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July 15, 2025

Planning & Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON
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RE : EX25.1 - Building Faster: Streamlining Housing Delivery and Strengthening the City's Development Capacity

Mayor Chow & members of the Executive Committee :

Over the last 6+ years our HousingNowTO volunteers have collaborated with data analysts, urban planners, architects and affordable housing operators to crowd-source trustworthy and accessible information about the overall targets of the Housing Now program – and the economic-viability of other programs to deliver on the City's affordable-housing development goals on the hundreds of acres of surplus lands that the City of Toronto currently owns. Our feedback on these projects has helped the City to [improve and expand many of the sites to improve viability](#) and meet the thresholds required to obtain funding guarantees from the federal government and CMHC.

We welcome the establishment of the Housing Development Office, the implementation of the Toronto Builds Policy Framework and initiatives designed to streamline processes, better align resources, and facilitate the timely development of housing on land owned by the City and its agencies and corporations. However, we are concerned that the report before you today on the Housing Delivery Governance Framework is not very clear on the commitment to transparency at a cadence that is comparable to the [regular HOUSING TRACKER reports](#) that are provided to the CreateTO board. The current Housing Delivery Governance framework in this report states –

The Executive Director, Housing Development Office will report to City Council annually with an update on the Toronto Builds Portfolio, including what stage individual projects are at, high level project timelines, and expected housing outcomes. This will provide Council with a line of sight on how projects are progressing. The published Housing Data Hub will also be updated to include information on the Toronto Builds Portfolio.

We would respectfully request that the Housing Development office and your open data team be directed to work with the local civic tech community to clearly define what data about each project in the Toronto Builds Portfolio will be published on the Housing Data Hub - and require the data to be updated for each site at a maximum of a 60-day interval.

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have about these requests – and how to improve new build rental apartment delivery in the City of Toronto.

Yours,

Mark J. Richardson
Technical Lead – [HousingNowTO.com](https://housingnowto.com)

Attachment 1 - Housing Tracker

08-Jul-25

		Address (Ward)	Housing Program	Current Total Units	Total Rental	Affordable Rental	Market Rental	Market Condo	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Priority Housing Sites	1	Bloor/Kipling Block 1 (3, Etobicoke-Lakeshore)	Housing Now	725	725	218	507	0	Zoning By-law Amendment for Block 1 approved June 2021	Q3 2021	May 2022	NOAC SECURED Mar 2024	Mar 2023	Q4 2021	Q3 2023	Project teams CMHC financing agreement is fully executed with shoring and excavation works launched on Feb 1, 2024.
	2	50 Wilson Heights Blvd (6, York Centre)	Housing Now	1,484	1,040	520	520	444	Zoning By-law Amendment & Draft Plan of Subdivision approved February 2020	Q4 2019	Oct 2021	NOAC SECURED Feb 2025	Jan 2022	Q4 2020	Q4 2024	CMHC Credit Committee approval on June 12, 2024, with final loan agreements executed. Construction began on November 26, 2024.
	3	777 Victoria Park Ave (20, Scarborough Southwest)	Housing Now	705	705	256	449	0	Minor Variance for increased density approved on July 24, 2024	Q4 2019	Nov 2021	NOAC SECURED June 2025	Jun 2022	Q4 2020	Q4 2024	Renegotiated business terms were approved at June 19, 2024 Board Meeting. Minor Variance for additional density approved on July 24, 2024 Committee of Adjustment meeting. TTC passenger pick-up and drop-off is complete and operating. NOAC was secured in June, 2025. A formal groundbreaking is targeted in Q3 2025.
	4	140 Merton St (12, Toronto-St. Paul's)	Housing Now	294	294	98	196	0	Updated Zoning Approved November 2023	Q2 2021	Jul 2022	NOAC SECURED Oct 2024	Mar 2023	Q4 2020	Q4 2024	Delivered by the Housing Secretariat.
	5	275 Merton St. (12, Toronto-St. Paul's)	Strategic Partnership Opportunity	494	494	148	346	0	Zoning By-law Amendment approved February 2025	n/a	n/a	16-May-25	Q1 2025	Q3 2025	Q3 2025	Project Term Sheet was endorsed by City Council in June 2024. Zoning By-law Amendment approved February 2025. A Site Plan Control application was submitted on May 16, 2025. Site mobilization is targeted for September 2025.
	6	2444 Eglinton Ave E (21, Scarborough Centre)	Housing Now	919	612	306	306	307	Zoning By-law Amendment approved June 2024	Q3 2021	Q2 2023	08-Apr-25	15-Sep-24	Q3 2024	Q3 2025	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA submitted on April 8, 2025. Site mobilization is targeted in Q3 2025.
	7	405 Sherbourne St (13, Toronto Centre)	Public Developer (TCHC Lead) Housing Now	266	266	87	179	0	Zoning By-law Amendment approved 2021	TBD	TBD	TBD	TBD	TBD	Q4 2025	Identified as a Public Developer Site. To be delivered by Toronto Community Housing Corporation.



