

Housing Progress Update

Date: April 4, 2025

To: Board of Directors, CreateTO

From: Chief Executive Officer

Wards: All

SUMMARY

In recognition of the urgent need to expedite efforts to transform Toronto's housing system, this report provides the CreateTO Board of Directors with a broad update of 2025 housing-related work items:

- Priority housing sites, with proponents and equity confirmed (6 sites)
- Housing sites with secured proponents (2 sites)
- Housing sites that are zoned and tracking to market calls/securing a proponent (9 sites)
- Housing sites in market (none currently)
- Housing sites tracking to final zoning (4 sites)
- Update: Portfolio Wide Risk Factors

RECOMMENDATIONS

The Chief Executive Officer recommends that the Board of Directors of CreateTO receive this report for information.

FINANCIAL IMPACT

There is no additional financial impact to CreateTO arising from the recommendations in this report. Resources required to support this initiative are being allocated from the current staffing complement and are part of the approved operating budget.

Due diligence, marketing and human resource costs are being recovered by CreateTO in line with current City-approved capital budgets.

EQUITY IMPACT STATEMENT

The HousingTO 2020-2030 Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential. The HousingTO 2020-2030 Action Plan is also centred on a human rights-based approach to housing. This approach recognizes that housing is essential to the inherent dignity and well-being of a person and to building healthy, inclusive and sustainable communities.

The creation of new affordable housing will increase the opportunity for structurally vulnerable and marginalized individuals, including Indigenous Peoples, Black Torontonians and other racialized groups, seniors, women, and members of the LGBTQ2S+ community to access safe, healthy and adequate homes.

Safe, secure, affordable housing is an important social determinant of health. It improves the social and economic status of individuals, families and communities. Good quality, affordable housing is also the cornerstone of vibrant, healthy neighbourhoods and supports the environmental and economic health of the city, region and country as a whole.

DECISION HISTORY

On November 8, 2023, City Council adopted the Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes report. The report seeks to enhance the City's role in the delivery of new affordable housing to address Toronto's deepening housing and homelessness crises, including the delivery of 65,000 rent-controlled homes: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EX9.3>

COMMENTS

Priority Housing Sites

50 Wilson Heights Boulevard (Housing Now)

*Partner: Greenwin, Tridel and KingSett Capital (**under construction**)*

50 Wilson Heights Boulevard will lead to the delivery of 1,484 new residential homes, including 520 affordable rental homes, 520 market rental homes, and 444 market condominium homes. The project includes a new childcare centre, retail space, a park and a community space for non-profit organizations. The Proponent team is working on clearing conditions for Release for Construction of Services to enable site servicing construction to continue. The Proponent team re-submitted their site plan application for Block 2 rental in September 2024 and Site Plan Notice of Approval Conditions was secured on February 3, 2025. The CreateTO team has worked closely with the Proponents and the external financing partners at CMHC. The Proponents CMHC

application was heard at CMHC credit committee on June 12, 2024 and a loan agreement was signed in November 2024. Construction began on November 26, 2024.

Bloor-Kipling Block 1 (5207 Dundas Street West) (Housing Now)

*Partner: Kilmer-Tricon (**under construction**)*

Bloor-Kipling Block 1 will lead to the delivery of 725 new residential rental homes, including 218 affordable rental homes. Site Plan Notice of Approval Conditions (NOAC) were received on March 13, 2024, with construction continuing to advance. First occupancy of the project is expected by 2027. The site is one of five blocks at Bloor Kipling that were identified for housing development through Housing Now.

