

Attachment 1 – Status Update - Purpose-Built Rental Housing Incentives Stream

Phase One of the Purpose-Built Rental Housing Incentives Stream under the Rental Housing Supply Program was significantly oversubscribed in 2024, with 58 projects that could not be supported mainly due to the limited financial capacity of the City. To address this demand, City Council (through EX22.10) directed staff to resume the review of projects that could not be supported in Phase One and report on their status.

Following additional outreach to proponents and staff due-diligence, the status of 46 applications is included below representing a total of approximately 15,830 purpose-built rental homes and 4,115 affordable rental homes. The balance of the projects either did not respond to the City request in time for the publication of the report, are no longer interested in the program or have already started construction.

Subject to receiving additional Provincial funding, the City could re-open the program to support these projects and other interested and eligible projects until funding is exhausted. Development Review Status as of June 2025.

Applications with Notice of Approval Conditions (NOAC) Issued and Building Permit Applications Under Review:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
300-304 The East Mall	KingSett Affordable Housing	2 - Etobicoke Centre	200	441	641
12 - 20 Cordova Avenue	Minto Cordova LP	3 - Etobicoke—Lakeshore	68	257	325
9 & 25 Dawes Road	Minto (Dawes) GP Inc	19 – Beaches – East York	154	615	769
135-143 Portland Street	Adi Developments (Portland) Inc.	10 - Spadina—Fort York	26	103	129
717 - 733 Mt Pleasant Road	Rockport (MPE) Inc	15 - Don Valley West	65	260	325
1837-1845 Bayview Avenue	Bayview Broadway Developments Inc	15 - Don Valley West	60	240	300

Applications with Site Plan and Building Permit Applications Under Review:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
69 Widdicombe Hill Boulevard	Branco Properties LP	2 - Etobicoke Centre	61	244	305
25 Thomas Riley Road	Concert Real Estate Corporation	3 - Etobicoke—Lakeshore	76	303	379
55 Lake Shore Boulevard East (Block 4)	Menkes 55 Lakeshore Inc	10 - Spadina—Fort York	155	611	766
191-199 College Street, 74 & 76 Henry Street	UNH Holding Inc.	11 - University—Rosedale	100	390	490

Applications with Site Plan Applications Under Review:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
5238 Dundas Street West & 28 Jopling Ave South	RIMAP & Main Developments Inc	3 - Etobicoke—Lakeshore	105	418	521
1540-1550 Bloor Street West	Hazelview Investments	4 - Parkdale—High Park	105	314	419
2231 St Clair Ave West	Clair West Developments Ltd.	5 - York South—Weston	59	234	293
6020-6030 Bathurst Street	Hazelview Investments	6 - York Centre	84	251	335
3400 Weston Road	3400 Weston Road Holdings Limited, Medallion Realty Holdings Limited	7 - Humber River—Black Creek	81	322	403
1911 Finch Avenue West	Hullmark Asset Management Ltd	7 - Humber River—Black Creek	199	797	996
20 Broadoaks Drive & 11 Catford Road	Sorbara Group of Companies c/o N.H.D. Developments Limited	7 - Humber River—Black Creek	219	875	1094
125R Mill Street	WDL Block 20 LP	10 - Spadina—Fort York	153	611	764

254-266 King Street East, 427-435 Adelaide Street East and 157 Princess Street	260 King Fitzrovia Inc	13 - Toronto Centre	189	753	942
838-844 Broadview Avenue	Broadview Group	14 - Toronto—Danforth	32	108	140
880 Eastern Avenue	880EA Corp & 874EA Corp (TAS Impact)	14 - Toronto—Danforth	51	203	254
5-19 Cosburn Avenue and 8-40 Gowan Avenue	Cosburn Developments Ltd	14 - Toronto—Danforth	85	332	417
389 Cleveland Street	Sierra Communities	15 - Don Valley West	43	217	260
136 Broadway Avenue	The RW 136 Land Corp	15 - Don Valley West	58	232	290
7 St Dennis Drive	Osmington Gerofsky Development Corp	16 - Don Valley East	95	379	474
985 Woodbine Avenue	CP REIT Ontario Properties Ltd	19 - Beaches—East York	121	466	587
3431 - 3449 St Clair Avenue East	2696593 Ontario Inc	20 - Scarborough Southwest	82	325	407
42 Tuxedo Court	Tuxedo Court LP	24 - Scarborough-Guildwood	128	517	645
1256 Markham Road	1000307599 Ontario Inc	24 - Scarborough-Guildwood	84	334	418

Applications with Zoning By-law and/or Official Plan Amendment Application(s) Approved:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
102-134 Hucknall Road	University Square Ltd	7 - Humber River—Black Creek	13	52	65
250 Dundas Street West	Dundeal Canada Limited Partnership	11 - University—Rosedale	141	561	702
1 Broadlands Boulevard	12723638 Canada LTD	16 - Don Valley East	4	16	20

Applications with Zoning By-law and/or Official Plan Amendment Application(s) Under Review or Appealed:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
13-21 John St & 40 South Station Street	1000100193 Ontario Inc. c/o Devron Developments Inc.	5 - York South—Weston	107	412	519
1951 Yonge Street	2457182 Ontario Inc	12 - Toronto—St. Paul's	164	654	818
2102 Lawrence Avenue East	Kindred Works	21 - Scarborough Centre	45	104	149
3730 Kingston Road	3730KR Nominee Corp. (TAS Impact)	24 - Scarborough-Guildwood	53	214	267
2345 Finch Ave West	2345 Finch Ave Limited/3415 Weston Road Limited) O/A Medallion Realty Holdings Limited	7 - Humber River—Black Creek	140	559	699
Building A - 250 Wincott Drive and 4620 Eglinton Avenue West	Montrin Richview GP Inc	2 - Etobicoke Centre	59	236	295
630 The East Mall	630 The East Mall Inc	2 - Etobicoke Centre	168	654	822
4884-4896 Dundas Street West	Islington Village Developments Inc.	3 - Etobicoke—Lakeshore	80	318	398
2636-2654 Eglinton Avenue West and 1856 & 1856A Keele Street	Fora Developments	5 - York South—Weston	130	302	432
673 Warden Avenue	673 Warden Realty Holdings Inc	20 - Scarborough Southwest	0	314	314

Applications with Pre-Application Consultation (PAC) Completed or Scheduled:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose-Built Rental Units	Estimated Total Units
2473 Dufferin Street	Dufferin & Castlefield Development Corp.	8 - Eglinton—Lawrence	43	172	215
1515 Dupont Street	1515 Dupont LP	9 - Davenport	25	95	120

Applications without Active Development Review Applications:

Project Address	Applicant	Ward	Estimated Affordable Rental Units	Estimated Purpose- Built Rental Units	Estimated Total Units
69 Coxwell Avenue	69 Coxwell Corp.	19 - Beaches—East York	3	7	10
571 Oakwood Avenue	Liam Gill	12 - Toronto—St. Paul's	2	8	10