

Other *Mixed Use Areas* refers to lands designated *Mixed Use Areas* on [Land Use Maps 13–23](#) of the City of Toronto Official Plan that are **located outside the existing Urban Structure areas** identified on [Map 2](#). Unlike *Mixed Use Areas* situated within *Downtown and Central Waterfront*, *Centres*, *Avenues*, and *Employment Areas*, Other *Mixed Use Areas* are not subject to the strategic growth policies contained in Chapter 2 of the Official Plan.

Development in these areas is guided primarily by the policies of [Section 4.5 of the Official Plan](#), which **encourage a broad range of residential, commercial, and institutional uses, as well as parks, open spaces and utilities**. The objective is to support communities where residents

can live, work, shop, and access services within the same area.

In the 2025 Development Pipeline, *Mixed Use Areas* located outside *Centres*, *Avenues*, and the *Downtown and Central Waterfront* contain 139 proposed development projects, comprising 97,041 residential units and 532,654 square metres of non-residential gross floor area (GFA). Other *Mixed Use Areas* represent approximately 6% of the total land area within Growth Areas, yet account for 10% of all proposed development projects within Growth Areas, as well as 14% of proposed residential units and 7% of proposed non-residential GFA within Growth Areas. **The share of development activity occurring in Other *Mixed Use Areas* highlights the important**

role these areas continue to play in accommodating growth.

On February 5, 2025, City Council adopted [OPA 778](#), expanding the *Avenues* network by 238 kilometres, bringing the total to 455 kilometres citywide. Some of the lands that are now located along *Avenues* due to the expansion were formerly designated as *Mixed Use Areas*. Consequently, **development activity that would previously have been reported in Other *Mixed Use Areas* is now reflected in the *Avenues* geography, resulting in lower development totals for Other *Mixed Use Areas*.**

Between 2024 and 2025, the number of proposed projects decreased by 25% from 186 to 139 in Other *Mixed Use Areas*, while the number

Figure 1: Proposed Development Projects, Residential Units, and Non-Residential GFA within Mixed Use Areas Outside of Other Growth Areas Identified in Toronto's Official Plan