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Housing Sites with Secured Proponents	8	610 Bay St / 130 Elizabeth St (11, University-Rosedale)	ModernTO	858	858	245	643	0	Official Plan and Zoning By-law Amendment approved June 2025	Complete	Proponent selected November, 2024	N/A	N/A	TBD	TBD	A recommended proponent was approved at City Council on November 13, 2024. 30% affordable rental housing (by GFA) is required at a minimum. Kilmer-Tricon have submitted their first Official Plan and Zoning By-law Amendment on March 21, 2025, which was approved by City Council at its meetings on June 25, 26 and 27, 2025. Site mobilization is targeted for December 2025.
	9	705 Warden Ave (20, Scarborough Southwest)	Housing Now	600	600	250	350	0	Zoning By-law Amendment & Draft Plan of Subdivision approved June 2020	Q3 2020	Oct 2021	Dec 2021	Jan 2022	Q4 2020	TBD	Amending Term Sheet is currently in circulation and review between parties.
	10	260 Adelaide St. W. (10, Spadina-Fort York)	Joint Venture	813	162	162	0	651	Zoning By-law Amendment approved in July 2022	N/A	Deal Signed with developer in August 2023	TBD	TBD	TBD	TBD	Closing is anticipated in Q4 2027, pending the relocation of the existing fire hall to Metro Hall. Currently impacted by revised MZO Flight Path dated January 26, 2024.
	11	838 Broadview Ave (14, Toronto-Danforth)	Joint Venture	125	18	18	0	107	Minor Variance for increased density approved on October 23, 2024	N/A	N/A	N/A	N/A	N/A	N/A	Holding provisions remain before zoning can be finalized
Housing Sites in Market	12	Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	Toronto Builds	586	586	176	410	0	Zoning By-law Amendment for Block 5 approved June 2021	Jun-25	N/A	TBD	N/A	Q4 2021	TBD	CreateTO Business Case approved on January 30, 2025. A market offering was released on June 3, 2025 and an open house followed on June 24, 2025.
	13	Parkdale Hub (4, Parkdale-High Park)	Toronto Builds	231	231	105	126	0	Zoning By-law Amendment approved December 2023	Apr-25	TBD	TBD	TBD	TBD	TBD	A Request for Proposals, led by the Housing Secretariat, to select a Not-For Profit Housing Provider was released in April 2025 (West Block only).
	14	931 Yonge St (11, University-Rosedale)	Toronto Builds	250	250	75	175	0	Zoning By-law Amendment approved April 2024	Jul-25	TBD	TBD	TBD	TBD	TBD	A market offering was released on July 8, 2025

