

CreateTO 2025 Market Offerings

158 Borough Drive – Board Presentation

January 30, 2025

CREATETO

Transforming
Toronto's Real Estate

158 Borough Drive – Planning Context

Ward 21: Scarborough Centre - Councillor Thompson



Key aspects of planning context include:

1. Alignment with Provincial Planning Objectives

- Provincial Growth Plan
- Investment in transit-oriented areas

2. Alignment with City Planning Objectives

- Official Plan and Scarborough Civic Centre Secondary Plan
- HousingTO 2020-2030 Action Plan
- Compatible built form with design elements
- Sustainable building practices via Toronto Green Standards

3. Transit-Oriented Development

- Higher density to support forthcoming transit
- Future TTC Line 3 connections
- Numerous amenities within a five-minute walk

4. Public Realm Improvements

- Attention to urban design, pedestrian experience, active transportation options

5. Community and Housing Needs

- Addresses diverse housing needs, including affordable housing options
- Community engagement assisted in aligning with local priorities

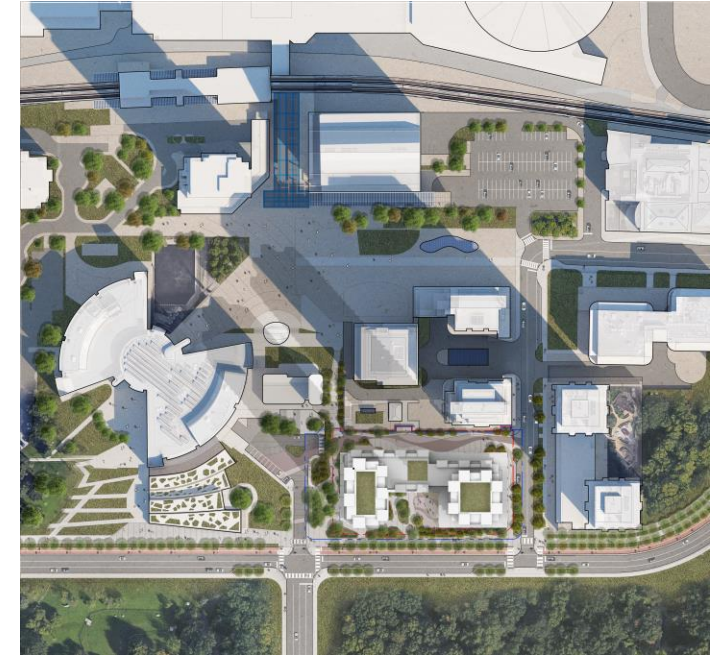
158 Borough Drive - Project Overview



- Two towers of 100% purpose-built rental units:
 - 27 storeys and 42 storeys with a 6-storey podium
- Approximately 687 new homes
 - 229 affordable and 458 market rent
- Parking:
 - Zoned for up to 262 parking space, of which 65 are visitor
 - CREM and CreateTO to investigate alternative off-site staff parking solutions; could include TDSB lands or other nearby properties
- 8,500 square feet of ground floor space – potential uses include:
 - 62-child daycare facility or Arts & Tech hub
 - Retail/Commercial space

158 Borough Drive – Features and Highlights

- Compelling land lease opportunity
 - Reduced upfront development costs
- Attractive Incentives for Developers
 - Support through development process
 - Rental Housing Supply Program
- Approved Development Concept
 - Zoning in full force and effect



- Major retail amenities within walking distance
 - High walk score; nearby daily need retail options
- Strong rental market fundamentals
 - Low overall vacancy with demand
- Prime, transit-oriented location
 - Scarborough Centre Transit Hub

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Thank you

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