140 Merton Street (Housing Now, delivery led by Housing Secretariat)

Partner: Missanabie Cree First Nation and Ellis Don Community Builders

140 Merton will lead to the delivery of 294 new residential rental homes, including 98 affordable rental homes. The site will be the first non-profit development of a Housing Now site led by an Indigenous organization and will be dedicated to providing housing options for Indigenous elders and other seniors. The proponent team, led by Missanabie Cree First Nation and EllisDon Community Builders, secured an updated Zoning By-law Amendment at City Council on November 8, 2023. Site Plan Notice of Approval Conditions (NOAC) were received in October 2024. The proponent's CMHC application was approved by CMHC's credit committee on March 20, 2024 and the loan agreement was executed in March 2024. Pertinent legal agreements including the Lease, Contribution Agreement, Project Agreement, and Heritage Easement were signed in December 2024. The project's next milestones for Q2 2025, building permit application, and initiating construction activities on site.

777 Victoria Park Avenue (Housing Now)

Partner: Alterra and Mahogany

777 Victoria Park Ave. will lead to the delivery of 705 new residential rental homes, including 256 affordable rental homes. Negotiations with the selected proponents at 777 Victoria Park Avenue have settled, with renegotiated business terms that were endorsed at CreateTO's June 19, 2024 Board Meeting. The Proponents successfully secured a Minor Variance at the Committee of Adjustment on July 24, 2024 to advance a Site Plan Application and CMHC financing. The project was endorsed by City Council on July 25, 2024. Enabling construction of the TTC passenger pick-up and drop-off (PPUDO), which began on November 5, 2024.

275 Merton Street

Partner: Collecdev-Markee

275 Merton will lead to the delivery of 494 new residential rental homes, including 148 affordable rental homes. The site at 275 Merton Street is being assembled with the adjacent property at 267 Merton Street and will be leased to Collecdev-Markee to develop. The project was endorsed by the Board in February 2024 and by City Council in June 2024. The land lease and associated agreements were executed in December 2024. The Zoning By-law Amendment was submitted by Collecdev-Markee on October 22 2024, and was approved by Council on February 5, 2025.

2444 Eglinton Avenue East (Housing Now)

Partner: Windmill, Civic and Co-operative Housing Federation of Toronto

2444 Eglinton Avenue East will lead to the delivery of 919 new residential homes, including 306 affordable co-operative homes, 306 co-operative homes and 307 market condominium homes. On January 9, 2024, the City and CreateTO announced Civic Developments, Windmill Developments and Co-Operative Housing Federation of Toronto as the development partners for 2444 Eglinton Avenue East. This is the first site within the Housing Now program to advance with a developer-led rezoning as per Board direction. It is also the first to consider co-operative housing and is proposed to be one of the largest co-operative housing developments in the province. The Proponent team received approval of their Zoning By-law Amendment from City Council in June 2024. Proponents are targeting a Site Plan Control application in Q1/Q2 2025. Construction is targeted for Fall 2025.

Housing Sites with Secured Proponents

610 Bay Street and 130 Elizabeth Street (ModernTO)

Partner: Kilmer-Tricon

610 Bay will lead to the delivery of 858 new residential rental homes, including 245 affordable rental homes, subject to planning approvals. On June 14, 2023, City Council adopted the shortlist of preferred proponents for the redevelopment of 610 Bay Street and 130 Elizabeth Street that prioritizes the delivery of affordable housing, a paramedics multi-hub, and other city-building outcomes. An addendum to the RFP was released on April 1st 2024 with resubmissions received on May 13, 2024. Evaluations are complete, and a recommended proponent was approved by City Council on November 13, 2024. Kilmer-Tricon have submitted their first Official Plan and Zoning By-law Amendment on March 21, 2025.

705 Warden Avenue (Housing Now)

Partner: Greenwin and KingSett Capital

705 Warden Avenue will lead to the delivery of 600 new residential rental homes, including 250 affordable rental homes. The site is currently zoned and negotiations with the selected proponents at 705 Warden Avenue are ongoing. The Proponents are considering a zoning amendment process to add market density to the project.

Housing sites that are zoned and tracking to Market Calls/Securing a Proponent

The following sites have received zoning approval and are ready for a decision regarding a Market Offering process. Timing of any market offering will be subject to CreateTO Board business case approval and confirmation of any required funding.

