

In Toronto's [Official Plan](#), the *Avenues* are corridors along major arterial roads that are well served by transit and are expected to redevelop **incrementally over time with predominantly residential growth in mixed-use and mid-rise form**.

They play an important role within Toronto's urban structure by providing locations for redevelopment outside of the *Centres* and *Downtown*.

The *Avenues* are **intended to concentrate jobs and housing near public transit across the city** and contribute towards creating complete communities. On February 5, 2025, City Council adopted [OPA 778](#), expanding the *Avenues* network by 238 kilometres, bringing the total to 455 kilometres citywide.

The *Avenues* contain the largest number of proposed projects of any of the Growth Areas of the Official Plan. These 586 proposed

projects account for 34% of all projects citywide and 44% of projects within the Growth Areas. In 2025, 44 projects along the *Avenues* submitted their first Planning Application. Of those, 30 are located along preexisting *Avenues* and 14 are located along newly identified *Avenues*. Projects Under Review account for 40% of projects along *Avenues*, while the remaining 60% have received at least one Planning approval, indicating a significant amount of development activity along the *Avenues* is progressing through the approvals process.

Over 20% of projects proposed along *Avenues* are on three *Avenues* – Eglinton Avenue (58), Sheppard Avenue (44) and Yonge Street (35). Among newly identified *Avenues*, Eglinton Avenue East, Victoria Park Avenue, and Bathurst Street have the highest number of development

projects. **Nearly 40% of projects proposed along *Avenues* are within 800 metres of a transit station** identified on Map 4 of the Official Plan. When considering the newly opened Finch and Eglinton Light Rail Transit lines, this increases to over 55%. This is in alignment with *Avenues* policies, which intend to concentrate jobs and housing in areas well served by public transit.

There are 309,064 proposed residential units along the *Avenues*, accounting for 39% of proposed units citywide and 45% of proposed units in Growth Areas. There are 11 times as many units proposed as have been built in the last five years (27,968), indicating the potential for significant future development along the *Avenues*.

Figure 1: Proposed Development Projects, Residential Units, and Non-Residential GFA along Avenues Identified in Toronto's Official Plan

