Planning for Growth in the City of Toronto

Jason Thorne, Chief Planner
City of Toronto

jasonthorne_rpp
jasonthorne.bsky.social

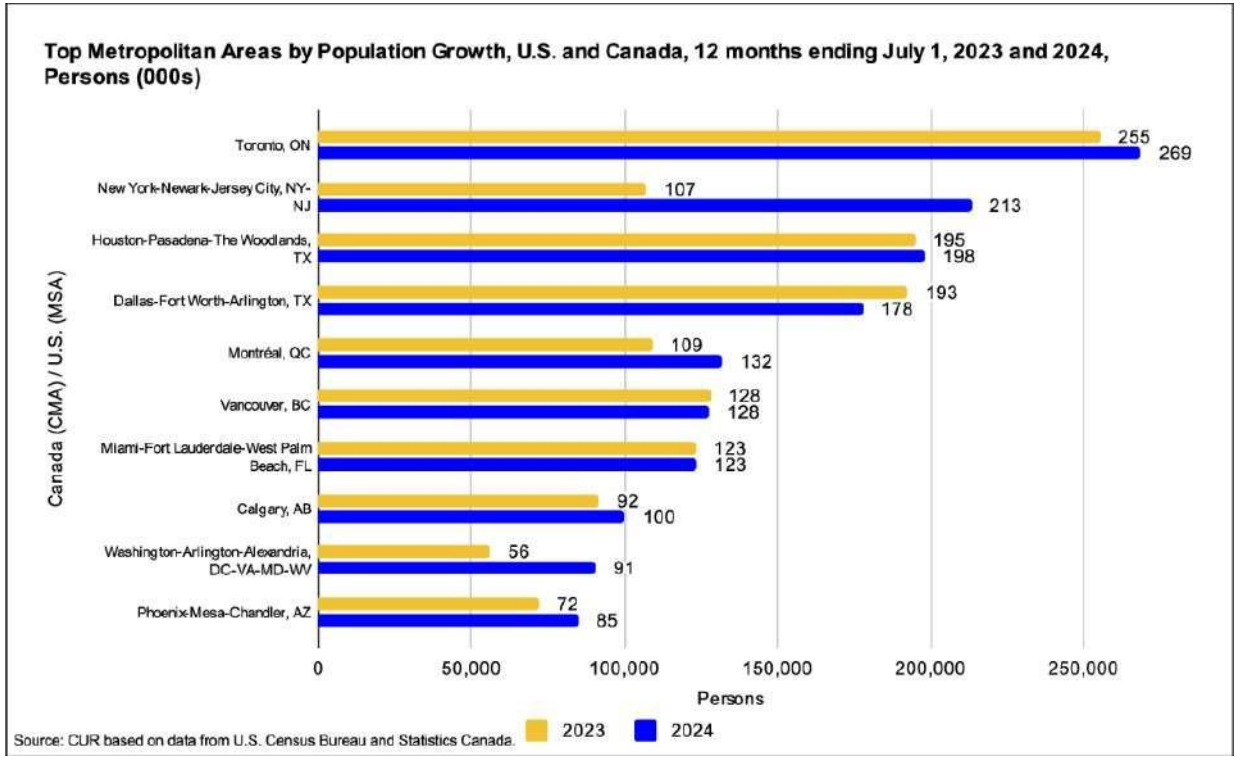
TORONTO

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Toronto is growing …

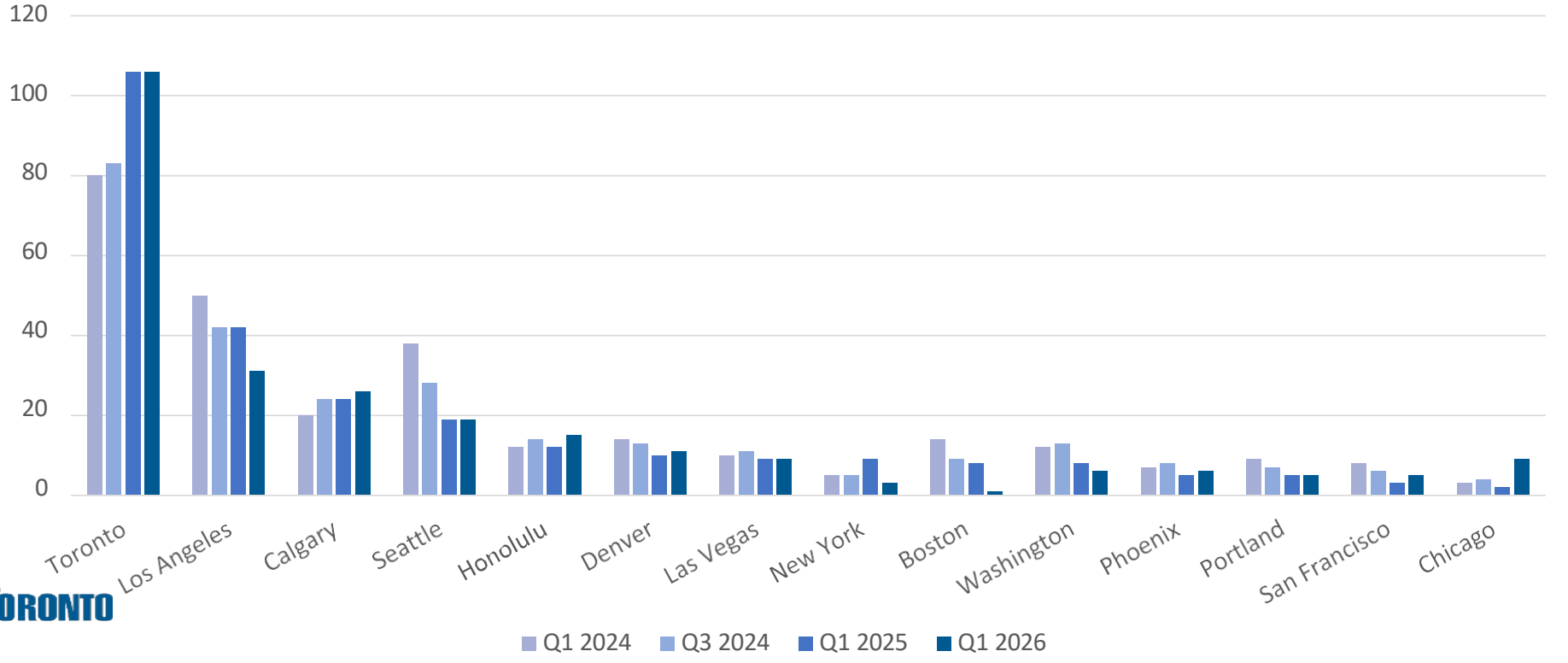
Toronto CMA was the fastest growing metropolitan area in the United States and Canada in 2023 and 2024.

Toronto CMA grew by ~269,000 people in 2024, more than 50,000 more people than the next fastest metropolitan area (New York).



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In 2026, Toronto had over triple the number of active construction cranes of any other North American city.



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Toronto Skyline
2006



Toronto Skyline 2025



* Includes Existing, Under Construction and Approved Buildings

Toronto will soon be home to over 4 million people.

	Population	Employment
2024	3.2M	1.6M
2051	3.7 – 4.1M	1.98M

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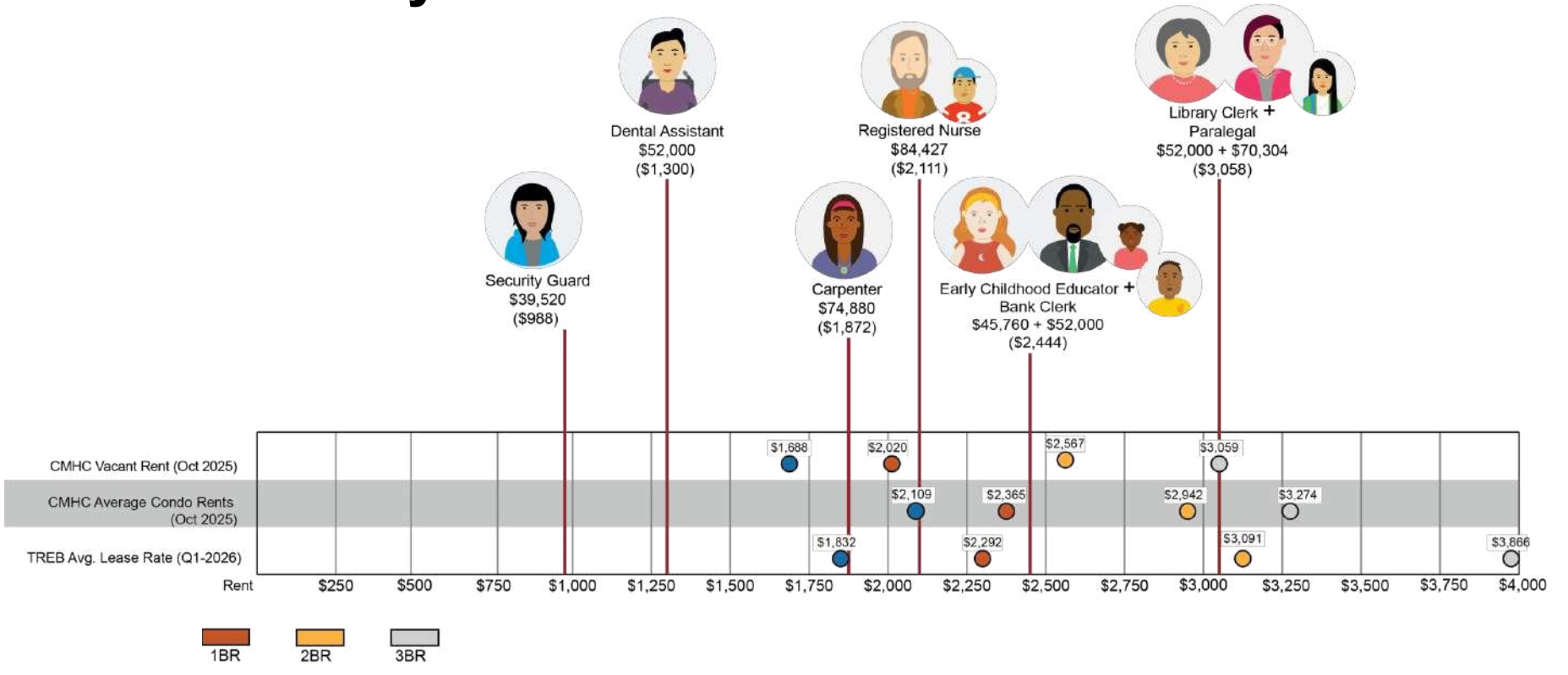
Toronto needs to build more housing …

The average price of a home has grown to five times the average household income.



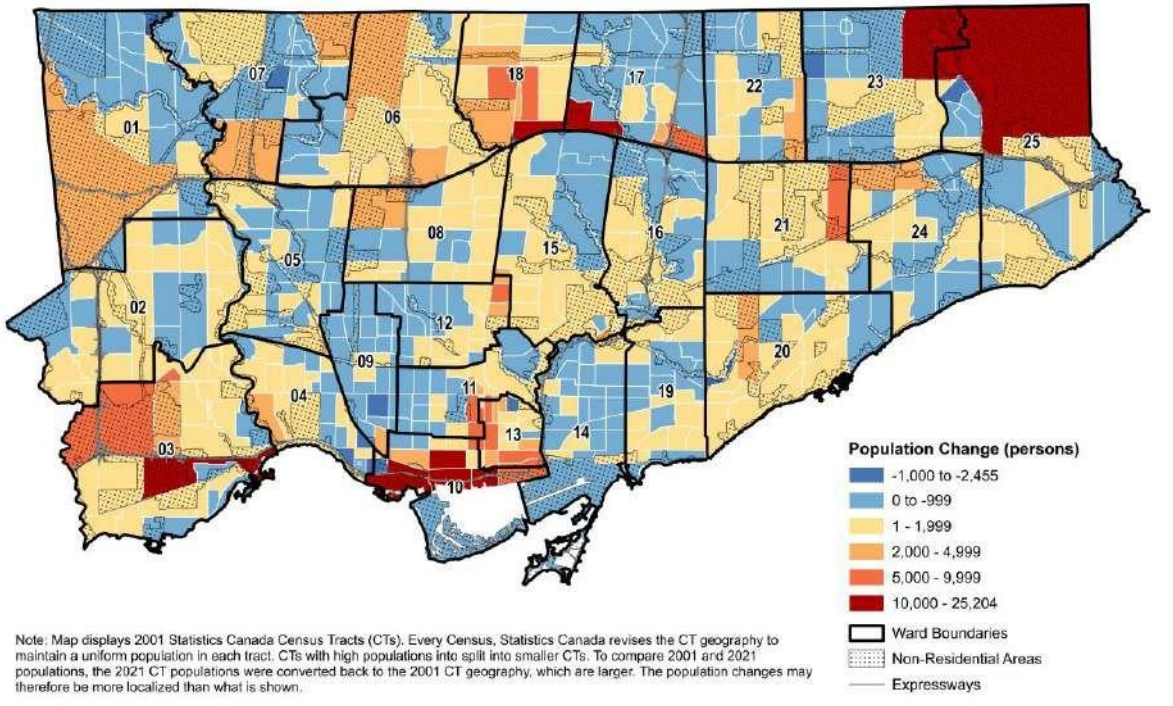
Source: Statistics Canada Censuses; TRREB
Note: 2025 household income estimates are based on 2020 household income, adjusted using reported earnings growth in Statistics Canada's Survey of Employment, Payrolls and Hours.
Prepared by: Planning Research and Analytics, City Planning, November 2026

Rents can be out of reach for workers in key roles in our economy.



