

The Official Plan identifies [51 Secondary Plan areas](#) which outline a growth strategy and development policies unique to each local context. Secondary Plans have additional policy to manage growth and change in specific areas, where physical change is expected or desired, while ensuring adequate public infrastructure and environmental protection. Of the 51 Secondary Plan areas, eight of them have recently been adopted by Council but have not yet been approved by the Minister of Municipal Affairs and Housing or are under appeal and thus may be subject to change, pending Ontario Land Tribunal decisions.

There are 797 projects proposed in the Secondary Plan areas, accounting for nearly half (46%) of all proposed projects in the

2025 Development Pipeline. The majority of the projects are Approved (38%), followed by Under Review (37%), Permit Application (8%), and Permit Issued (16%). Of the 51 Secondary Plan areas, 35 have ten or fewer proposed projects.

The projects propose a total of 512,401 residential units, representing 65% of the citywide total. Of all Secondary Plan areas, **the Downtown Plan area contains the most proposed projects (325), residential units (153,938), and non-residential gross floor area (GFA) (2,240,575 square metres).** This proposed growth aligns with the Plan's policy to target both residential and employment intensification.

Yonge-Eglinton Secondary Plan, which includes the area surrounding the *Centre*, follows with 92 proposed

projects, contributing 41,982 residential units. While the number of projects remains consistent with the 2024 Development Pipeline, the increase of 3,899 proposed residential units and 6% decrease in non-residential GFA highlights the continued focus on providing spaces for the growing residential population in that area.

The proposed projects within the Secondary Plan areas account for 5,695,935 square metres of non-residential GFA, representing 64% of the citywide total. The Golden Mile Secondary Plan area experienced a 20% increase in non-residential GFA from 2024, highlighting the growing investment in employment and commercial space in support of the Plan's objectives for balanced residential and non-residential growth.

Figure 1: Proposed Development Projects, Residential Units, and Non-Residential GFA within Secondary Plan Areas laid out in [Chapter 6](#) of Toronto's Official Plan

