Development Activity Bulletin 2025

Focus On: Centres

The four *Centres* – Etobicoke, North York, Scarborough and Yonge-Eglinton – are **focal points where Toronto's Official Plan directs transit-supported growth**, including jobs, housing, and services. While each *Centre* is unique, together they play an important role in supporting the city's growth as set out in Chapter 2 of the Official Plan.

There are 99 projects proposed in the *Centres* or 7% of projects within Toronto's Growth Areas (1,345) and about 6% of all proposed projects citywide (1,744). These projects contain 88,886 proposed residential units or 13% of proposed units in Growth Areas (688,780) and 11% of all proposed units (791,045). Of the 75,719 units proposed in the Centres, 85% are either Under Review or Approved but have not yet progressed to Building Permits, indicating substantial residential construction in the Centres is possible in coming years.

All four *Centres* contain development activity, although it is not evenly distributed. While most proposed projects were previously concentrated in Yonge-Eglinton Centre, the other *Centres* are now seeing proposed projects and units at a rate similar to Yonge-Eglinton Centre. Despite having the fewest proposed projects, Scarborough Centre contains the largest share of proposed units at 40% of all proposed units in the *Centres* (88,886). This is largely due to one proposed project at Scarborough Town Centre where 15,550 units are proposed, or 17% of all proposed units in the *Centres*.

The *Centres* also have the **highest average number of units per project among the city's Growth Areas**, with an average of 824 proposed units per project, compared to an average of 570 in the Growth Areas and 523 in the entire Development Pipeline.

The *Centres* contain 421,687 square meters of proposed non-residential gross floor area (GFA), representing 5% of the proposed non-residential GFA in Growth Areas (7,907,884 square meters) and 5% of all proposed non-residential GFA (8,904,295 square meters). Much of this future non-residential growth is concentrated in three major projects. In Yonge-Eglinton, the Canada Square Redevelopment accounts for 17% of all proposed non-residential GFA across the *Centres*. Similarly, the Scarborough Town Centre redevelopment represents 17%, while the new Etobicoke Civic Centre development contributes a further

Figure 1: Proposed Development Projects, Residential Units, and Non-Residential GFA within the Four Centres Identified in Toronto's Official Plan

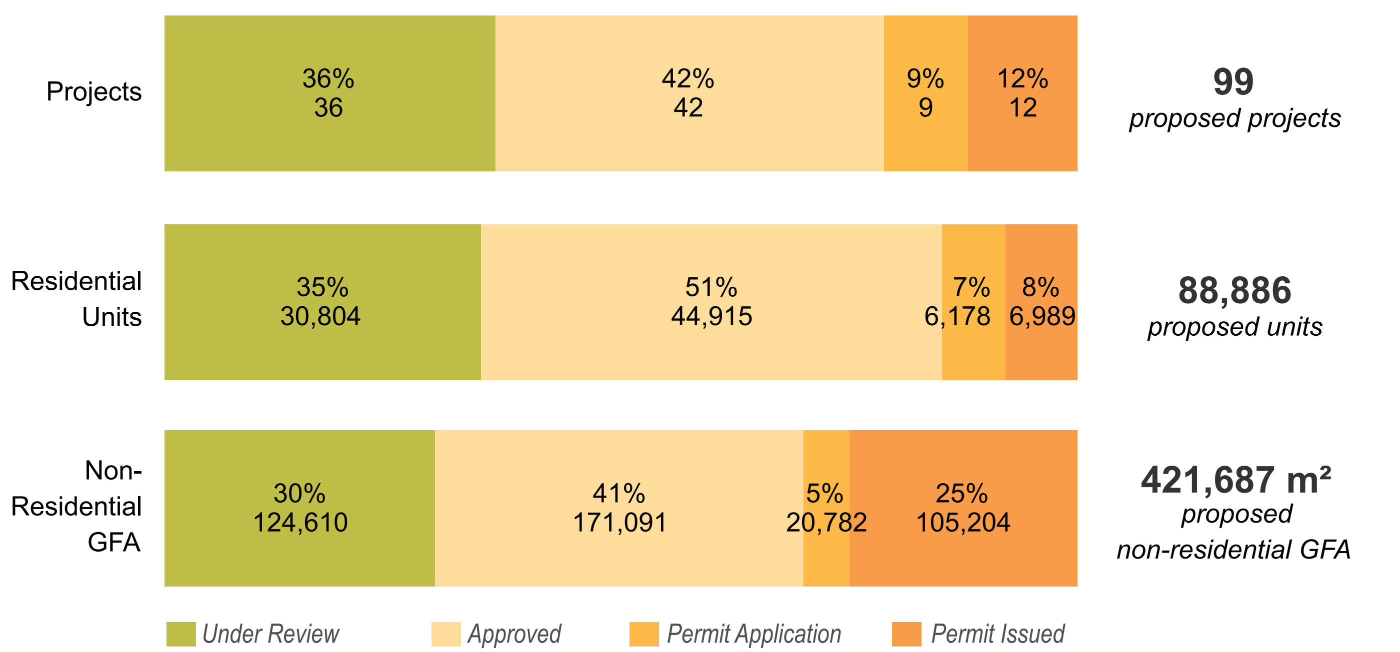
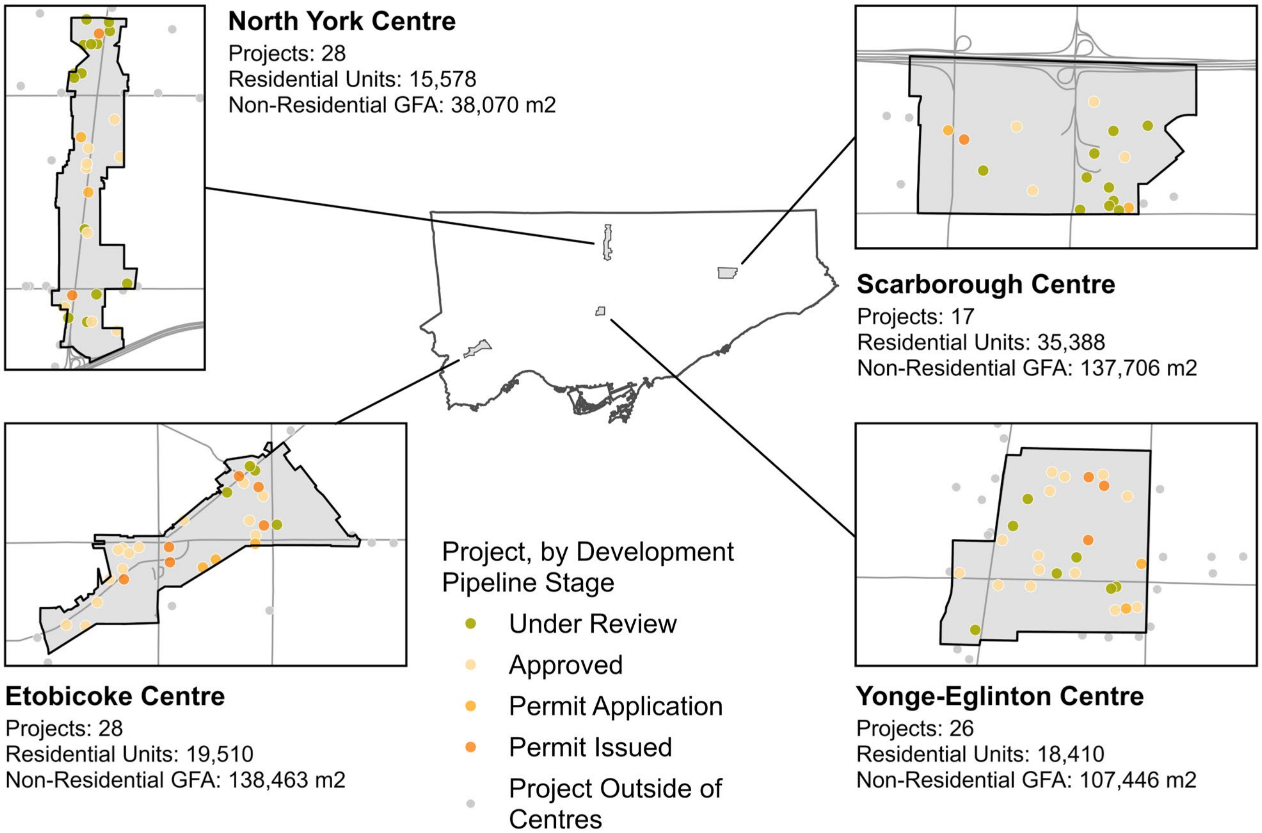