Parkdale Hub (Housing Now)

Parkdale Hub will lead the delivery of 231 new residential rental homes, including 105 affordable rental homes, together with a library and community space. The final zoning report for the Housing Now site was approved by City Council at its November 8, 2023 meeting. The initial proposal was amended to include five additional residential storeys and 60 homes in the project's west block. The proposal embodies the 'complete communities' mandate of the Housing Now program, with a design that was informed through extensive community engagement. Discussions are ongoing with TCHC regarding shared parking facilities arrangements and capital work. The development of the west block (the first of three development phases of the project) has been earmarked for delivery through a future Request for Proposal (RFP) to the non-profit sector. A market sounding was undertaken in Q4 2023 with not-for-profit organizations. A Housing Secretariat-led RFP process is targeted for release in April 2025 (West Block only).

1113-1117 Dundas Street West (Mass Timber Pilot and Public Developer Site)

1113-1117 Dundas Street West will lead to the delivery of 94 new residential rental homes, including 28 affordable rental homes. City Council approved an Official Plan and Zoning By-law Amendment for the site on July 24, 2024. This site has also been identified as one of five Public Developer Sites. Deconstruction of the vacant house at 1113 Dundas Street West is expected to begin in April 2025.

770 Don Mills (Housing Now)

770 Don Mills will lead to the delivery of 1,254 new residential rental homes, including 418 affordable rental homes. A Memorandum of Understanding with TDSB to secure the business terms for the transfer of a stratified portion of 770 Don Mills for a future elementary public school was separately reported and adopted at the June 19, 2024 CreateTO Board meeting and the July 24, 2024 City Council meeting. Work also continues to advance for technical infrastructure considerations, including a license for grading work and relocation of existing utility infrastructure. The elementary school at 770 Don Mills was not included as part of the Province's 2025 "Support for School and Child Care Infrastructure Projects" announcement of funded schools under the 2025 Capital Priorities Program.

BK Block 5 (950 Kipling St, Housing Now)

BK Block 5 will lead to the delivery of 586 new residential rental homes, including 195 affordable rental homes. On July 14, 2021, City Council approved a Zoning By-law Amendment for the site. Following CreateTO Board Business Case approval on January 30, 2025, a market offering is tentatively targeted in 2025.

158 Borough (Housing Now)

158 Borough will lead to the delivery of 687 new residential rental homes, including 229 affordable rental homes. On April 6, 2022, City Council approved Official Plan and Zoning By-law amendments for the site. Following CreateTO Board Business Case approval on January 30, 2025, a market offering is tentatively targeted in 2025.

931 Yonge Street (ModernTO)

931 Yonge Street will lead to the delivery of 250 new residential rental homes, including 82 affordable rental homes. On April 17, 2024, City Council approved Zoning By-law Amendments for the subject site and a market offering is targeted in 2025.

72 Amroth (EHON Pilot Initiative)

72 Amroth will lead to the delivery of 34 new residential rental homes. CreateTO, in partnership with City Planning, is leading the Expanding Housing Options in Neighbourhoods (EHON) - Beaches-East York Pilot project. The Pilot Project has been structured to deliver missing middle housing options in Neighbourhoods through new low-rise housing forms. On November 13-15, 2024, City Council approved a Zoning By-law Amendment for the subject site, and a market offering is targeted in 2025, subject to CreateTO Board and Council approval. The proposal will consider the inclusion of affordable rental homes, with the exact number to be confirmed.

805 Don Mills (Housing Now)

805 Don Mills will lead to the delivery of 840 new residential rental homes, including 280 affordable rental homes. The Stage 2 Report for the Expropriation of part of 24 Ferrand Drive was approved by City Council on March 20, 2024. This acquisition is required to realign Ferrand Drive in accordance with the Don Mills Crossing Secondary Plan. The Ferrand Drive lands are now in City ownership.