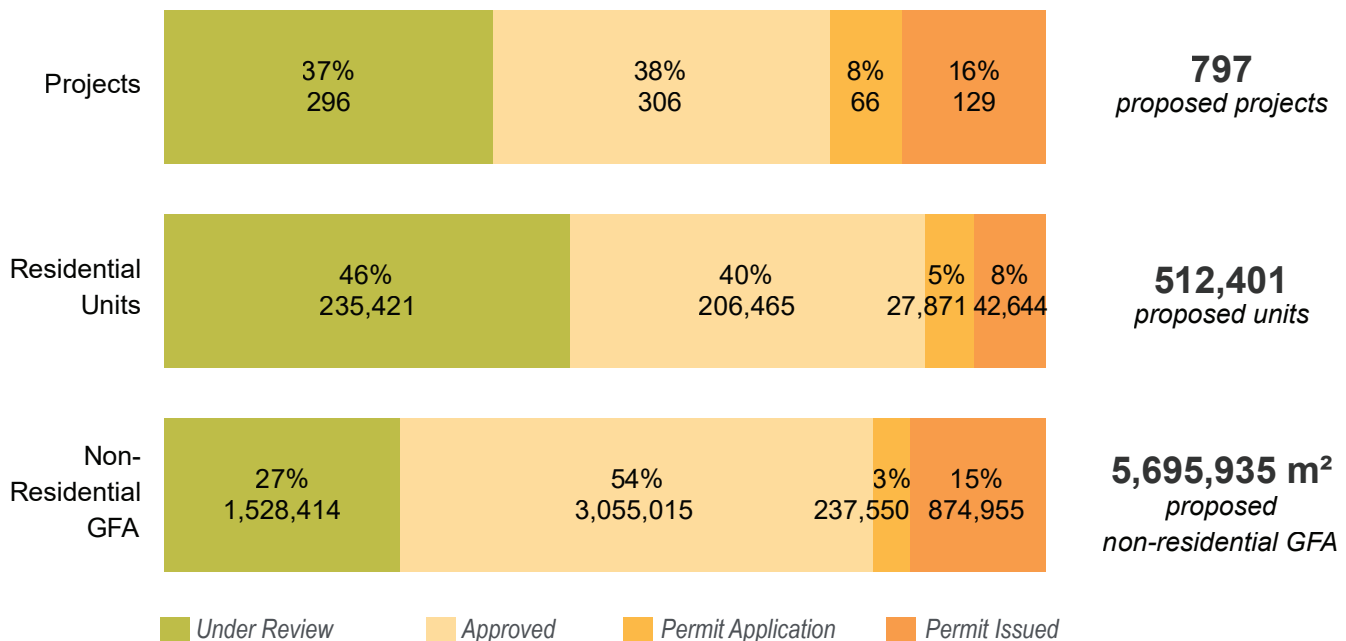
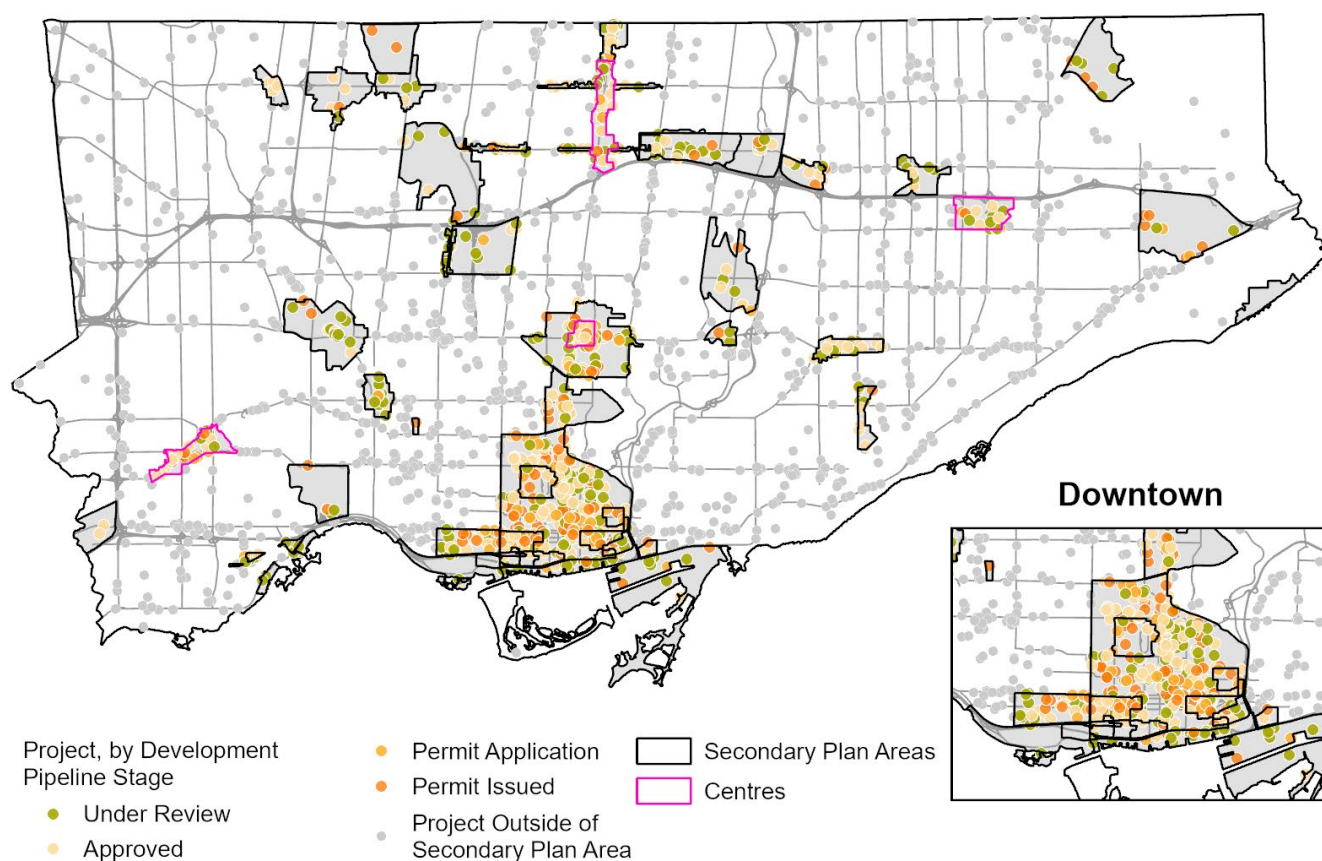


