

Employment Areas are vital locations of Toronto's productive sectors, where land uses are planned to support job growth and economic activity by preserving and allowing the intensification of land for employment uses. Toronto's [Official Plan](#) sets out specific policies for *Employment Areas*. **These policies provide predictability regarding land uses, which allow businesses to commit to long-term investment and production within the city.**

According to the [Toronto Employment Survey](#), in 2025, *Employment Areas* contained over 381,000 jobs, nearly one quarter of the city's jobs, and 90% of Manufacturing and Warehousing employment, despite containing around 11% of the city's total area.

There are 186 projects in *Employment Areas* in the 2025 Development Pipeline, with 44% being Under Review, 18% having at least one Planning approval, and 38% have a Building Permit pending or issued. Compared with the 2024 Development Pipeline,

there was a decline from 201 projects, largely due to a decline in projects Under Review down from 97 to 82 projects. There was a decline in new projects submitted – down from 24 to 16 projects submitted in 2025. There were 6 more projects which have received approval in 2025 than in 2024.

In the 2025 Development Pipeline, there were 2.9 million square metres of non-residential gross floor area (NRGFA) proposed in *Employment Areas*, roughly one third of all proposed NRGFA citywide. This is compared to 2024, when there were 3.1 million square metres of NRGFA proposed in *Employment Areas* in the city, a 5% decline. This decline reflects a citywide trend and does not indicate that *Employment Areas* specifically are becoming less active relative to the rest of the city.

From 2024 to 2025, non-residential development outside of *Employment Areas* decreased from 7.5 million square meters proposed to 6.0 million square meters proposed,

representing a 20% decline in non-residential GFA. However, this decrease is the result of restructuring how the redevelopment of Downsview Airport was represented in the Development Pipeline to achieve more accurate reporting. When Downsview is excluded from the 2024 Development Pipeline, non-residential development outside of *Employment Areas* decreased 6% from 2024 to 2025.

While the overall non-residential development decreased in *Employment Areas* between 2024 and 2025, the amount of industrial GFA proposed increased 14% over the same period. Despite the decrease in proposed NRGFA in *Employment Areas*, and across the rest of the city, the share of Under Review NRGFA in *Employment Areas* increased from 24% to 30%, see [Figure 3](#). These two increases observed illustrate how the stability and predictability of *Employment Areas* is attractive to businesses, particularly those with sensitive uses.

