



RA18.4 - Housing Progress Update

Board Presentation - April 22, 2025

CREATETO

Transforming
Toronto's Real Estate

50 Wilson Heights – Under Construction

Housing Now



Partner: Greenwin, KingSett, Tridel

Architect: Kirkor Architects

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

Architect: Henriquez Partners Architects

725 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

Architect: Sweeny & Co Architects

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

275 Merton St. – Priority Housing Site



Partner: Collecdev-Markee

Construction targeted for Fall 2025

Architect: gh3

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 Fall 2025

Architect: Henriquez Partners Architects

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

610 Bay / 130 Elizabeth

ModernTO



Partner: Kilmer-Tricon

Official Plan and Zoning By-law Amendment submitted March 21, 2025

Architects: Studio Gang Architects, architects–Alliance, Smoke Architecture

858 Homes: 245 Affordable Rental (income-based), 613 Market Rental (subject to approvals)

Zoning Underway

Housing Now



Left: 40 Bushby

1,717 Homes planned: 572 Affordable Rental (Income-based), 1,145 Market Rental (subject to approvals)

Right: Bloor-Kipling Block 3

698 Homes planned: 230 Affordable Rental (Income-based), 468 Market Rental (subject to approvals)

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 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
	Bloor/Kipling Block 1 (3, Etobicoke-Lakeshore)	Housing Now	725	725	218	507	0	Zoning By-law Amendment for Block 1 approved Jun 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 February 1, 2024.
	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
	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.
Housing Sites with Secured Proponents	2444 Eglinton Ave E (12, Scarborough Centre)	Housing Now	919	612	306	306	307	Zoning By-law Amendment approved June 2024	Q3 2021	Q2 2023	Q1 2025	Sep-24	Q3 2024	Fall 2025	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA targeted for Q1 2025. Construction is targeted for Fall 2025.
	610 Bay St / 130 Elizabeth St (11, University-Rosedale)	ModernTO	858	858	245	613	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. Unit count is subject to planning approvals.
	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) 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	Q4 2025	Public Developer Site, delivered by CreateTO. Deconstruction of the vacant house at 1113 Dundas Street West is expected to begin in April 2025.
	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 for 2025.

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Thank you

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