Population Growth (in millions of people)

	1960	2011	2014	2041	Net Growth from 2014 to 2041 (person)	Net Growth 2014 -2041 (persons/yr)
Toronto (630 Km^2)			2.8	3.64	.84	31,000
CMA (7,100 Km^2)		5.8	6.1	9.4	3.3	122,000
Ontario	6.2 **	13.3	13.7	17.8	4.1	152,000
Canada*	18	34.3	35.5	44 ***	8.5	304,000

* Canada has grown an average 1.8% per year for 54 years

** 1961 Data

*** 2050 UN Estimate

Urban or Rural Population and Older?

		2014	2050
Canada	Rural	20%	11%
	Urban	80%	89%

Rate of urbanization is accelerating.

Ontario – 25% of population will be 65 years + older

- 90% of growth will be from immigration in 2041, 130,000/yr.

GTAH -

Growth Plan – limits where growth can occur

Implications for Development

- Must build more on less land – mixed use buildings.
- Cities growing quicker – markets concentrating.
- Need to co-exist with other uses – integrated infrastructure.
- Built form now has to be MIXED USE – single storey buildings prohibited by Planning and Real Estate Market.
- Increase trips on foot, bike or transit – radically different access & egress patterns.
- Increase smaller baskets of goods – merchandising mix redone.
- Land intensive uses will be pushed to edge of GTA/CMA.
- Redevelopment is the opportunity.
- Increasing pressure for more density on all transit lines above mid-rise Density.
- Growing pressure to determine purpose of White Belt Lands.

Employment Lands

- Growth Plan – “a document for economic prosperity”.
- Extremely difficult to predict ‘jobs’.
- Nature of employment is changing, at accelerated pace – NFPOW, WFH, PT, smaller companies.
- Traditional heavy manufacturing decreasing, larger % in office based employment, logistics increasing.
- Horizontal separation – not as important; no negative externalities to mitigate.
- Economic shift towards service, creative, tech, health and management.
- No high capacity Transit servicing employment lands.
- Need to talk about “space” requirement not land.

Traditional Development – Jobs, residential, retail and service

Most important task for Growth Plan Review to get the employment forecast as accurate as possible.

Existing Gross Floor Area

	CMA Existing Space (million SF)
Office	174
Industrial	770
Retail	174
Sub-Total	1,118
Residential	2,000
TOTAL	3,118

Incremental Demand for Retail in Toronto CMA

Projected Annual Population Increase – 130,000 persons						
Food Store -	45,000	SF		Dept Store -	50,000	SF
	$600	Per SF Sales			$400	Per SF Sales
	$27 M	In Sales			$20 M	In Sales
	/ $2,000	Average food store expenditure per person to support store			/ 4,000	Average Dept Store expenditures per person to support store
	= 13,500				= 5,000	
Growth	130,000/13,500 = 10 x				130,000/5,000 = 26 x	
	= 450,000 SF of Food Stores needed				= 1,300,000 SF DSTM Stores needed	
FSTM + DSTM = 1.75 M SF						

OR

By ICSC Shopping Centre Retail square feet per capita of 25 SF

130,000 x 25 = <u>3.25 Million SF</u>

PER YEAR NEW DEMAND

Toronto CMA
Estimated Annual Floor Space Required
(Based on 130,000 persons per year - immigration)

	Constructed in 2014 (millions s.f.)	Per Year 2015 – 2041 (26 Years)	Aggregate Amount
Residential	32.0 *		780 Million SF
Office	2.3		273 Million SF
Industrial	5.2		
Retail	3.0 **		
Total	43.5	40	1 Billion SF

* Residential Estimate
10,000 Single Family
14,000 Condo
9,000 Townhouse & Other

** Demand based-Not Actual

Other Stats Canada.

The Opportunity:

We get to create more interesting cities.

Growth is focused, and plentiful.