Many of our neighbourhoods have stagnant or declining population levels.

Population Change 2001-2021



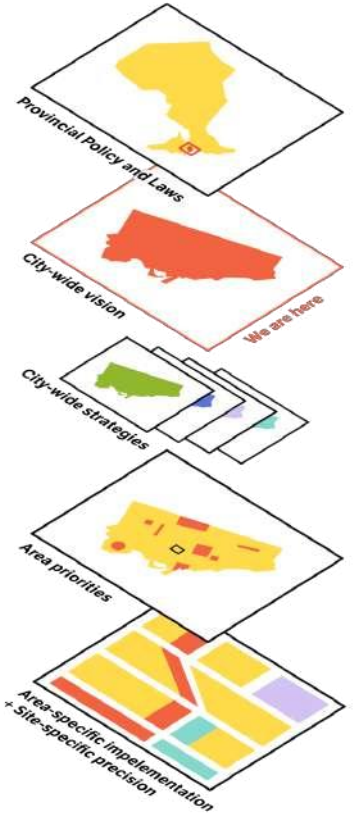
Note: Map displays 2001 Statistics Canada Census Tracts (CTs). Every Census, Statistics Canada revises the CT geography to maintain a uniform population in each tract. CTs with high populations into split into smaller CTs. To compare 2001 and 2021 populations, the 2021 CT populations were converted back to the 2001 CT geography, which are larger. The population changes may therefore be more localized than what is shown.

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3

We have a plan!

In Ontario, all city planning is undertaken within a provincially-defined planning system.



Provincial Policy and Legislation

Planning Act, Provincial Planning Statement, Greenbelt Plan

City-Wide Vision

Toronto Official Plan

City-Wide Strategies

Reconciliation Action Plan, TransformTO Climate Action Strategy, HousingTO Action Plan, etc.

Area / Neighbourhood Scale Plans

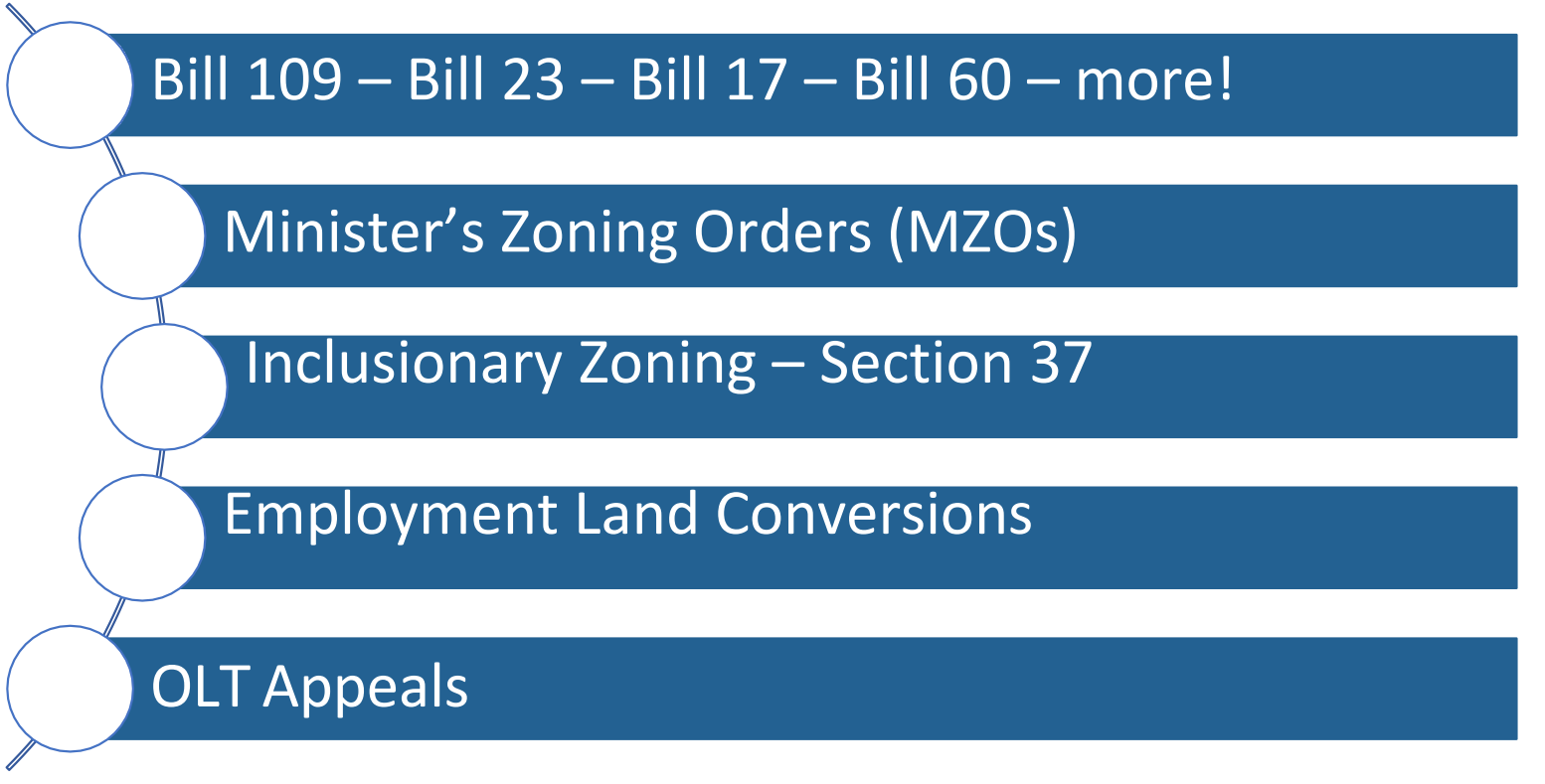
Secondary Plans, Regeneration Area Studies, Site and Area Specific Policies

Area-Specific / Site-specific Zoning

Zoning By-law

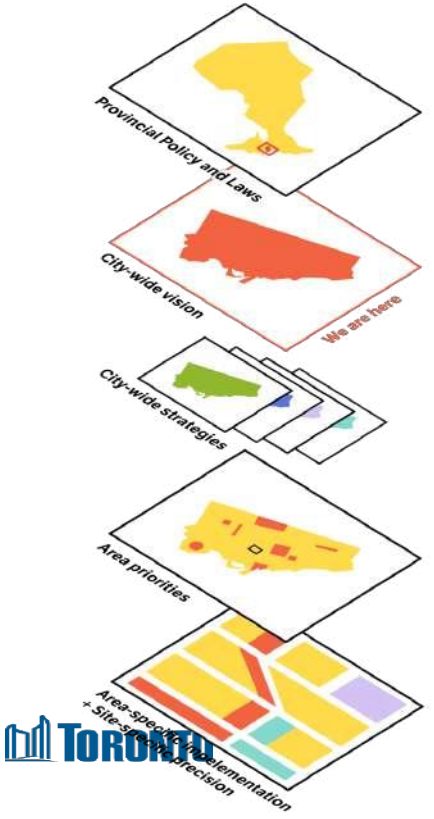
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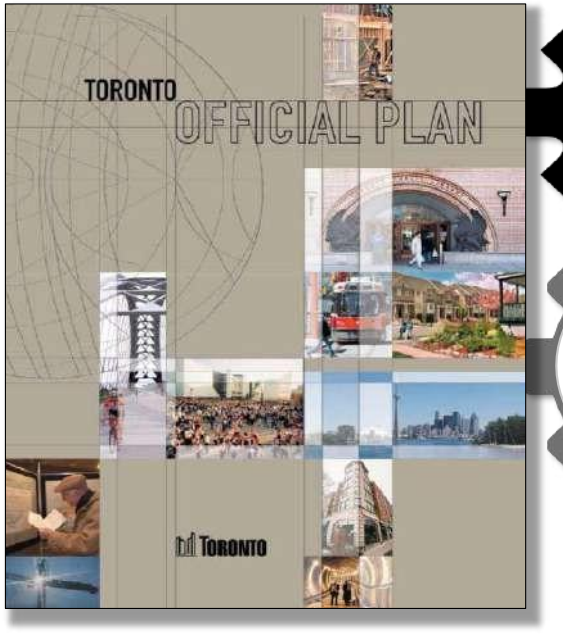
The Province is playing an increasingly significant role in determining where and how growth occurs.



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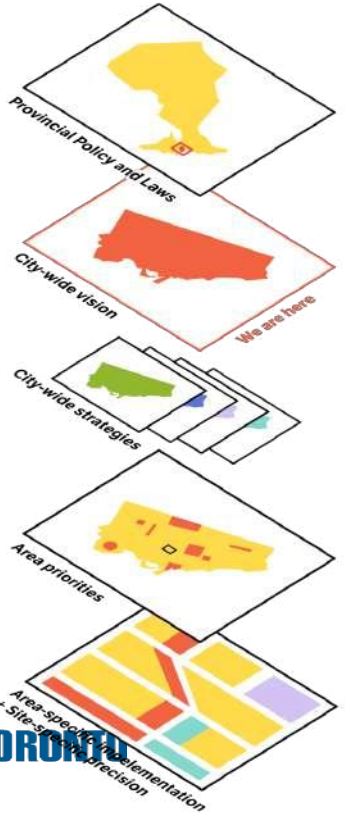
The City's Official Plan is the primary policy document that guides growth and development in the city.







Within the Official Plan, area and neighbourhood scale plans provide more specific planning direction.



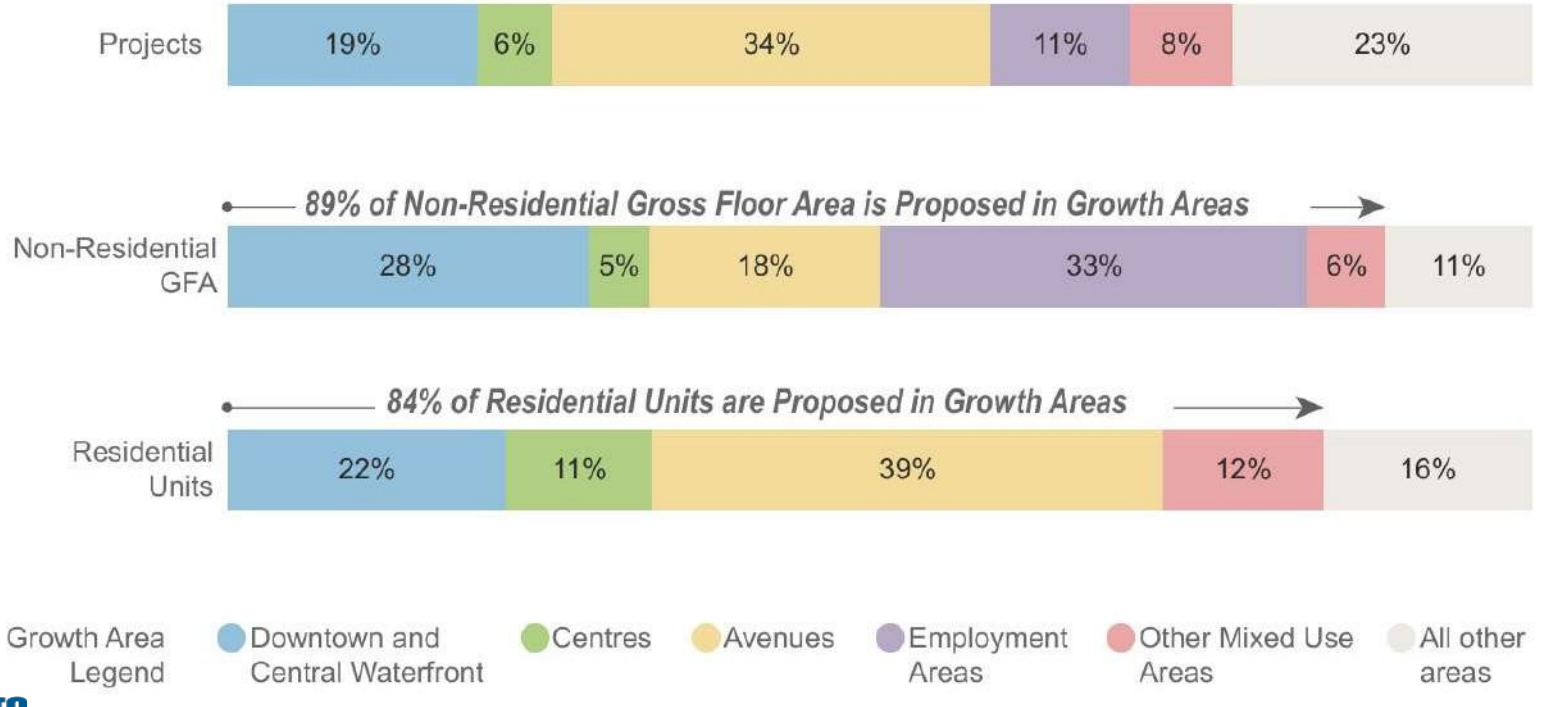
Area / Neighbourhood Scale Plans

North York Secondary Plan
Marlee-Glencairn Secondary Plan
Woodbine Secondary Plan
Scarborough Centre Secondary Plan

Golden Mile South Regeneration Area Study
Kennedy Crossing Regeneration Area Study
Scarborough Junction Regeneration Area Study

… and more!