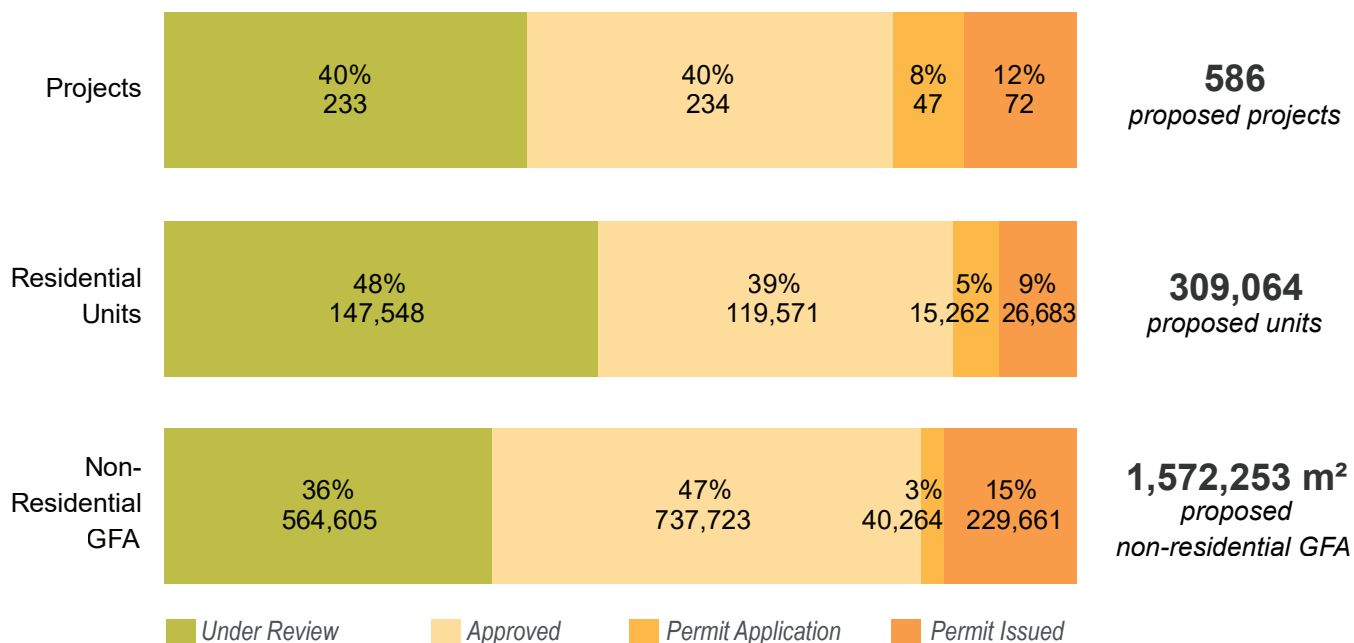
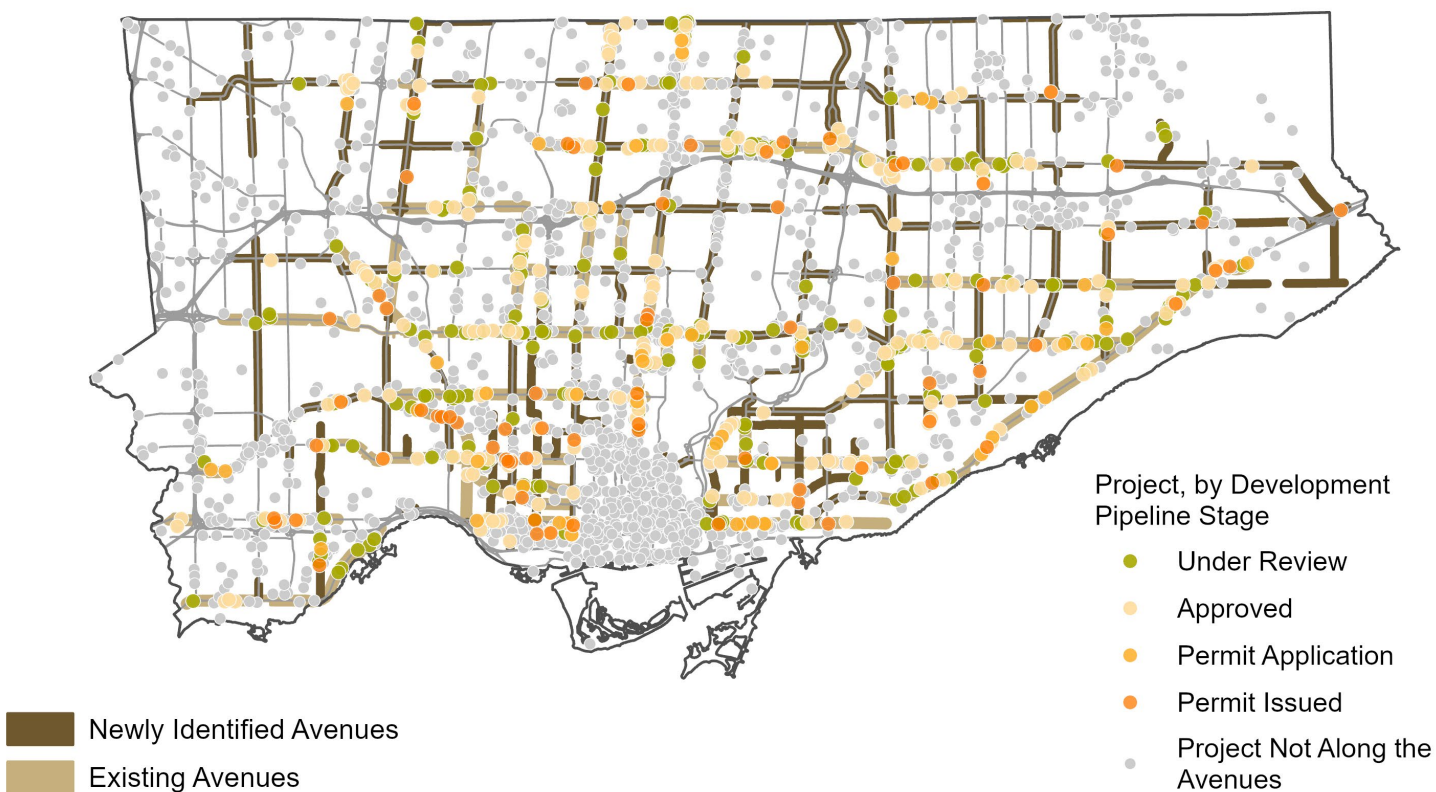


Figure 2: Proposed Development Projects along the Avenues



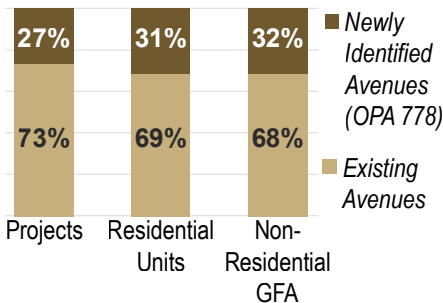
The *Avenues* contain the **greatest number of proposed projects compared to the other Growth Areas**. They are generally smaller in scale than the citywide average of 523 residential units per project, with an average size of 512 units per project. Nevertheless, proposals along *Avenues* are growing in size as this is more than double the size of recently built projects, which have an average size of 203 units.

With 1,573,253 square metres of proposed non-residential gross floor

area (GFA), the *Avenues* represent 18% of the city's total proposed non-residential GFA. The *Avenues* account for the third most proposed non-residential GFA of the Growth Areas at 20%. The proposed make-up has substantially shifted since 2024 when institutional and retail uses each made up 30% of proposed GFA. **Retail uses now make up 50% of proposed non-residential GFA**, while institutional uses make up 20%. Office and Industrial uses have remained relatively stable at 22% and 7% respectively.

The *Avenues* play a critical role in accommodating growth across the city, accounting for a substantial share of the city's proposed development. Phase 2 of the *Avenues* Policy Review is underway which seeks to provide as-of-right permissions for mid-rise buildings along the *Avenues*. For further information on the *Avenues*, see the *Avenues* Policy Review webpage on the City's [website](#).

Figure 3: Development Activity along Existing and Newly Identified Avenues



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.