



Housing Progress Update

Board Presentation

March 3, 2025

CREATETO

Transforming
Toronto's Real Estate

50 Wilson Heights – Under Construction

Housing Now



Partner: Greenwin, Kingsett, Tridel

1,484 Homes: 520 Affordable Rental (AMR), 520 Market Rental, 444 Condominium

BK Block 1 – 5207 Dundas St W – Under Construction

Housing Now



Partner: Kilmer-Tricon

735 Homes: 218 Affordable Rental (AMR), 507 Market Rental

777 Victoria Park Ave – Secured Partner

Housing Now



Partner: Alterra-Mahogany
Pick-Up and Drop-Off (PUDO) under construction

705 Homes: 256 Affordable Rental (AMR), 449 Market Rental

275 Merton St. – Priority Housing Site



Partner: Collecdev-Markee
Construction targeted for Fall 2025

494 Homes: 148 Affordable Rental (income based), 346 Market Rental

2444 Eglinton Ave E – Secured Proponent

Housing Now



Partner: Windmill, Civic, Co-operative Housing Federation of Toronto
Construction Targeted for Summer 2025

919 Homes: 306 Affordable Rental (AMR), 306 Market Rental, 307 Condominium

610 Bay / 130 Elizabeth

ModernTO



Partner: Kilmer-Tricon
Rezoning beginning March 2025

Unit counts to be confirmed subject to zoning (affordable units - income based)

Zoning Underway

Housing Now



Left: 40 Bushby

1,717 Homes planned: 572 Affordable Rental (income based), 1,145 Market Rental



Right: Bloor-Kipling Block 3

698 Homes planned: 230 Affordable Rental (income based), 468 Market Rental

Housing Progress Update – Highlighted Sites

	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	50 Wilson Heights Blvd (6, York Centre)	Housing Now	1,484	1,040	520	520	444	Zoning & Draft Plan of Subdivision Approved Feb 2020	Q4 2019	Oct 2021	Dec 2021	Jan 2022	Q4 2020	Q4 2024	CMHC Credit Committee approval on June 12, 2024, with final loan agreements executed. Groundbreaking occurred Nov 26, 2024
	Bloor/Kipling Block 1 (3, Etobicoke-Lakeshore)	Housing Now	725	725	218	507	0	Zoning for Block 1 Approved Jun 2021	Q3 2021	May 2022	Block 1 SPA filed Oct 2022	Mar 2023	Q4 2021	Q3 2023	Project teams CMHC financing agreement is fully executed with shoring and excavation works launched on February 1, 2024.
	275 Merton St. (12, Toronto-St. Paul's)	Strategic Partnership Opportunity	494	494	148	346	0	Zoning approved February 2025	n/a	n/a	targeted Q2 2025	Q1 2025	Q3 2025	Q3 2025	Project term sheet was endorsed by City Council in June 2024. Zoning Approved February 2025.
Housing Sites with Secured Proponents	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	Feb 2022	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. Groundbreaking for PPUDO Nov 5, 2024
	2444 Eglinton Ave E (21, Scarborough Centre)	Housing Now	919	612	306	306	307	Zoning approved June 2024	Q3 2021	Q2 2023	Jan-25	Sep-24	Q3 2024	Q3 2025	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA targeted for Q1 2025.
	610 Bay St / 130 Elizabeth St (11, University-Rosedale)	ModernTO	TBD	TBD	TBD	TBD	TBD	TBD	TBD	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 required at minimum.
	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
Zoned, Tracking to Market Calls	1113-1117 Dundas Street West (10, Spadina-Fort York)	Public Developer (CreateTO Lead)	94	94	28	66	0	Final zoning approved in July 2024	Q4 2024	TBD	TBD	TBD	TBD	Q4 2025	Public Developer Site, delivered by CreateTO
	Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	Housing Now	586	586	195	391	0	Zoning for Block 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	Market offering tentatively targeted for Q1 2025.

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Thank you

CREATE TO

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