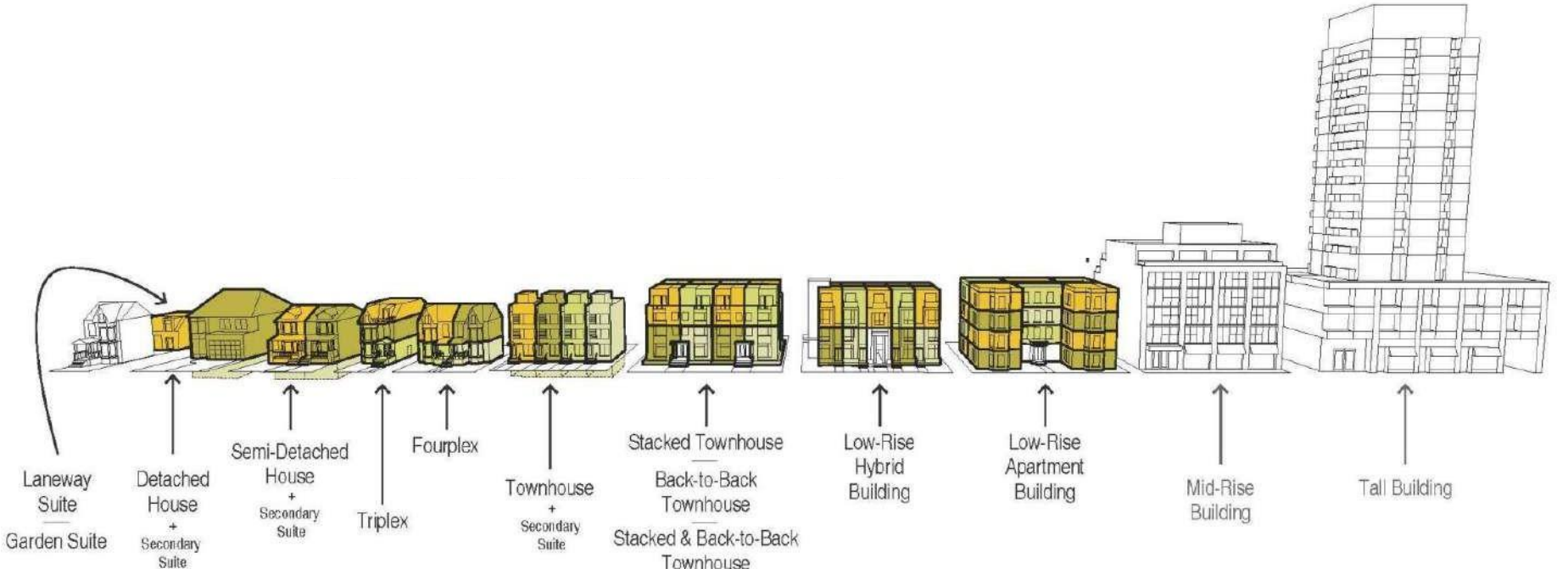
Most growth is occurring in the City's planned growth centres.



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Source: City of Toronto, City Planning : Land Use Information System II. Development projects with activity between January 1, 2021 and December 31, 2025.

We are planning for new housing across the housing spectrum … and across the city.

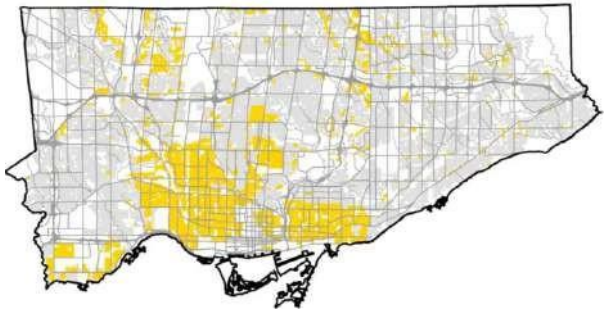


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“Gentle density” is now permitted as-of-right on lands designated as “Neighbourhoods”.

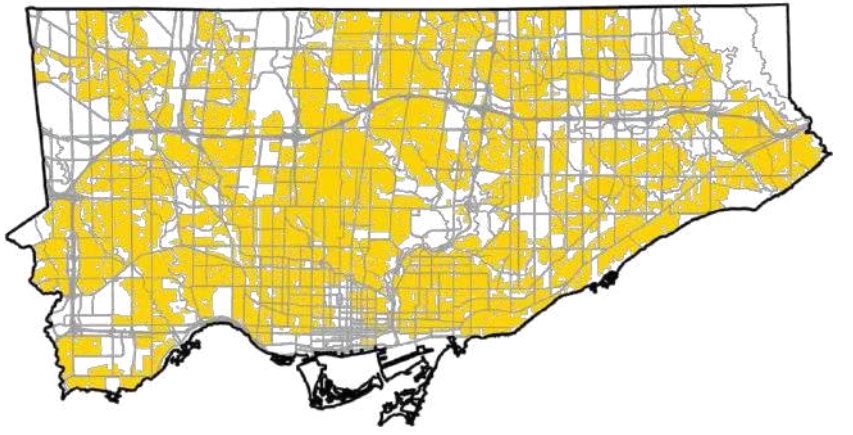
- Historically, nearly 70% of residential zones only permitted single-detached homes. Today, nearly all of Toronto’s residential zones permit multiplexes and garden or laneway suites.

Before Multiplex Project



Multiplexes Permitted
Multiplexes Not Permitted
Not Residential Zones

Today



Toronto has potential for 123,000 homes in multiplexes and garden/laneway suites in neighbourhoods across the city.

