

Housing Tracker

04-Apr-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	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. Groundbreaking occurred Nov 26, 2024.
	2	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.
	3	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. SPA submitted May 2024
	4	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
	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	targeted Q2 2025	Q1 2025	Q3 2025	Q3 2025	Project term sheet was endorsed by City Council in June 2024. Zoning By-law Amendment approved February 2025.
	6	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.
	7	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	Q1/Q2 2025	Sep-24	Q3 2024	Fall 2025	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA targeted for Q1/Q2 2025. Construction is targeted for Fall 2025.
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 submitted March 21, 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 required at minimum. Kilmer-Tricon have submitted their first Official Plan and Zoning By-law Amendment on March 21, 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	Awaiting revised proposal from proponent team.

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Housing Sites with Secured Proponents	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	Currently impacted by revised MZO Flight Path.
	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
Zoned, Tracking to Market Calls	12	Parkdale Hub (4, Parkdale-High Park)	Housing Now	231	231	105	126	0	Zoning By-law Amendment approved December 2023	TBD	TBD	TBD	TBD	TBD	TBD	Not-For Profit Housing Provider market offering led by Housing Secretariat. RFP release targeted for April 2025 (West Block only)
	13	1113-1117 Dundas Street West (10, Spadina-Fort York)	Public Developer (CreateTO Lead) Mass Timber Pilot	94	94	28	66	0	Official Plan and Zoning By-law Amendment approved in July 2024	Q4 2024	TBD	TBD	TBD	TBD	Q2 2026	Public Developer Site, delivered by CreateTO. Deconstruction of the vacant house at 1113 Dundas Street West is expected to begin in April 2025.
	14	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.
	15	Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	Housing Now	586	586	195	391	0	Zoning By-law Amendment for Block 5 approved June 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	CreateTO Business Case approved on January 30, 2025. Market offering tentatively targeted 2025.
	16	158 Borough Dr (21, Scarborough Centre)	Housing Now	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. Market offering tentatively targeted 2025.
	17	931 Yonge St (11, University-Rosedale)	ModernTO	250	250	82	168	0	Zoning By-law Amendment approved April 2024	TBD	TBD	TBD	TBD	TBD	TBD	Market offering tentatively targeted in 2025.
	18	72 Amroth Ave (19, Beaches-East York)	Missing Middle Pilot	34	TBD	TBD	0	0	Zoning By-law Amendment approved November 2024	2025	N/A	N/A	N/A	TBD	TBD	Market offering targeted for 2025.
	19	805 Don Mills (16, Don Valley East)	Housing Now	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	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.

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Zoned, Tracking to Market Calls	21	Bloor/Islington (3, Etobicoke-Lakeshore)	Housing Now	1,415	1,415	471	944	0	Zoning By-law Amendment approved April 2024	TBD	N/A	TBD	N/A	Q4 2021	TBD	Agreement of Purchase & Sale for HONI land acquisition executed in October 2024, with closing of the lands in Q2 2025. Final zoning by-law adopted at the April 17-19, 2024 meeting of Council.
	22	Bloor/Kipling Block 3 (3, Etobicoke-Lakeshore)	Housing Now	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
Tracking to Final Zoning	23	1631 Queen St E (19, Beaches-East York)	Housing Now	279	279	93	186	0	Zoning By-law Amendment submitted April 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	Final Zoning By-law Ammdment Re- submission targeted for Q2 2025. City Council approved budget and progress of City-led negotiations for acquisition of adjacent property. Access recently granted to 1641 Queen Street East for due diligence purposes.
	24	40 Bushby Dr (24, Scarborough- Guildwood)	Housing Now	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.
	25	Ookwemin Minising (14, Toronto-Danforth)	Port Lands	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.
	26	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.
	27	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.
Housing Pipeline/Future Sites	28	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.
	29	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.

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Housing Pipeline/Future Sites	30	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.
	31	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.
	32	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.
	33	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.
	34	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.
	35	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.
	36	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.
	37	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.
	38	805 Wellington St W (10, Spadina-Fort York)	N/A	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.
TOTAL				19,119	17,576	6,331	11,275	1,509								