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

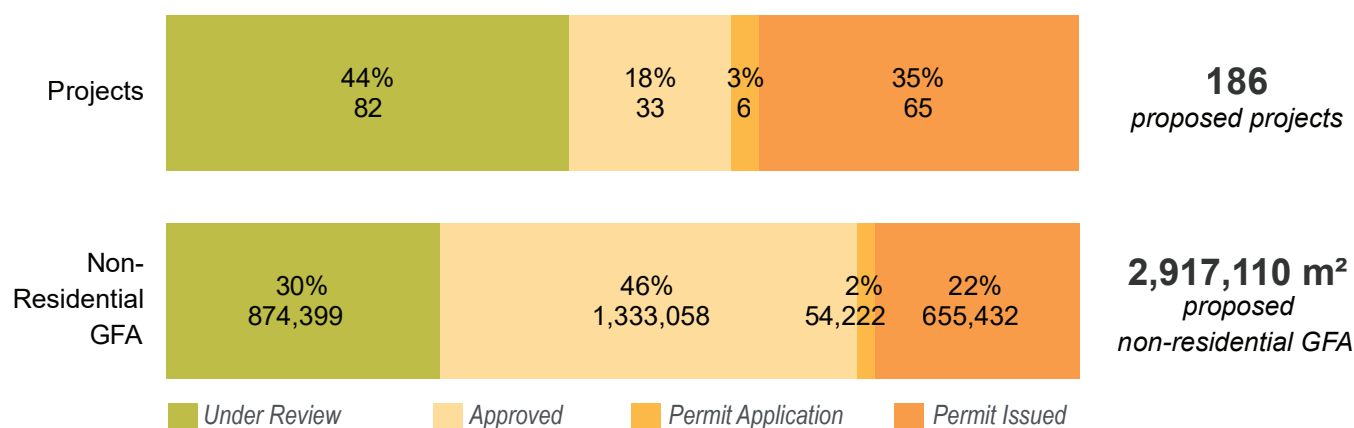
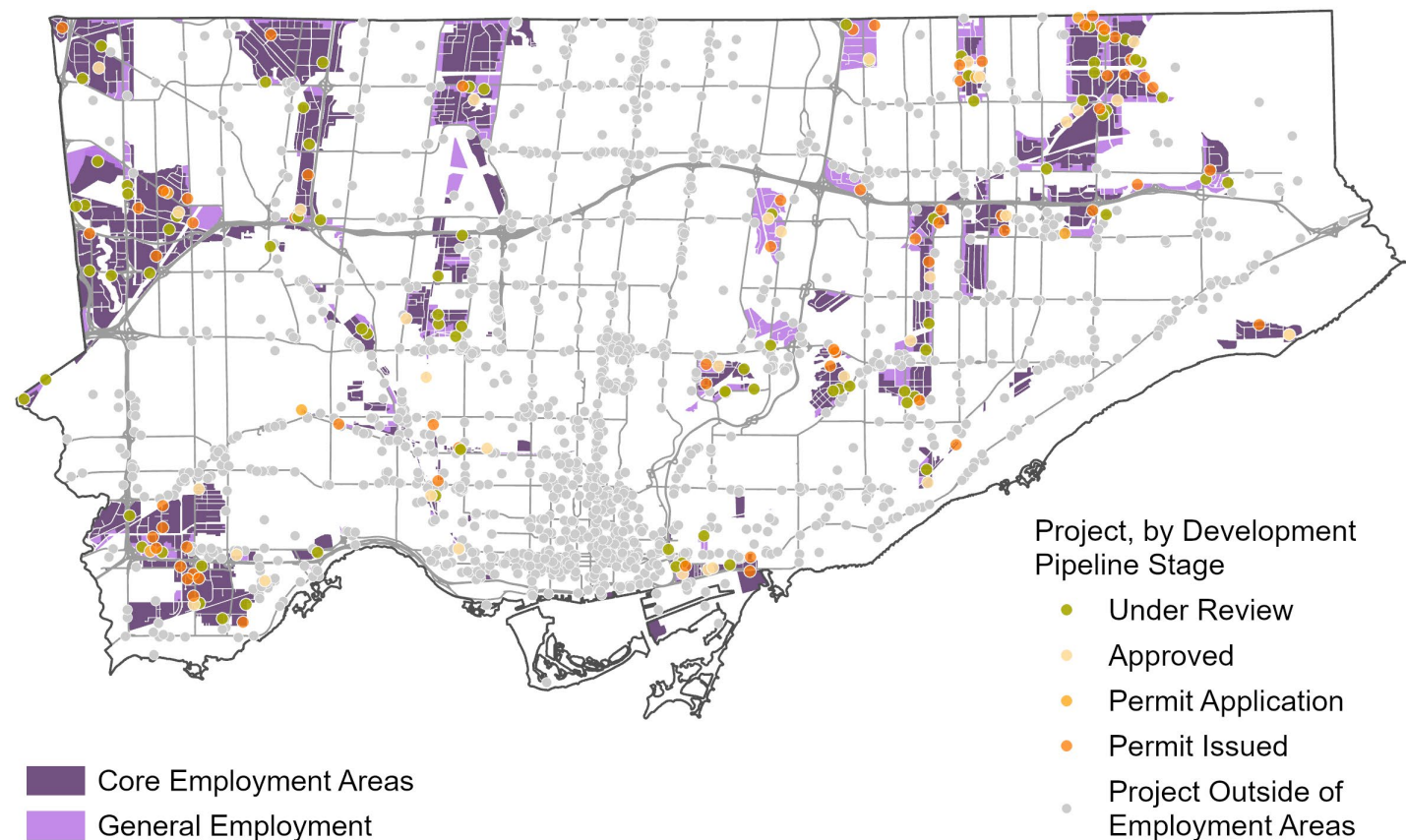
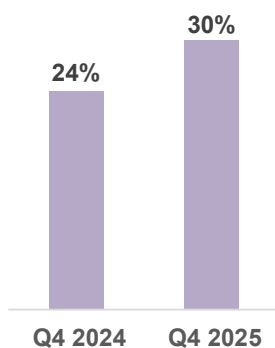


Figure 2: Proposed Development Projects in Employment Areas



[Recent changes to the Planning Act](#) through Bill 97 have narrowed the definition of Areas of Employment (AOEs) as designated areas for clusters of businesses related to Manufacturing, Research and Development, Warehousing and Goods Movement.

Figure 3: Proportion of NRGFA in Projects Under Review that are Located in Employment Areas



In the 2025 Development Pipeline, the top 3 AOEs in the City of Toronto by the number of proposed projects are: Tapscott, South Etobicoke and Rexdale-Airport. The Tapscott AOE has had a significant amount of recent growth, with 27 proposed projects and 347,420 square meters of NRGFA, 11% of proposed NRGFA in *Employment Areas*.

The types of activity occurring on *Employment Areas* often require minimum distance requirements from sensitive land uses, like residential homes. These requirements support long-term investments into **goods production, distribution, and other large-scale employment uses**. As vital locations for the decades-long transformation of production towards a globalized system of supply chains and manufacturing, ***Employment Areas* are key to the production and distribution of goods for Toronto and the region.**



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.