Figure 2: Proposed Development Activity in Secondary Plan Areas which are laid out in [Chapter 6](#) of Toronto's Official Plan



Over half of the city's proposed residential units (65%) and non-residential GFA (64%) are located within Secondary Plan areas, representing a significant amount of proposed development that will be guided by local development policies to manage growth and change in defined areas of Toronto. Secondary Plans are created and reviewed as needed to ensure that the City's policies continue to support residential and economic growth in these areas, reinforcing a strong economy and vibrant live-work neighbourhoods.



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.

Table 1: Proposed Development in Secondary Plan Areas

	Number of Projects	Proposed Residential Units	Proposed Non-Residential GFA (m ²)
Agincourt	8	13,565	44,020
Central Don Mills	8	3,845	2,967
Central Finch Area	10	2,075	4,668
Central Waterfront	38	38,240	491,228
Christie's	2	7,629	121,313
ConsumersNext	10	4,758	47,040
Davenport Village	1	7	2,481
Don Mills Crossing	5	9,723	102,376
Downsview	7	18,400	226,415
Downtown Plan	325	153,938	2,240,575
Dufferin Street*	9	5,023	13,963
Emery Village	5	4,820	6,921
Etobicoke Centre	28	19,510	138,464
Fort York Neighbourhood	0	0	0
Garrison Common North	31	8,144	202,386
Golden Mile*	22	34,646	228,919
Highland Creek Community	9	1,003	14,291
Jane Finch*	6	6,730	20,485
Keele Finch*	5	5,284	20,203
Keele-St. Clair	11	10,024	62,438
King-Parliament	31	17,262	241,361
King-Spadina	48	18,666	410,563
Lawrence-Allen	9	10,262	128,567
Mimico-by-the-Lake	2	622	675
Mimico-Judson	7	7,225	19,931
Morningside Heights Community	7	0	110,314
Motel Strip	3	1,214	10,340
Mount Dennis*	15	9,971	18,221
North York Centre	28	15,578	38,070
Port Union Village Community	0	0	0
Queen-River	5	1,461	7,009
Rail Deck Park	1	7,986	37,117
Railway Lands Central	1	1,793	144,236
Railway Lands East	2	0	131,189
Railway Lands West	2	8,254	37,466
Regent Park	2	3,645	15,449
ReNew Sheppard East*	21	13,223	112,878
Scarborough Centre	17	35,388	137,706
Sheppard East	29	24,507	161,326
Sheppard Lansing Area	8	424	5,757
Sheppard West/Dublin	8	1,021	2,680
Sheppard Willowdale	2	58	542
Sherway Area*	2	4,517	114,702
Swansea	5	1,542	8,336
Unilever Precinct	2	4,300	933,555
University of Toronto	10	589	70,210
Warden Woods	9	3,636	12,717
Yonge Street North*	16	17,389	42,869
Yonge-Eglinton	92	41,982	177,502
Yonge-St. Clair	21	8,627	41,796
York University	2	0	5,018
Total Development in Secondary Plan Areas	797	512,401	5,695,935

Note: The sum of each column may not add up to the totals of all the Secondary Plans because of the overlapping boundaries of various Secondary Plans. The same project may appear in more than one Secondary Plan.

** Secondary Plan has been approved or endorsed by Council but has not yet been approved by the Province or is under appeal*