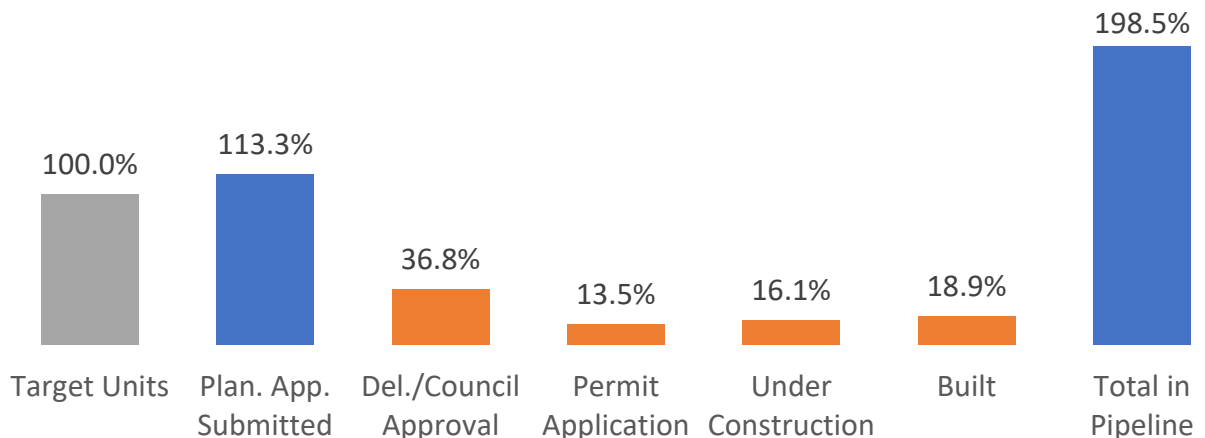
**53,737 units 18.9% of target**

**Total:** Proposed units with development activity between January 1, 2021 to December 31, 2023

**565,591 units 198.5% of target**

## Percent of Target Units by Type

The grey bar represents the target number of units. Orange bars are below the target, and blue bars are above the target.



City Planning Data