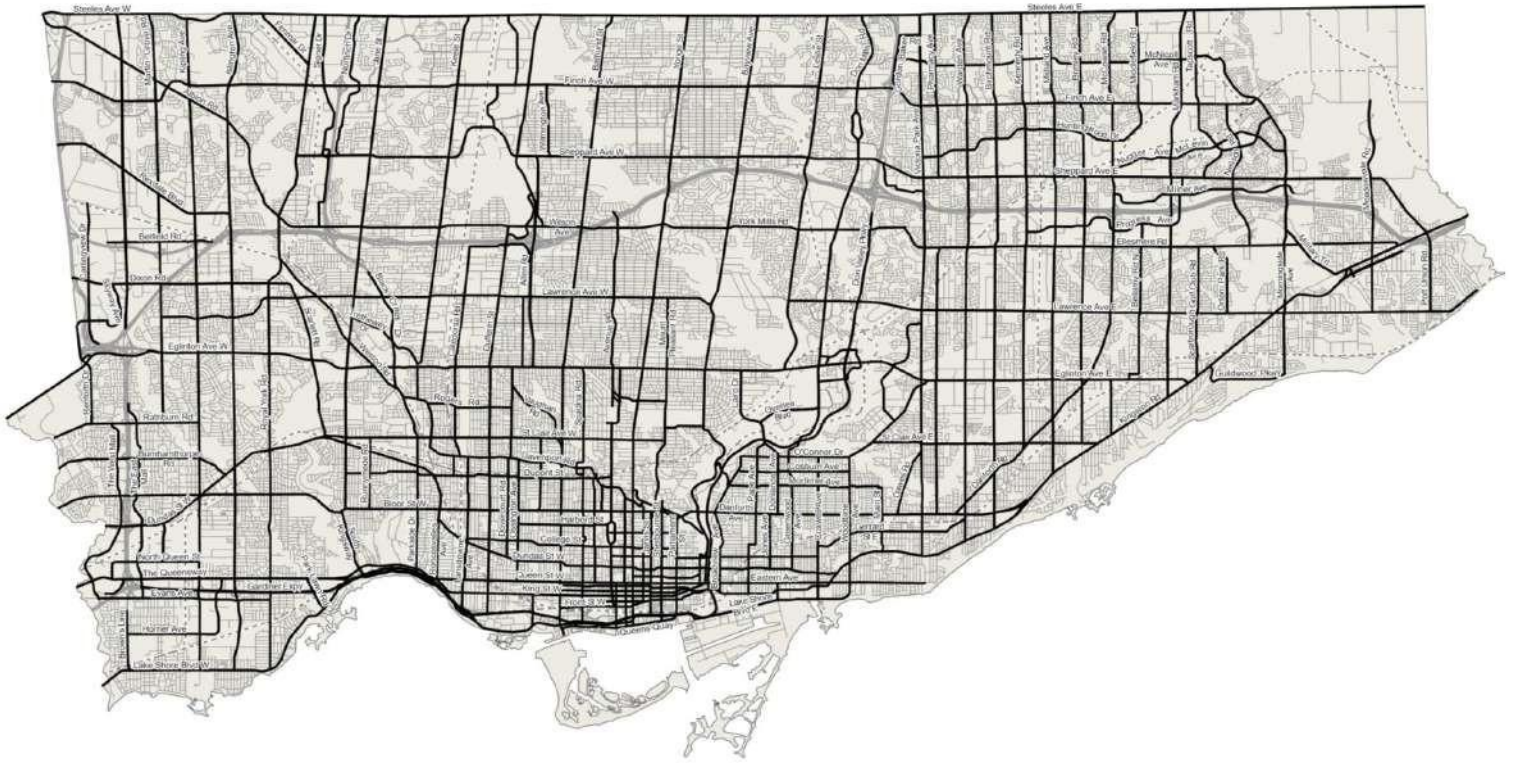
Estimated Uptake to 2051

EHON Initiative	Units
Laneway Suites	9,180
Garden Suites	26,388
Multiplex	87,134

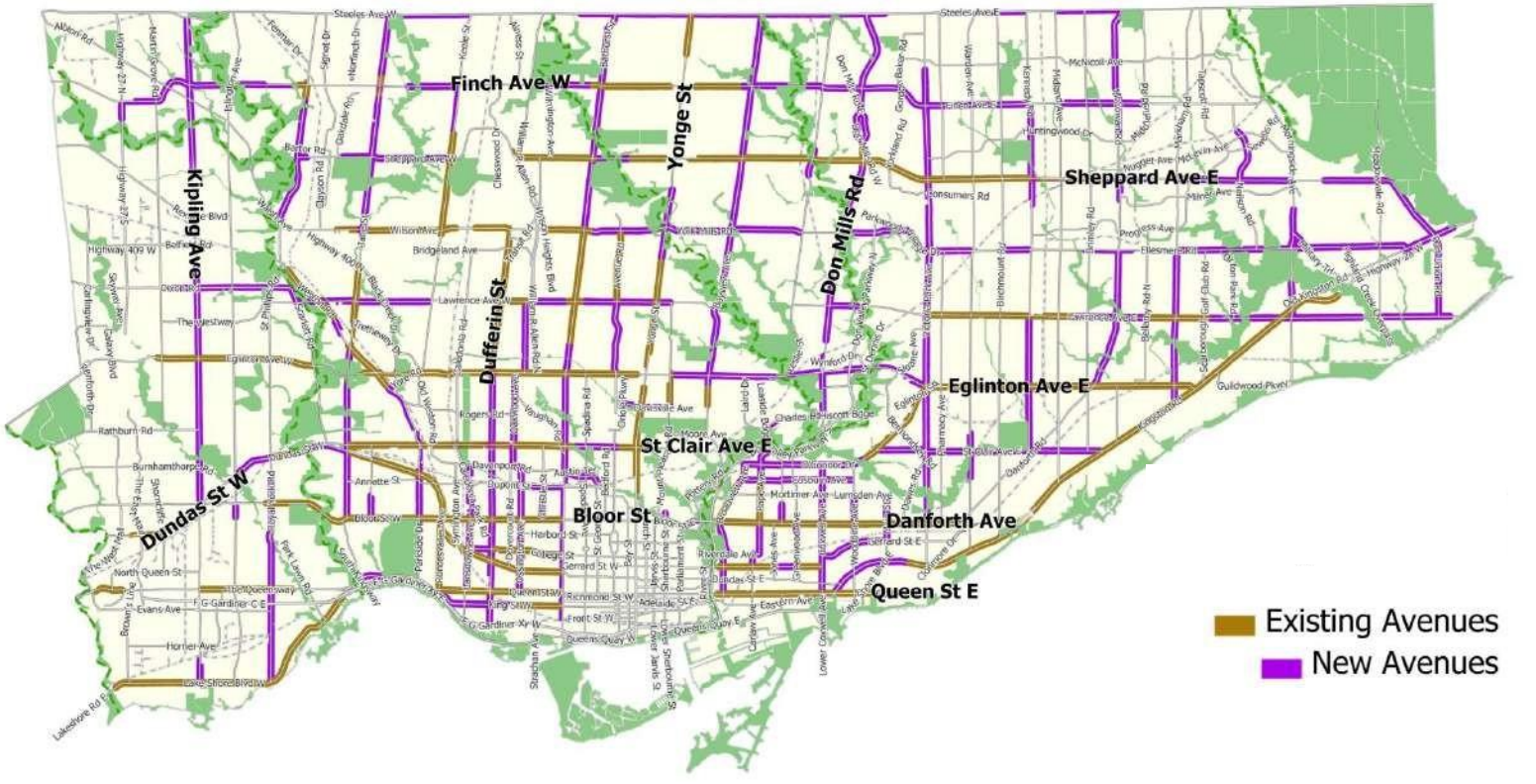


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In 2024, Council approved as-of-right development up to 6 storeys and 60 units on “Major Streets” across the city.


Steeles Ave W
Steeles Ave E
Finch Ave W
Sheppard Ave W
Wilson Ave
Bathurst St
Yonge St
Bayview Ave
Leslie St
Don Valley Pkwy
Bellfield Rd
Dixon Rd
Islington Ave
Jane St
Weston Rd
Black Creek Dr
Keele St
Dufferin St
Lawrence Ave W
York Mills Rd
Lawrence Ave E
Eglinton Ave W
Eglinton Ave E
Kennedy Rd
Brimley Rd
Midland Ave
Rathburn Rd
Burnhamthorpe Rd
Bloor St W
Bloor St E
Dundas St W
Dundas St E
Queen St W
Queen St E
King St W
King St E
Gardiner Expy
Lake Shore Blvd W
Lake Shore Blvd E
Queens Quay
Parliament St
Sherbourne St
Jarvis St
Church St
Yonge St
Spadina Ave
Bathurst St
Dufferin St
Ossington Ave
Dovercourt Rd
Lansdowne Ave
Roncesvalles Ave
Parkside Dr
Runnymede Rd
Jane St
Old Weston Rd
Weston Rd
Keele St
Caledonia Rd
Oakwood Ave
Coxwell Ave
Woodbine Ave
Victoria Park Ave
Warden Ave
Kennedy Rd
Markham Rd
Morningside Ave
Meadowvale Rd
Port Union Rd
Guildwood Pkwy
Birchmount Rd
Midland Ave
Scarborough Golf Club Rd
Kingston Rd
Danforth Ave
Coxwell Ave
Greenwood Ave
Main St

In 2025, Council approved an additional 282 km of “Avenues” as focus areas for future growth.



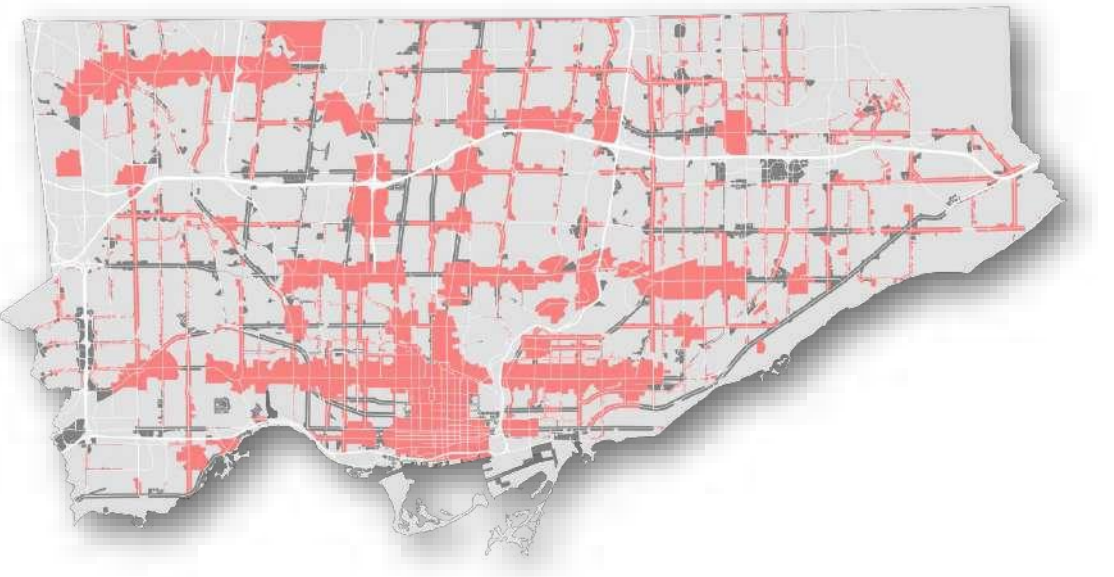
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Midrise development is now permitted in more parts of our city than ever before.

Before 2025



Today



Old Midrise Permissions

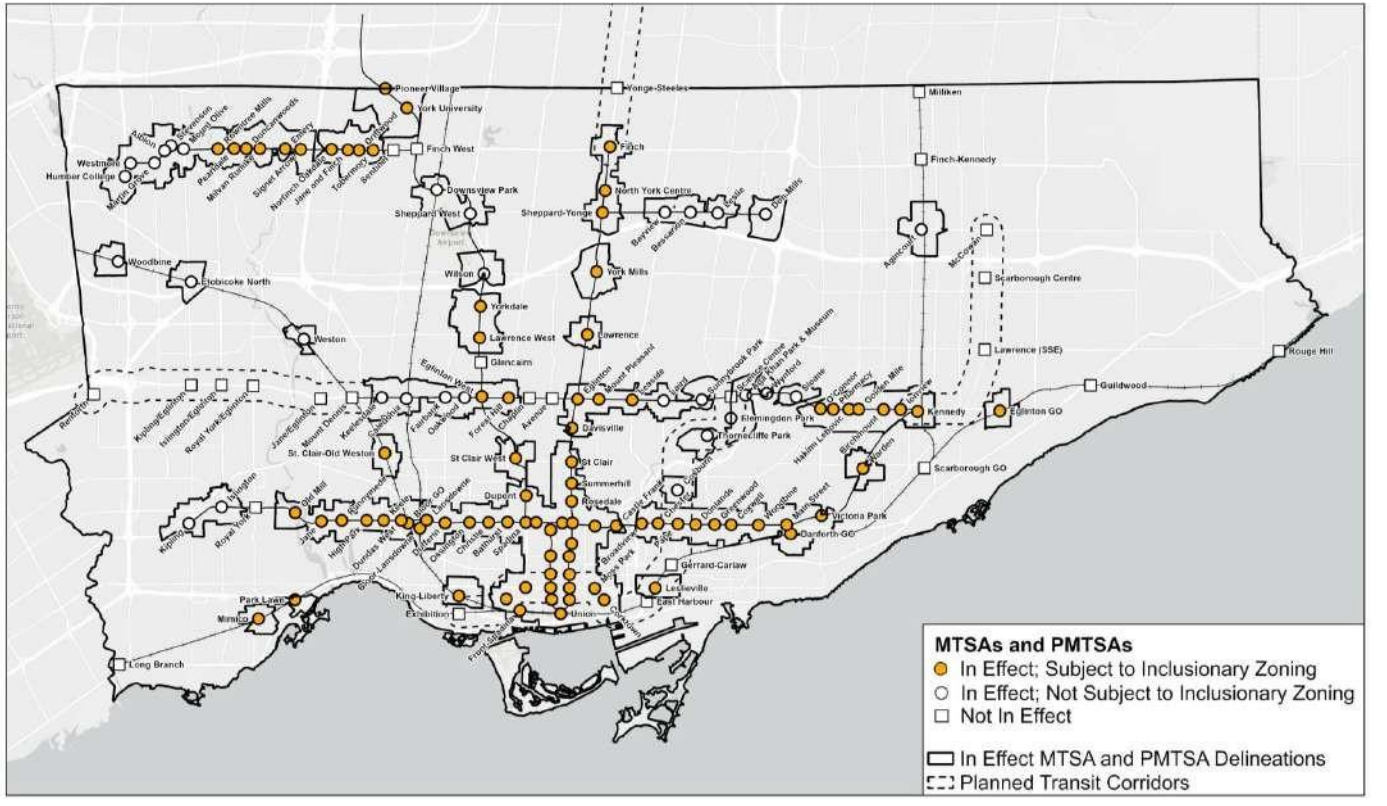
Current Midrise Permissions

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Higher density development continues to be focussed downtown and in the City's Urban Centres.

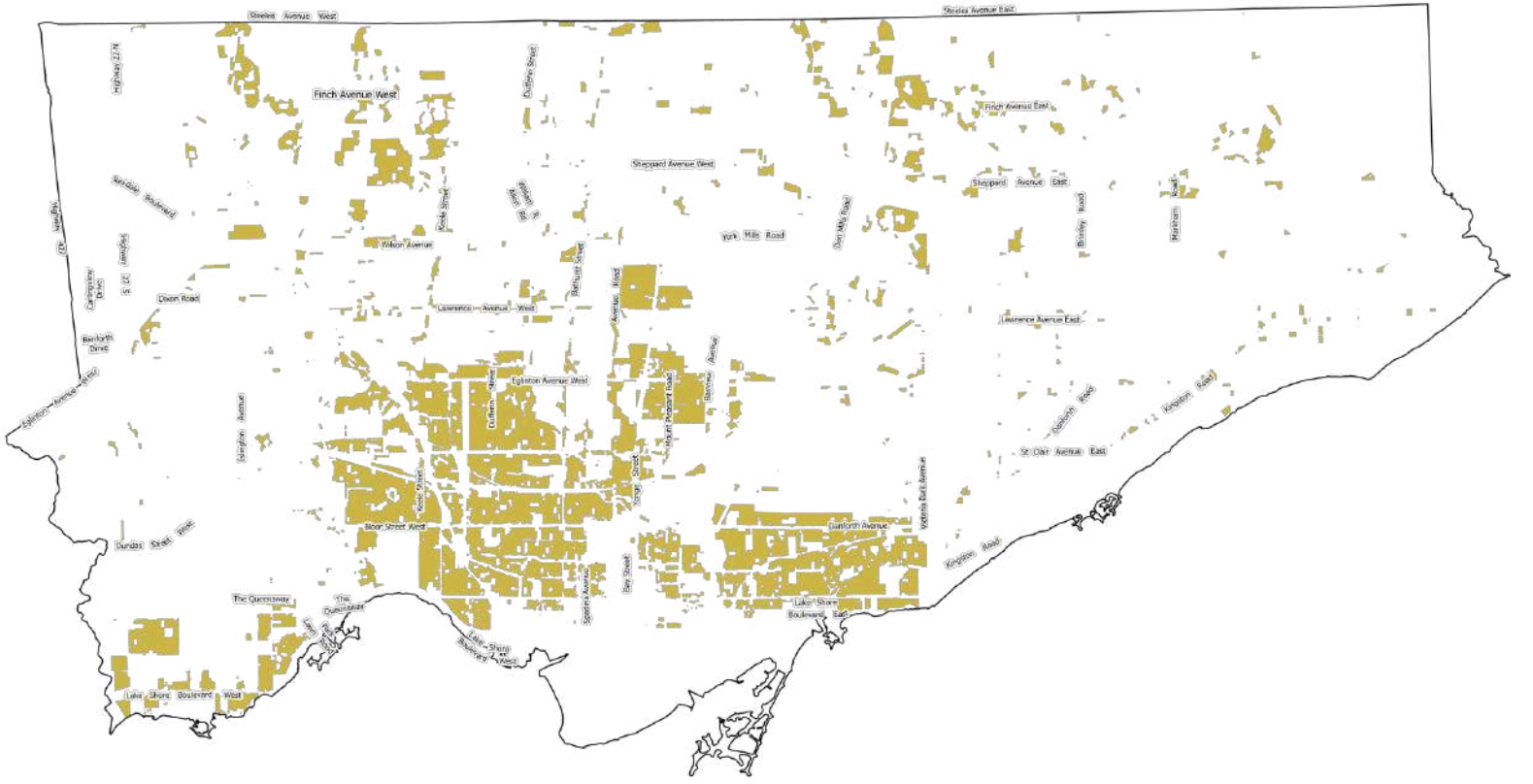


Increased densities have been approved at 120 Major Transit Station Areas.