Bloor-Islington (3326 Bloor Street West & 1226 Islington Avenue, Housing Now)

Bloor-Islington will lead to the delivery of 1,415 new residential rental homes, including 471 affordable rental homes. The Agreement of Purchase & Sale for the Hydro One lands required for the future right-of-way was executed in October 2024, with closing of the lands in Q2 2025. The final Zoning By-law Amendment for Bloor-Islington was approved by City Council on April 17, 2024.

Housing Sites Tracking to Final Zoning

Project partners are working to finalize zoning approvals for projects that are substantially advanced through the planning entitlements process, including:

Bloor-Kipling Block 3 (Housing Now)

Bloor-Kipling 3 will lead the delivery of 698 new rental residential homes, including 230 affordable rental homes, subject to planning approvals. In Q2 2019, Bloor-Kipling (Six Points) was identified as a Phase One site through the Housing Now Initiative by City Council. The first Zoning By-law Amendment submission was made on January 27, 2025.

1631 Queen Street East (Housing Now)

1631 Queen Street East will lead to the delivery of 279 new residential rental homes, including 93 affordable rental homes, subject to planning approvals. In October 2024, City Council endorsed the acquisition of 1641 Queen Street East, which will allow for

additional housing and improved community facilities on-site. A final Zoning By-law Amendment submission is targeted for Q2 2025, with access recently being granted to 1641 Queen Street East for due diligence purposes.

40 Bushby (Housing Now)

40 Bushby will lead to the delivery of 1,717 new residential rental homes, including 572 affordable rental homes, subject to planning approvals. Three towers ranging in height from 44 to 59 storeys are proposed to replace the Green P parking lot, directly adjacent to the Line 2 subway extension and the future Scarborough Centre Station and Bus Terminal. The first Official Plan and Zoning By-law Amendment was submitted in January 2025.

Ookwemin Minising (Port Lands Revitalization)

CreateTO, in partnership with City Planning, Waterfront Toronto and the Waterfront Secretariat, developed a Precinct Plan Amendment, Official Plan Amendment, and Zoning By-law Amendment for the Ookwemin Minising District. The Precinct Plan and Official Plan Amendments updated the density and community facilities plan from those adopted in 2017, while the By-law encoded the overall heights, density and permitted uses for the area to enable redevelopment following the completion of flood protection work. A final recommendations report for the Precinct Plan Amendment, Official Plan Amendment, and Zoning By-law amendment was approved by City Council on June 26, 2024. The affordable housing strategy in Ookwemin Minising will include a minimum requirement of 20% and a target of 30% affordable rental homes on public lands.

805 Wellington St. W.

In 2020 (MM27.33), City Council requested City staff to lead a City-initiated Official Plan Amendment and Zoning By-law Amendment to permit the development of a new supportive housing facility at 805 Wellington St. W. At the request of the Housing Secretariat, CreateTO is currently developing a design concept for this City-owned site that includes affordable and market rental units in addition to supportive housing, working towards a City-initiated OPA and ZBA submission in Q3 2025.

Update: Portfolio Wide Risk Factors

CreateTO staff continue to monitor key risk factors that could significantly impact the ability to implement the City's housing programs as currently structured. These risk factors include:

- Availability and timing of debt financing and appropriate loan-to-cost ratios of the CMHC Apartment Construction Loan Program and Affordable Housing Fund, including developer proponent negotiations to lock interest rates; and,
- The ability for development partners to secure financing from CMHC during the current Federal Election period where Parliament has been dissolved.

Due to a softening rental market and supply chain uncertainty, projects on city-owned land may request waivers of development charges for market rental homes to enable

the projects to be financially viable. The City and CreateTO are continuing to conduct due diligence site-by-site to monitor the need for financial support.

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SIGNATURE

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ATTACHMENTS

Attachment #1 – Housing Tracker