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Zoned, Tracking to Market Calls	15	1113-1117 Dundas Street West (10, Spadina-Fort York)	Toronto Builds	94	94	28	66	0	Official Plan and Zoning By-law Amendment approved in July 2024	Q2 2025	TBD	TBD	TBD	TBD	Q2 2026	Public Developer Site, delivered by CreateTO. The deconstruction of the vacant house at 1113 Dundas Street West has been completed. An RFP for Prime Architect was released on May 26, 2025.
	16	158 Borough Dr (21, Scarborough Centre)	Toronto Builds	687	687	229	458	0	Zoning By-law Amendment approved April 2022	TBD	N/A	TBD	N/A	TBD	TBD	CreateTO Business Case approved on January 30, 2025. A market offering is targeted in Q3 2025.
	17	72 Amroth Ave (19, Beaches-East York)	EHON Pilot Initiative	34	TBD	TBD	0	0	Zoning By-law Amendment approved November 2024	TBD	N/A	N/A	N/A	TBD	TBD	A market offering is targeted in Q3 2025.
	18	770 Don Mills (16, Don Valley East)	Housing Now	1,254	1254	418	836	0	Zoning By-law Amendment approved June 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	City Council approval for MOU with TLC for stratified portion of 770 Don Mills to house future elementary school completed in June 2024.
	19	805 Don Mills (16, Don Valley East)	Toronto Builds	840	840	280	560	0	Zoning By-law Amendment approved June 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Expropriation of parcel of land needed to realign Ferrand Drive complete September 2024.
	20	Bloor/Islington (3, Etobicoke-Lakeshore)	Toronto Builds	1,415	1,415	471	944	0	Zoning By-law Amendment approved April 2024	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final zoning by-law adopted at the April 17-19, 2024 meeting of Council. Agreement of Purchase & Sale for HONI land acquisition executed in October 2024, and closed on May 6, 2025 with the lands now in City ownership.
	21	150 Queens Wharf Rd (10, Spadina-Fort York)	Public Developer (Housing Secretariat Lead) Housing Now	282	282	94	188	0	Zoning By-law Amendment Approved, Bills Enacted by Council October 10, 2024	TBD	TBD	TBD	TBD	TBD	Q4 2025	Public Developer site, to be delivered by the Housing Secretariat. File was formally transferred to the Housing Secretariat following October 2024 Zoning By-law Amendment Bill enactment.
	22	Ookwemin Minising (14, Toronto-Danforth)	Port Lands Revitalization, Toronto Builds	TBD	TBD	TBD	0	0	Enabling Zoning By-law Amendment for Precinct Plan approved June 2024	TBD	N/A	N/A	N/A	TBD	TBD	Enabling Zoning By-law Amendment for precinct approved June 2024. The affordable housing strategy in Ookwemin Minising will include a minimum of 20% and a target of 30% affordable rental homes on public lands.
Tracking to Final Zoning	23	40 Bushby Dr (24, Scarborough-Guildwood)	Toronto Builds	1,717	1,717	572	1,145	0	Official Plan and Zoning By-law Amendment submitted January 2025	TBD	TBD	TBD	TBD	TBD	TBD	First Official Plan and Zoning By-law Amendment filed in January 2025.
	24	Bloor/Kipling Block 3 (3, Etobicoke-Lakeshore)	Toronto Builds	698	698	230	468	0	Zoning By-law Amendment submitted January 2025	TBD	TBD	TBD	TBD	TBD	TBD	First Zoning By-law Amendment filed on January 27, 2025

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Tracking to Final Zoning	25	1631 Queen St E (19, Beaches-East York)	Toronto Builds	279	279	93	186	0	Zoning By-law Amendment submitted April 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	A final Zoning By-law Amendment submission is targeted for September 2025 and is anticipated to advance to the Planning and Housing Committee and City Council at its meetings in December 2025/January 2026
	26	805 Wellington St W (10, Spadina-Fort York)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City initiated Official Plan and Zoning By-law Amendment targeted in Q3 2025.
	27	705 Progress Ave (24, Scarborough-Guildwood)	City Building	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	On February 5, 2025, through EX20.2, Council directed for the advancement of City-initiated Planning Approvals. City-initiated planning approvals are targeted in 2025.
	28	9 Shortt St (8, Eglinton-Lawrence)	Toronto Builds	467	467	140	327	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law Amendment targeted in Summer, 2025
Housing Pipeline/Future Sites	29	Allen East (Phase 1) (8, York Centre)	Downsview	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Phase 1 only, based on the Apartment Neighbourhoods land. Secondary Plan requirement for minimum 20% affordable. Zoning By-law Amendment submission targeted in 2025/2026.
	30	R6 Bayside (10, Spadina-Fort York)	Housing Now	498	498	234	264	0	TBD	N/A	N/A	TBD	N/A	TBD	TBD	Term Sheet negotiations suspended due to challenges in project viability. Discussions with City partners are advancing on a zoning and market strategy to expedite affordable housing delivery on R6.
	31	1250 Eglinton Ave W (8, Eglinton-Lawrence)	Housing Now	240	240	80	160	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law Amendment submission target TBD.
	32	251 Esther Shiner Blvd (17, Don Valley North)	Housing Now	1,800	1,800	600	1,200	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD. Significant unfunded costs associated with relocation of Works functions to other City Yards.
	33	3933 Keele St (6, York Centre)	Housing Now	190	190	65	125	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD. Property is being used for Finch West LRT construction.

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Housing Pipeline/Future Sites	34	1627 Danforth Ave (19, Beaches-East York)	Housing Now	200	200	67	133	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD. Property is being used for TTC related use.
	35	2700 Eglinton Ave W (5, York South-Weston)	Housing Now	300	300	100	200	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD.
	36	4040 Lawrence Ave E (24, Scarborough-Guildwood)	Housing Now	241	241	80	161	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD.
	37	1900 Yonge St. (12, Toronto-St. Paul's)	ModernTO	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TTC use of building until 2028. Financial analysis of enabling costs underway.
	38	75 Elizabeth St. (10, Spadina-Fort York)	ModernTO	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Property required for other municipal infrastructure uses until the end of 2026.
	39	33 Queen St. E (13, Toronto Centre)	ModernTO	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Continued coordination with Metrolinx and Ontario Line work.
TOTAL				19,586	18,043	6,445	11,628	1,509								