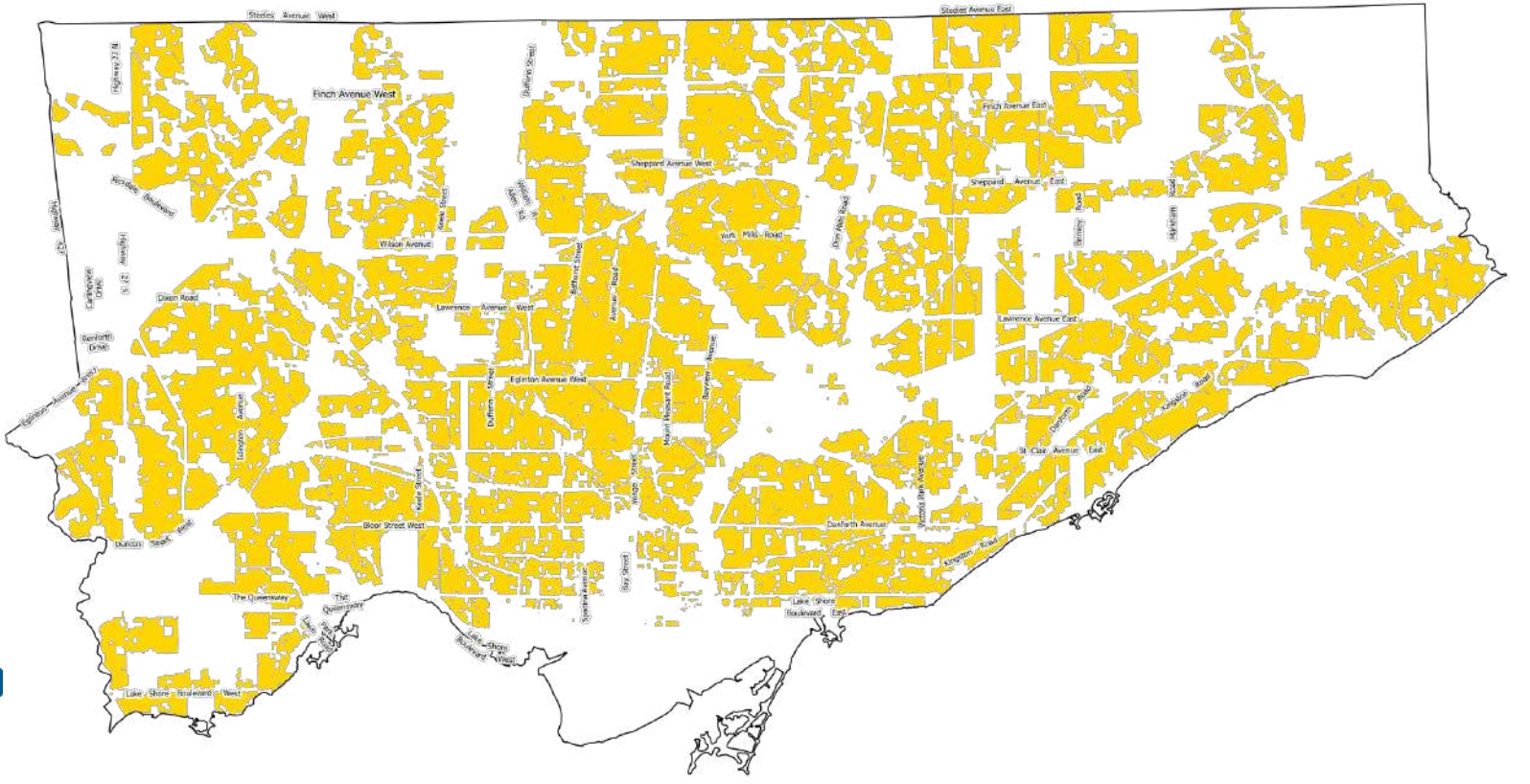
Over the last 3-4 years, nearly all residential lands in the City have been re-designated or re-zoned to provide more opportunities for housing.

Multiplexes (then) ...



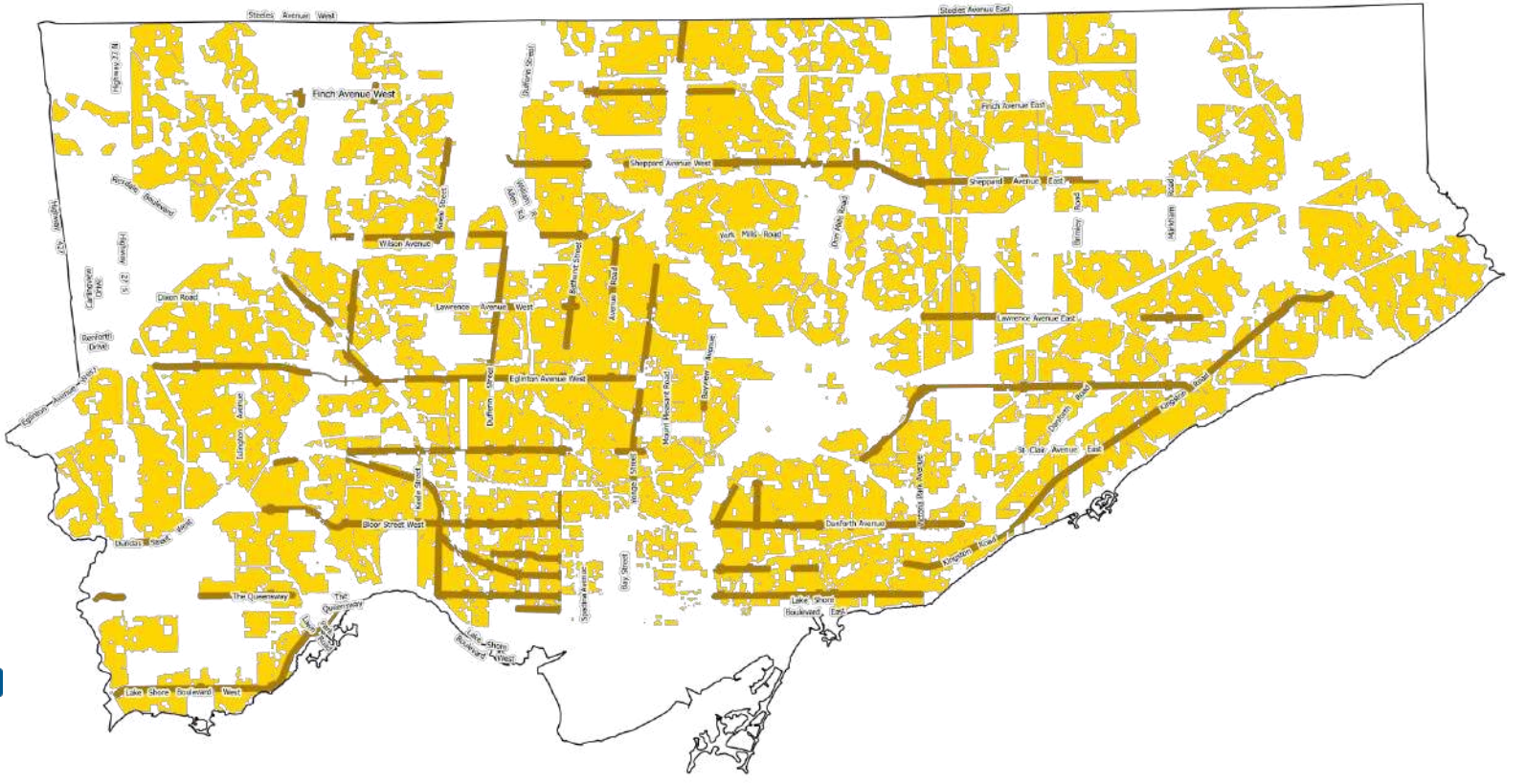
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Multiplexes (now) ...



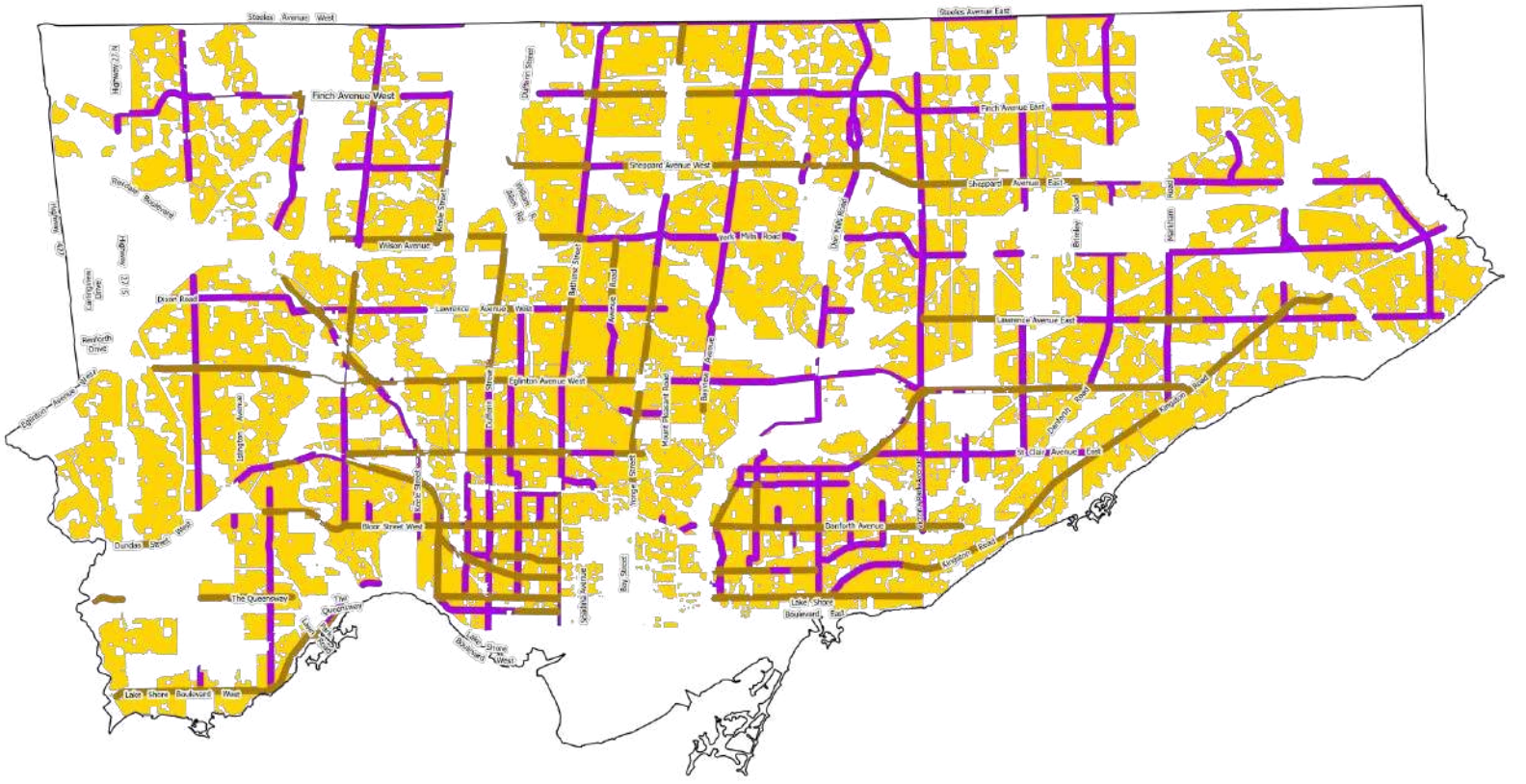
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Avenues (then) …