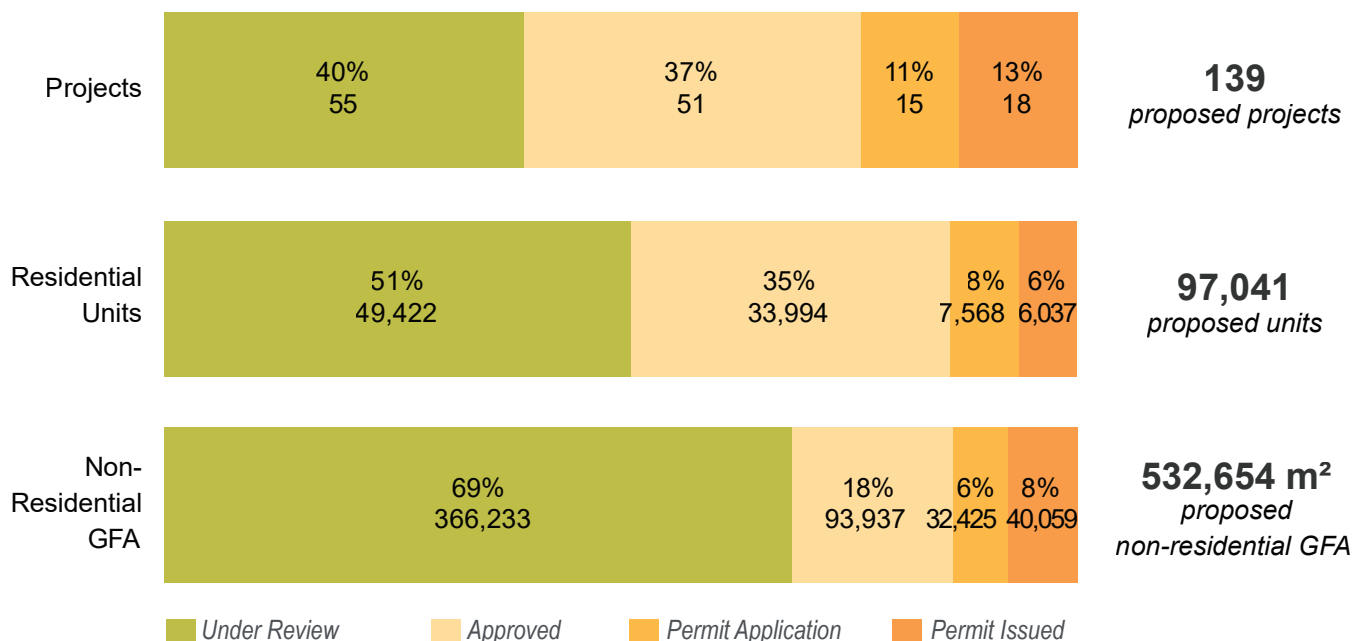
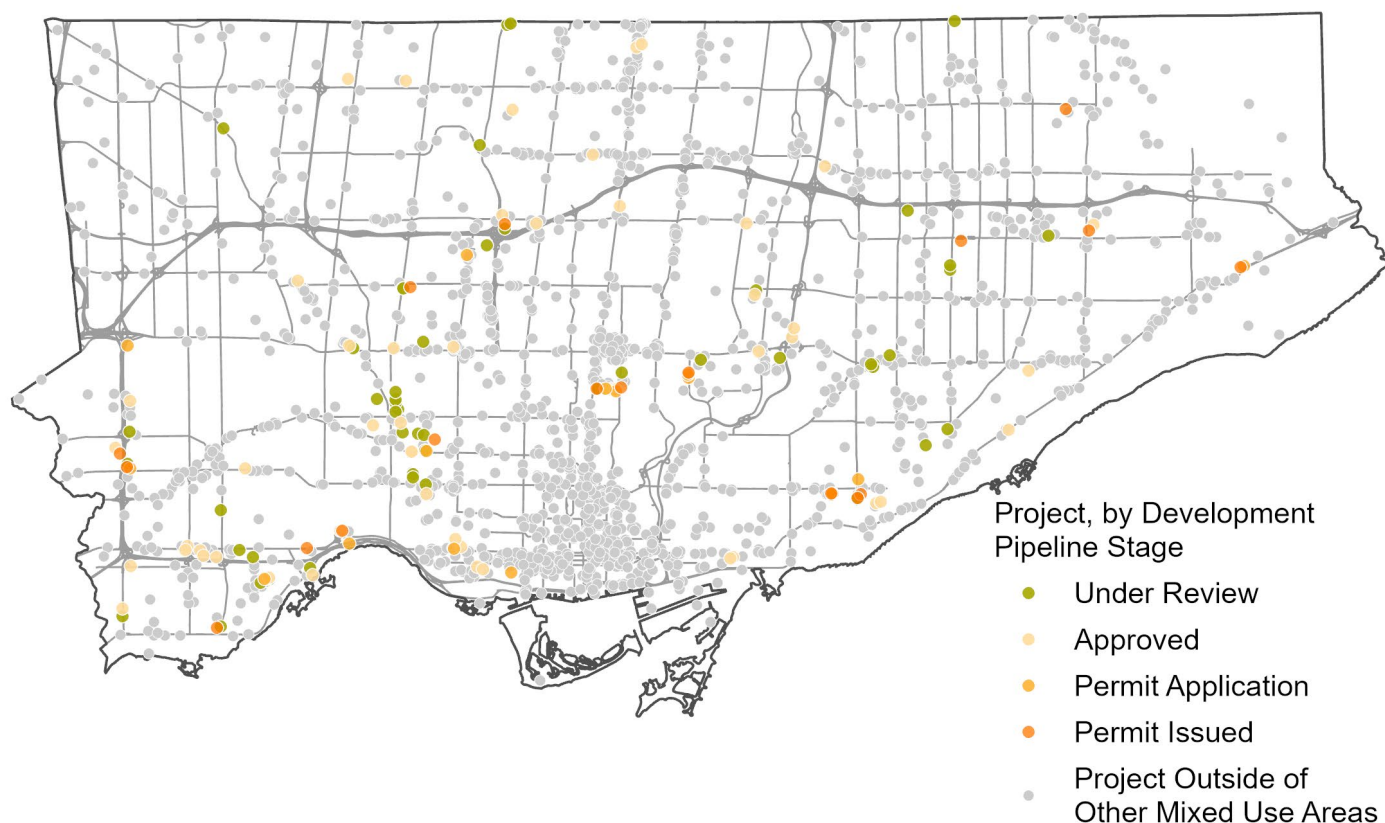


Figure 2: Proposed Development Projects in Other Mixed Use Areas, that is lands designated Mixed Use Areas in Toronto's Official Plan located outside the existing Urban Structure areas



of proposed residential units decreased by 37% from 155,147 to 97,041 units. The number of proposed units have declined more substantially than the number of projects proposed, resulting in the average number of units per project decreasing from 834 in 2024 to 648 in 2025. Proposed non-residential gross floor area declined even more significantly by 57% from 1,250,405 square metres in 2024 to 532,654 square metres in 2025. The overall decrease in development activity within Other *Mixed Use Areas* between 2024 and 2025 is largely due to the expansion of the *Avenues* network during that period.

Development activity remains predominantly residential in nature. Proposed residential gross floor area is approximately 13 times that of proposed non-residential gross floor area. The composition of non-residential space encompasses 58% retail space, 23% office space,

and 16% institutional space. The diversity of non-residential GFA contributes to the objectives laid out in the Official Plan for *Mixed Use Areas* by supporting opportunities to live, work, shop, and access services within the community.

While development in Other *Mixed Use Areas* makes up a small proportion of development within the Development Pipeline compared to other Growth Areas, its share of development is **notable given the area's smaller scale of geography and distribution across the city.**



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.