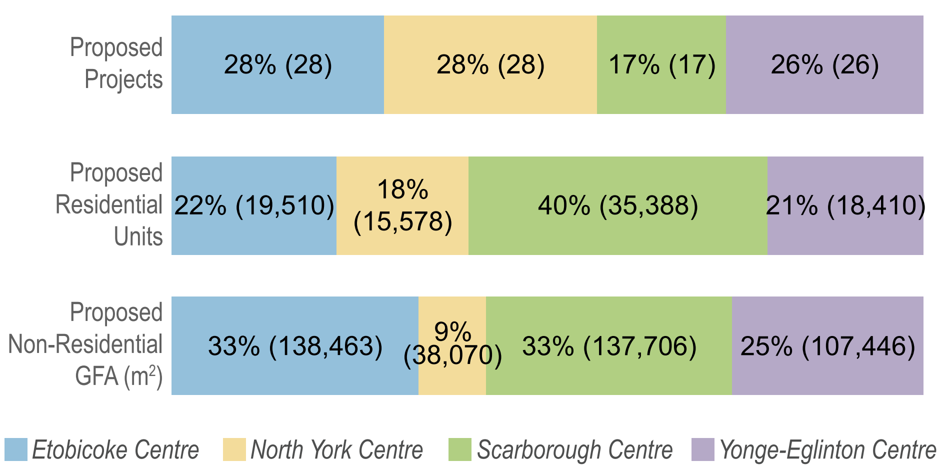
Figure 2: Proposed Development Projects within the four Centres



11%. Combined, these three projects account for 44% of all proposed non-residential GFA across the *Centres*. From 2024 to 2025, Yonge Eglinton Centre has seen the largest percentage drop of proposed non-residential GFA at -8%, suggesting wider economic uncertainty may be impacting development activity.

The *Centres* continue to play an important role in accommodating growth, particularly higher density mixed use development. Proposed development patterns in the *Centres* indicate that growth will continue to be driven primarily by housing rather than employment uses.

Figure 3: Proportion of Proposed Project, Residential Units, and Non-Residential GFA in the Four Centres



Read more in the Development Activity Bulletin

This appendix is part of the [Development Activity Bulletin 2025], an annual research publication that tracks urban growth and development trends to monitor Official Plan policies.

The Bulletin reports on the [Development Pipeline], an analytical dataset that captures a city-wide picture of proposed and recently built development projects in Toronto.

An [interactive dashboard] is also available online, offering regularly updated data and the ability to explore the Development Pipeline using custom filters and geography.