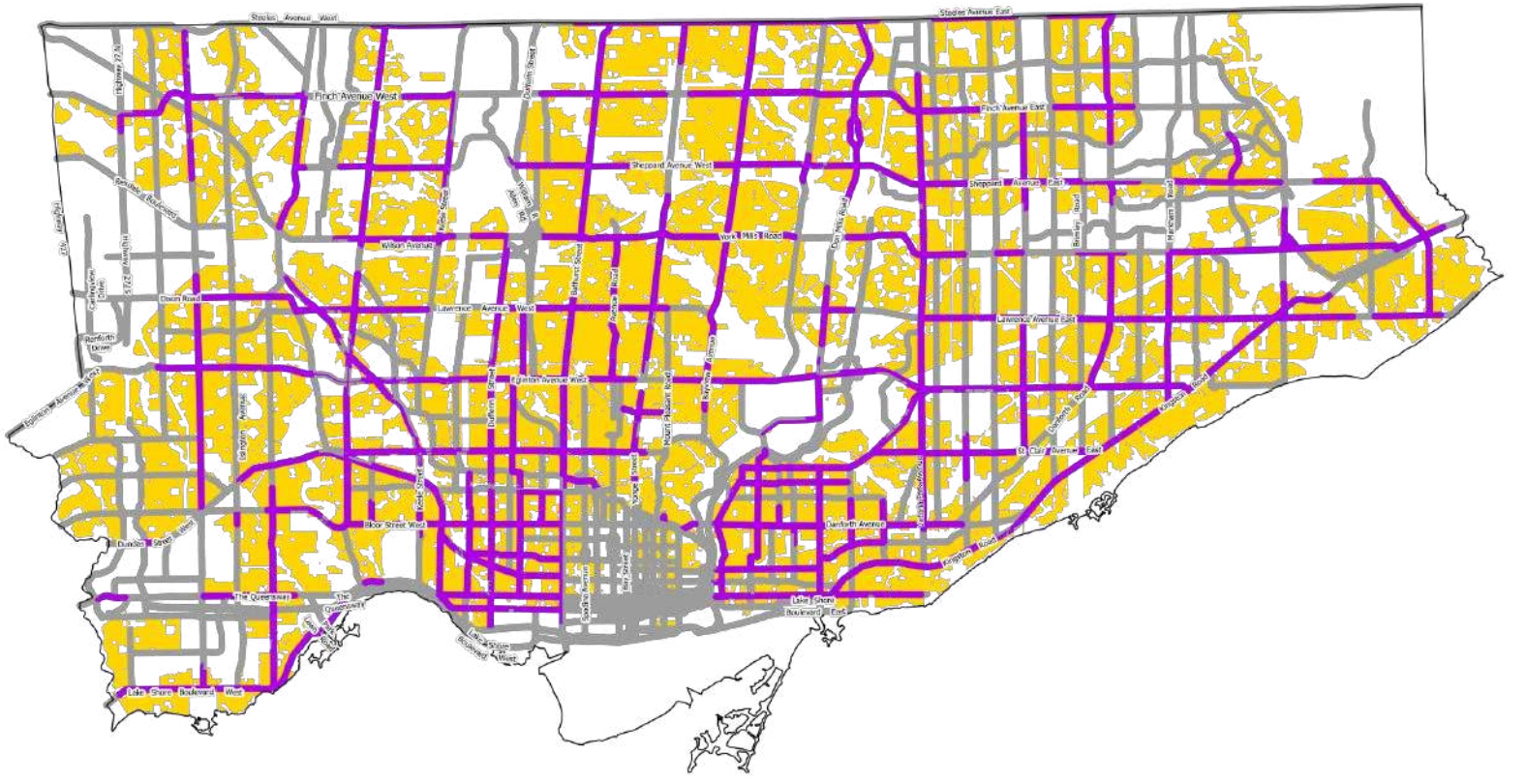
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Avenues (now) …



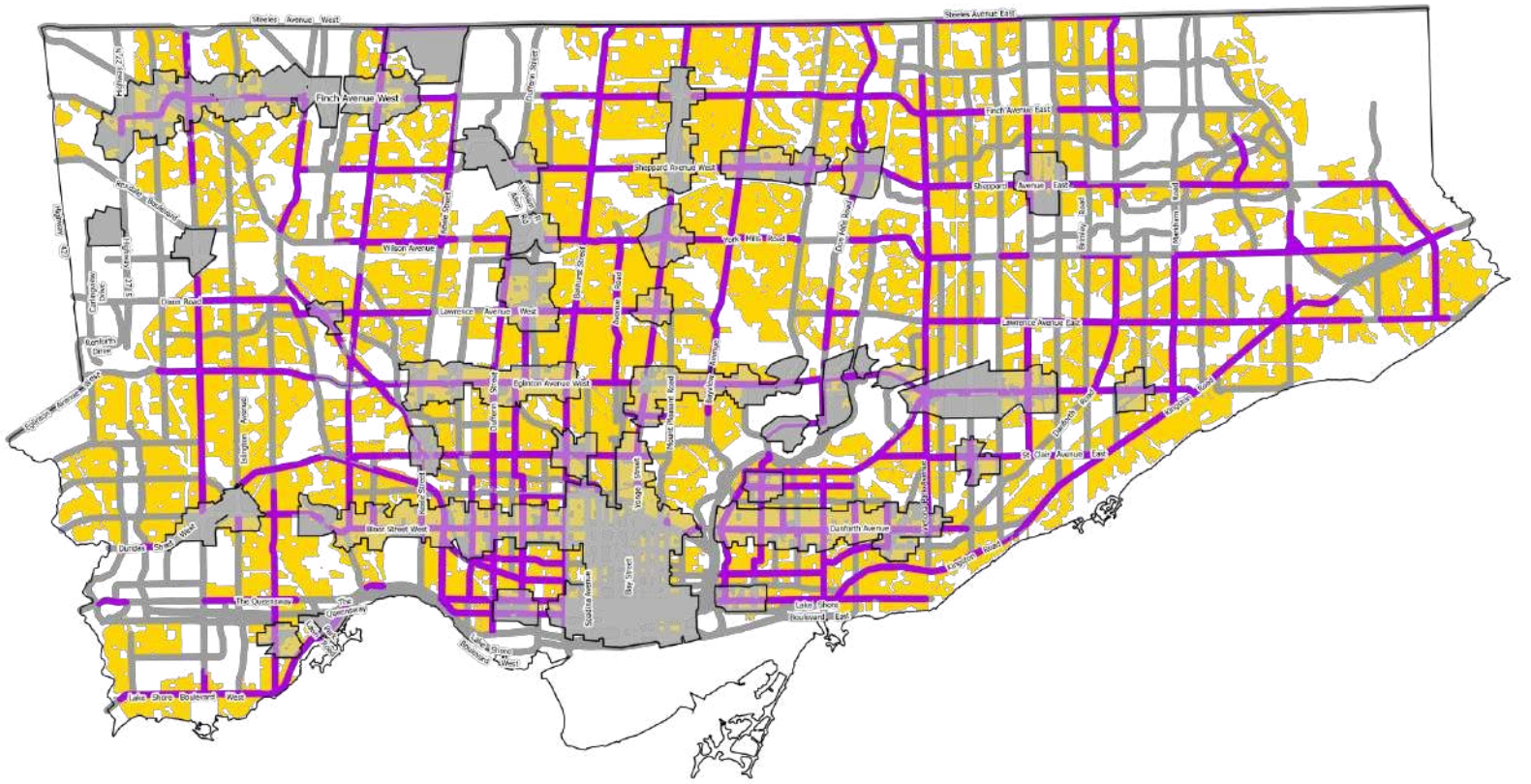
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Major Streets …



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Major Transit Station Areas …



4

We need housing. But it can't just be <u>any</u> housing …

We need housing across the “Housing Spectrum”



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We need to protect or replace what we already have.

Rental Replacement Program

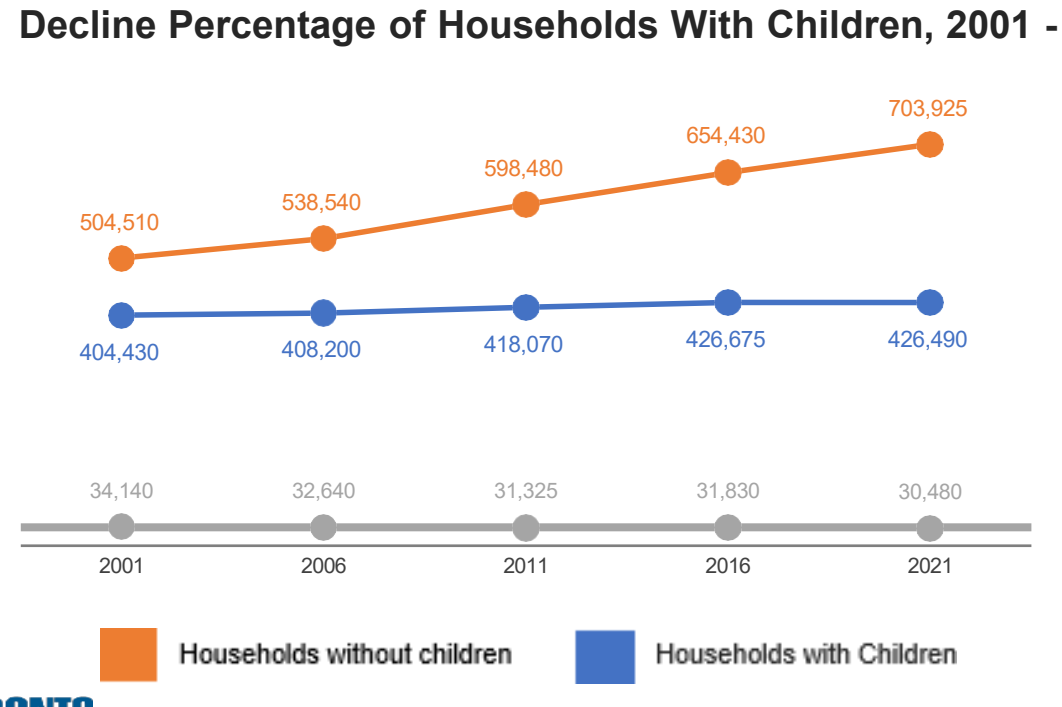


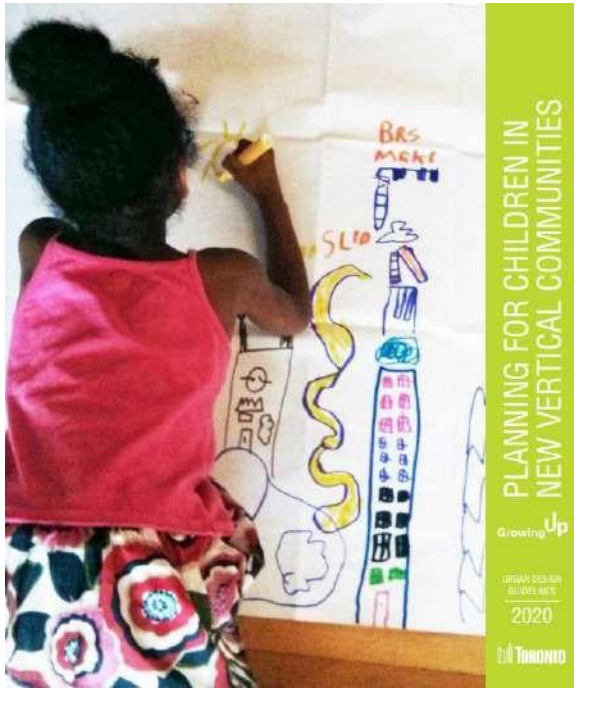
Multi Unit Residential Assistance (MURA) Program



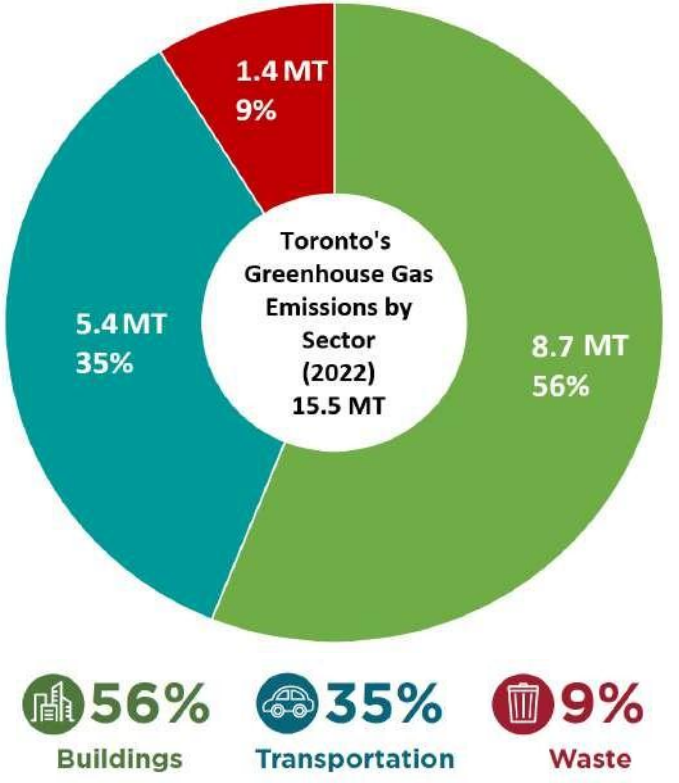
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We need housing for young families.



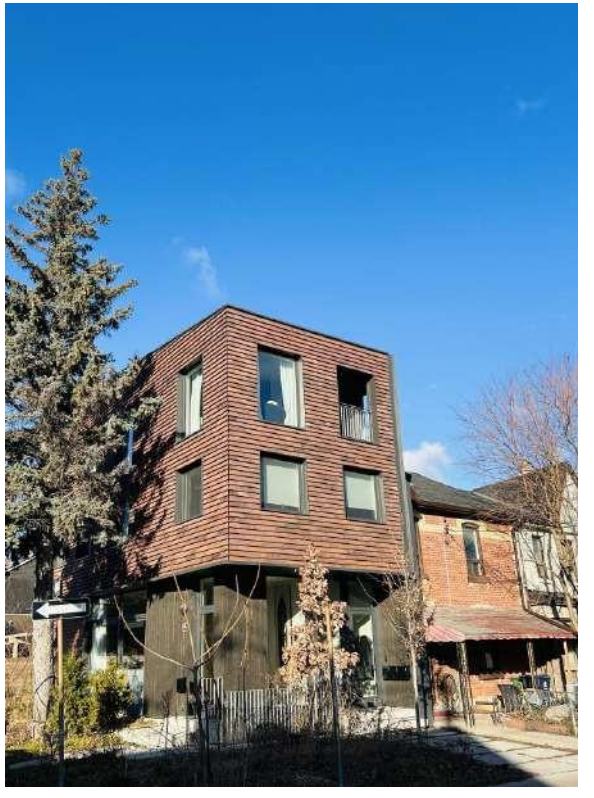


It needs to be “green.”



Between 2010 and 2024, the Toronto Green Standard has helped reduce GHG emissions by almost one megaton.

It should demonstrate high quality design.





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It needs to sensitively integrate with our existing built heritage.

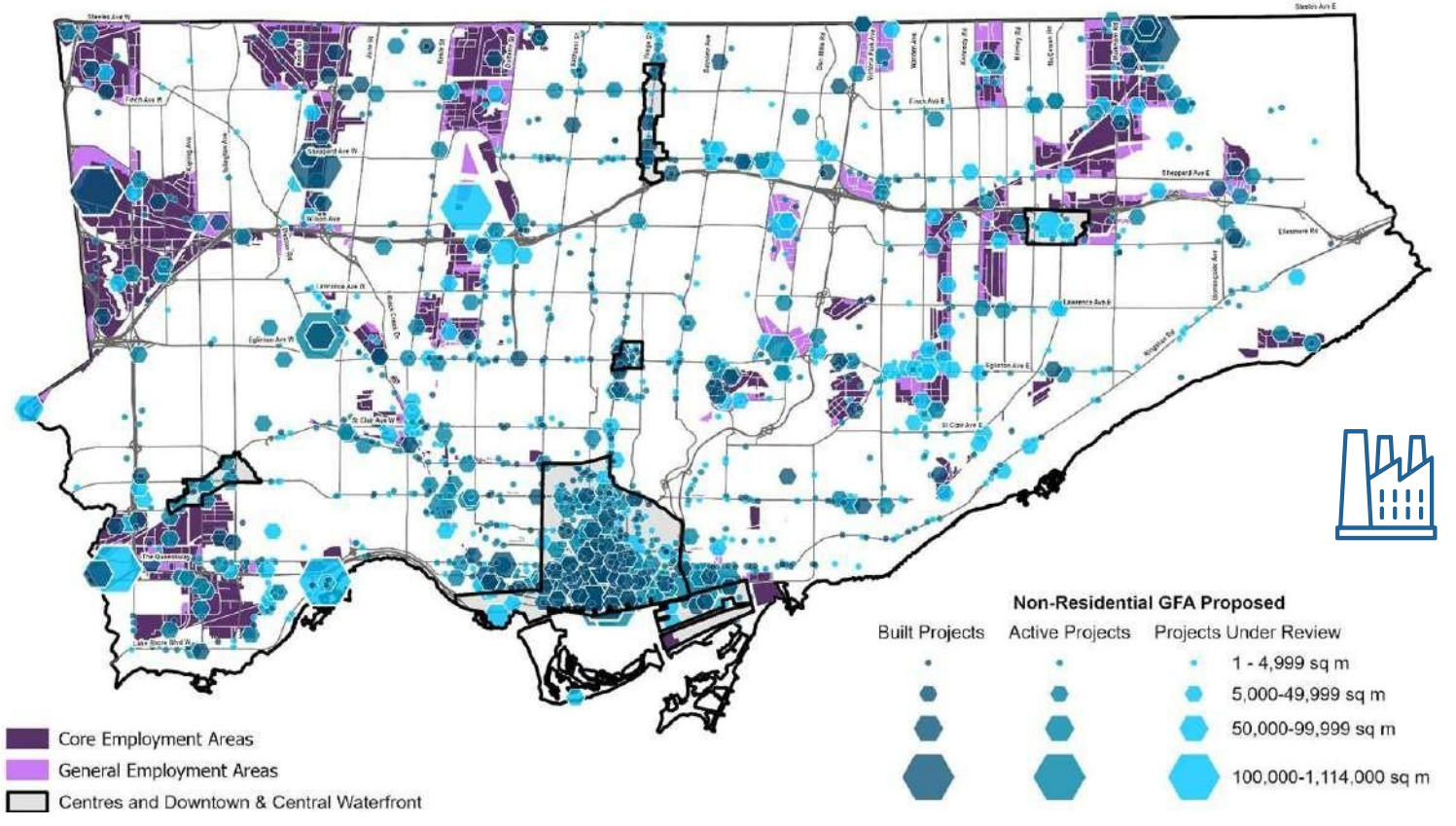




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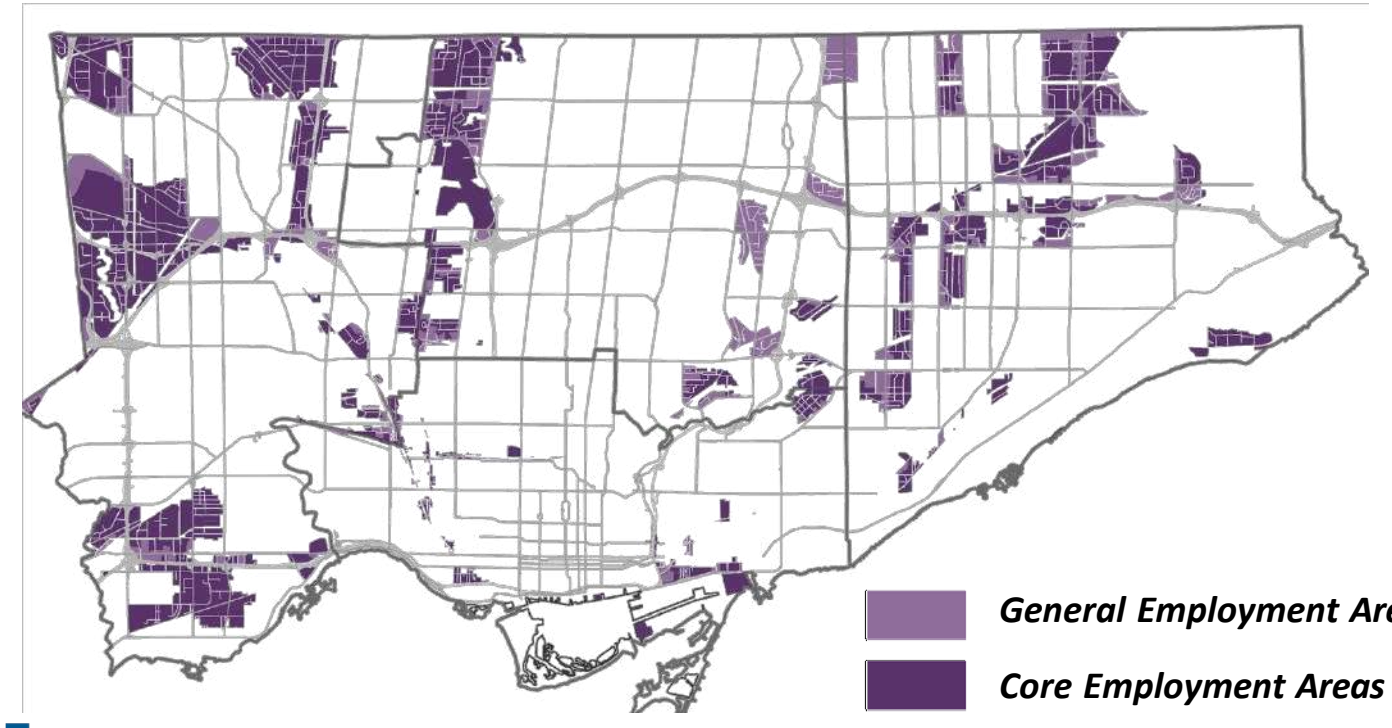
And our plan isn't only about housing …

The development pipeline includes 10.3 million sq. m. metres of new commercial and employment development.



30% of Proposed Non-Residential GFA is in Employment Areas

We have planned for 7,339 hectares of protected employment areas across the city.



Employment Areas – small footprint, big impact

- **11.6**% of the total land base
- **24**% of all jobs in Toronto
- **29**% of all businesses in the city

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We are planning for shops and local services.

Ground floor retail

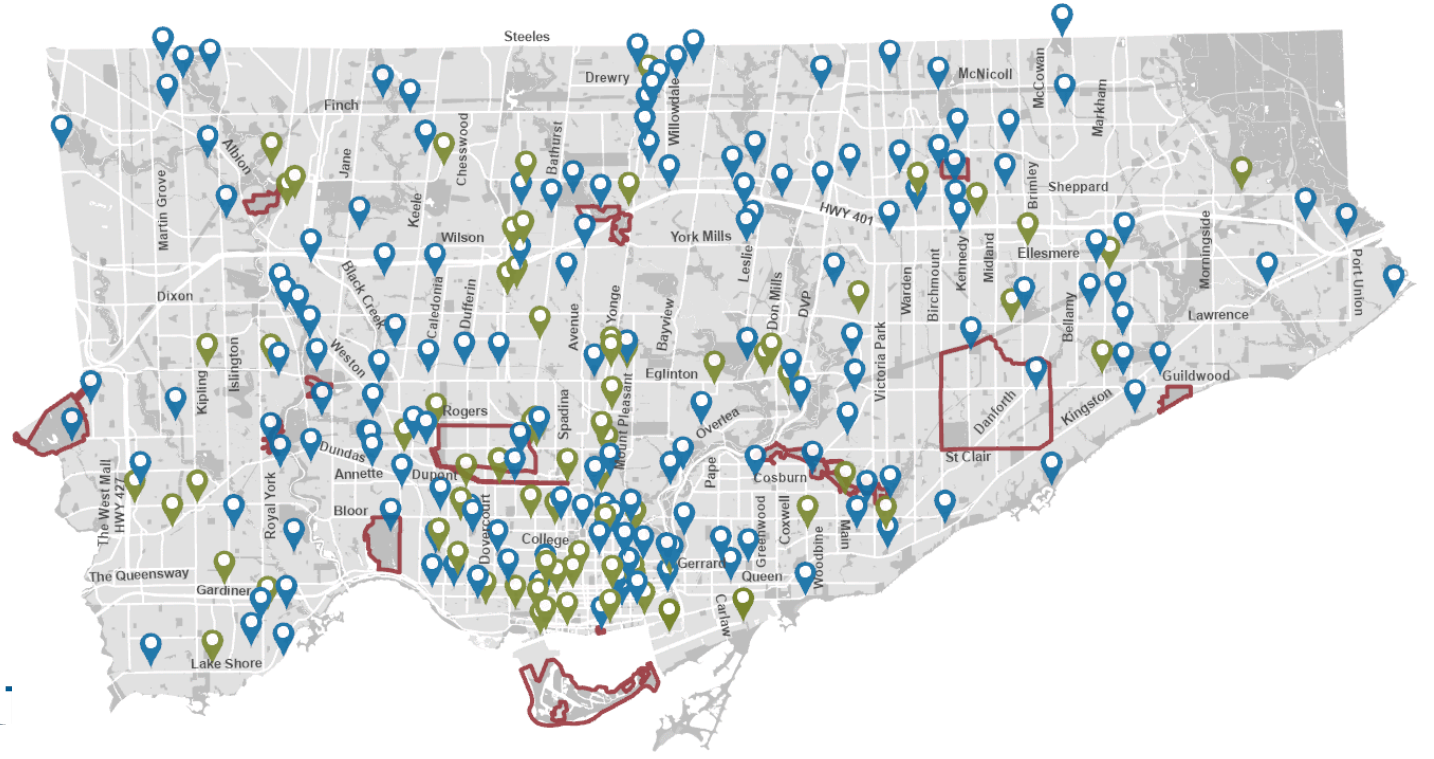


Neighbourhood retail



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We have over 200 park and recreation facility projects in the planning, design or development stage.



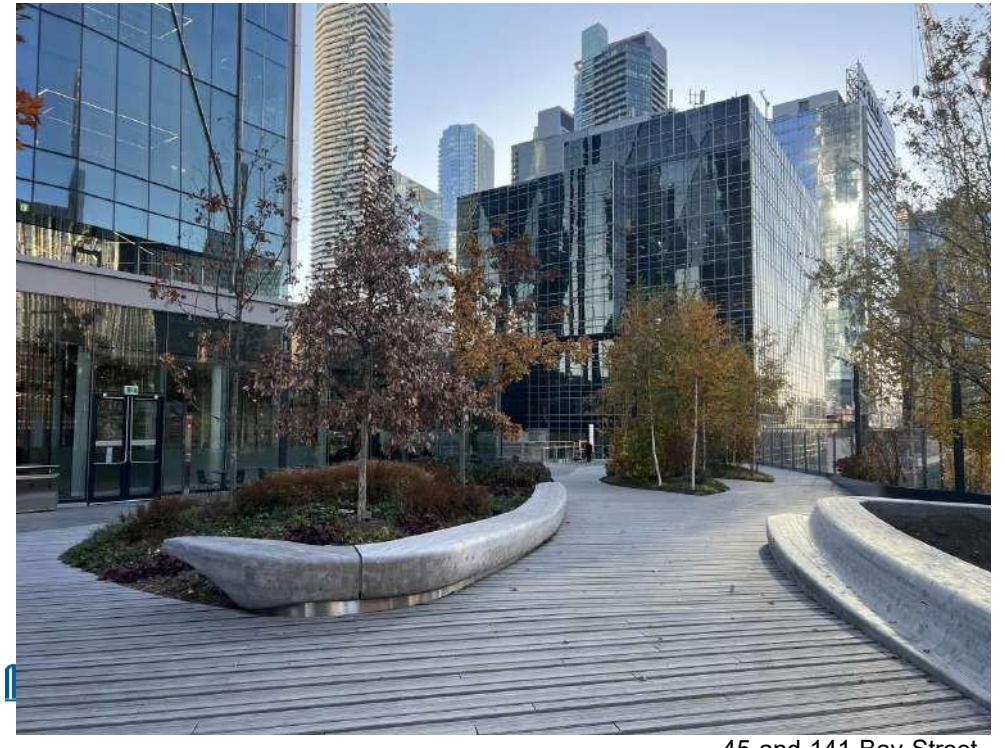
76

New parks or facilities

163

Facility or park improvements

Over 200 “Privately Owned, Publicly Accessible Spaces” (POPS) have been created as part of new developments.

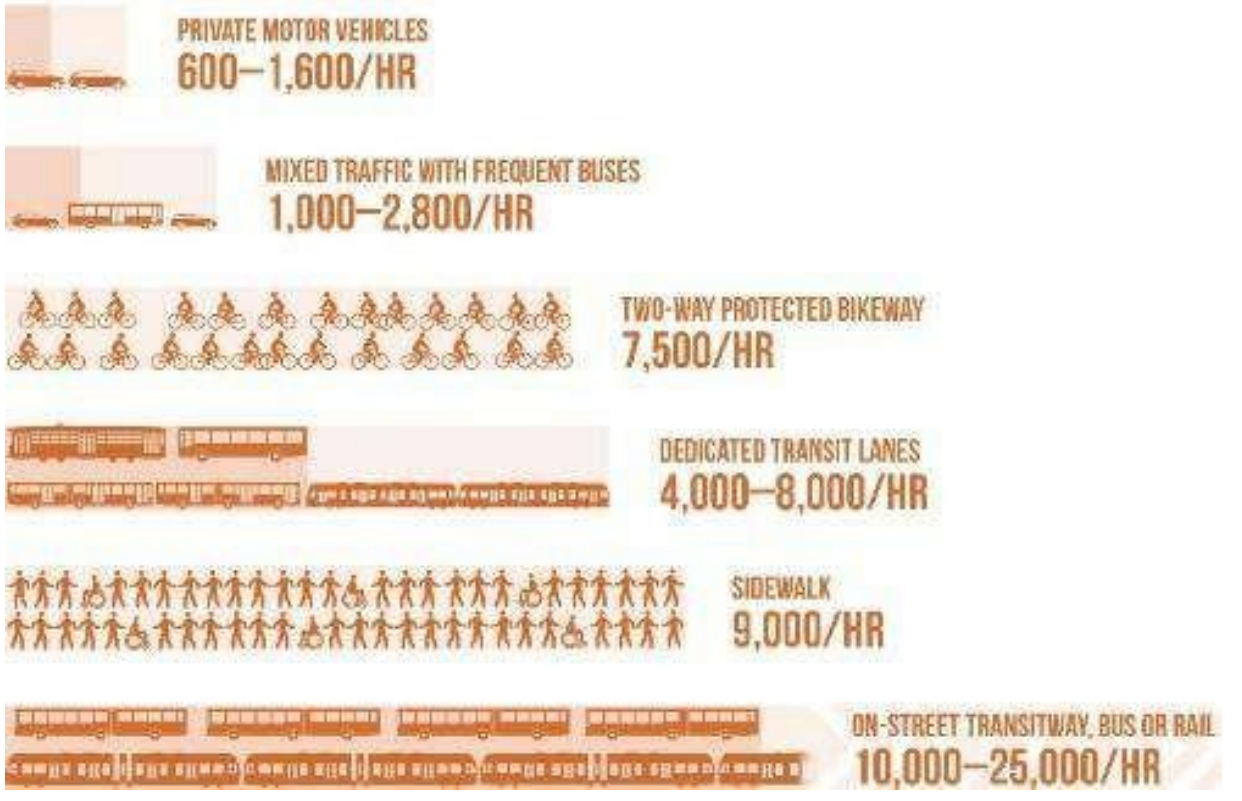


45 and 141 Bay Street



406 Adelaide Street East

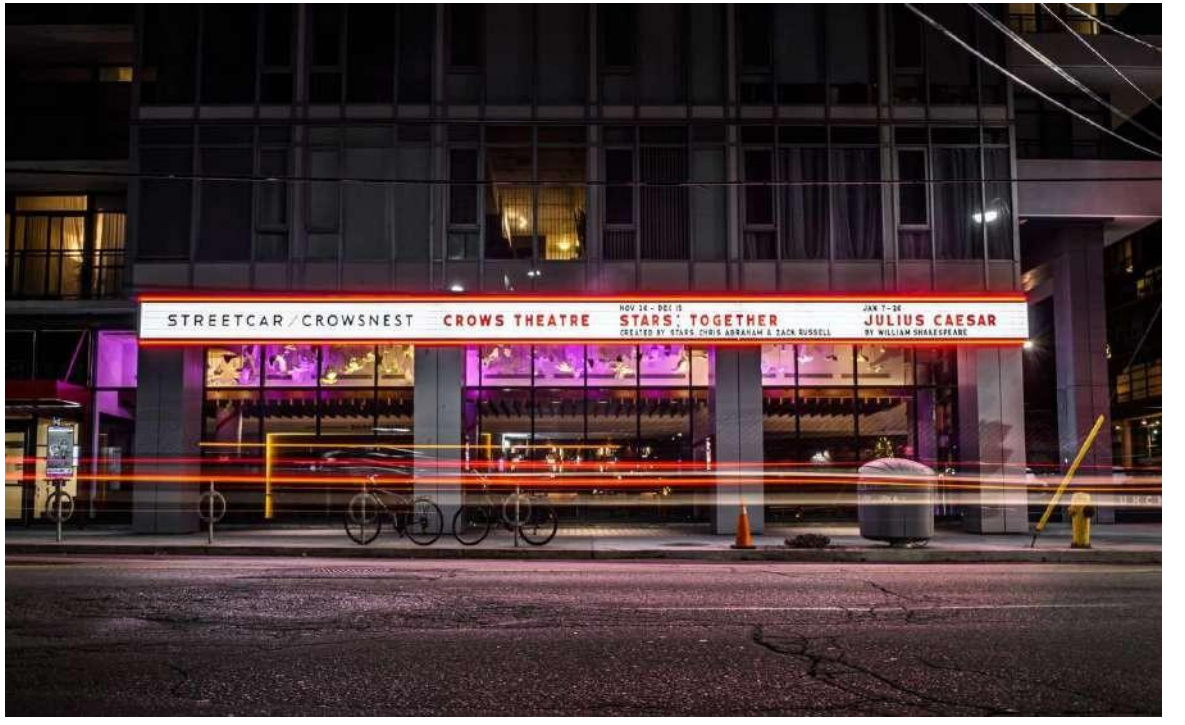
Moving a city of 4 million people.



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“Culture is to the contemporary city what roads, sewers and bridges were in the 19th and early 20th centuries.”

Christopher Hume



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“A city that has taken time to dress itself well is aware of itself as a work of art and is beautiful to its citizens”

Pier Giorgio Di Cicco



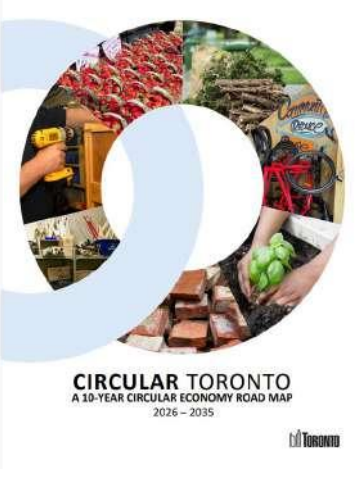


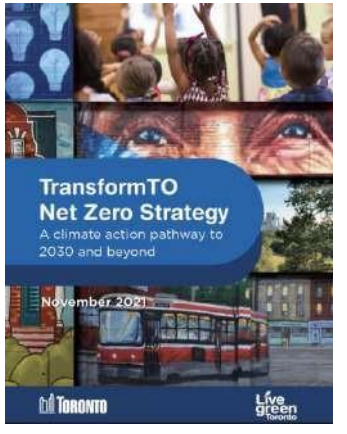


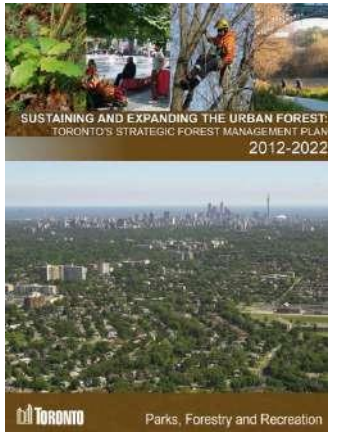
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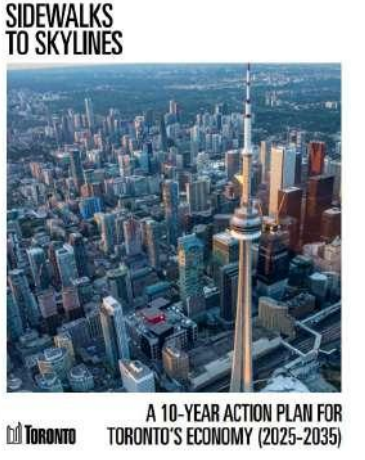
We don’t do this alone

The Official Plan does not act alone.

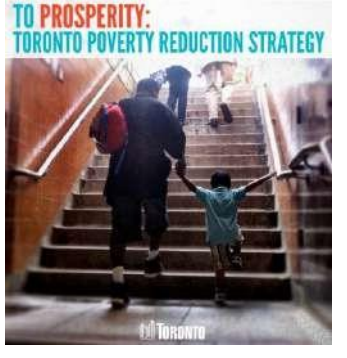
















… and we work closely with residents, neighbourhood groups, advocates, builders and other stakeholders.





City Planning and Development Review are responsible for half of all public consultation in the City

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

Jane Jacobs

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Thank you

Jason Thorne, Chief Planner
City of Toronto

jasonthorne_rpp
jasonthorne.bsky.social

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