



Housing Progress Update

Board Presentation - June 20, 2025

CREATETO

Transforming
Toronto's Real Estate

Bloor-Kipling Block 1 (5207 Dundas St W): Under Construction

Priority Housing Sites (Housing Now)



Partner: Kilmer-Tricon

Architect: Henriquez Partners Architects

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

50 Wilson Heights Blvd: Under Construction

Priority Housing Sites (Housing Now)



Partner: Greenwin, KingSett, Tridel

Architect: Kirkor Architects

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

777 Victoria Park Ave: Under Construction

Priority Housing Sites (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: Proponent Selected & Planning Approvals Underway

Priority Housing Sites



Partner: Collecdev-Markee

Construction targeted for Fall 2025

Architect: gh3

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

2444 Eglinton Ave E: Proponent Selected & Planning Approvals Underway

Priority Housing Sites (Housing Now)



Partner: Windmill Developments, Civic Development, Co-operative Housing Federation of Toronto
Construction targeted for Q3 2025

Architect: Henriquez Partners Architects

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

610 Bay St & 130 Elizabeth St: Proponent Selected & Planning Approvals Underway

Priority Housing Sites (ModernTO)



Partner: Kilmer-Tricon

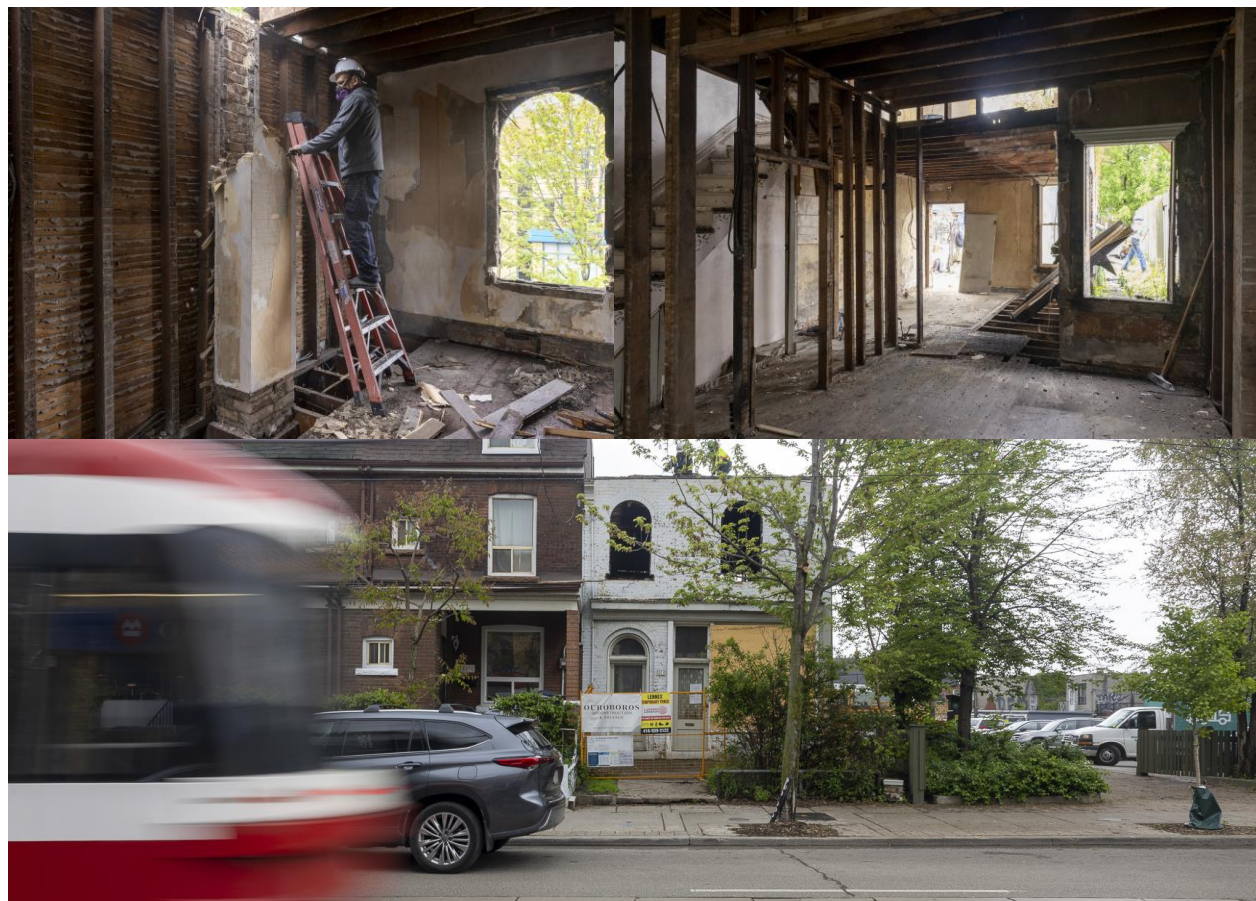
Official Plan and Zoning By-law Amendment, Approved on June 5, 2025 at Toronto East York Community Council

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

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

1113-1117 Dundas St W: Detailed Design Underway

Toronto Builds



Partner: Not-for-Profit Operator, TBD

Architect: Brook McIlroy

94 Homes: 28 Affordable Rental (income-based), 66 Market Rental

Bloor-Kipling Block 5 (970 Kipling St): In Market

Toronto Builds



Partner: TBD

Zoning By-law Amendment, Approved by City Council on June 14, 2021

Architects: Adamson Associates, Henning Larsen Design Inc.

586 Homes: 176 Affordable Rental (income-based), 410 Market Rental

158 Borough Dr: Market Offering Targeted July 2025

Toronto Builds



Partner: TBD

Architect: Diamond Schmitt

687 Homes: 229 Affordable Rental (income-based), 458 Market Rental

Zoning Underway

Toronto Builds



40 Bushby Drive

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



Bloor-Kipling Block 3

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

Zoning Underway

Toronto Builds



1631 Queen Street East

279 Homes planned: 93 Affordable Rental (income-based), 186 Market Rental (subject to approvals)



805 Wellington Street West

Homes planned: TBD, consultant procurement underway for City-initiated Planning Approvals

Housing Progress Update – Highlighted Sites

Address (Ward)	Status	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	Milestone Notes
Bloor/Kipling Block 1 (3, Etobicoke-Lakeshore)	Under Construction	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	Project teams CMHC financing agreement is fully executed with shoring and excavation works launched on February 1, 2024.
50 Wilson Heights Blvd (6, York Centre)	Under Construction	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	CMHC Credit Committee approval on June 12, 2024, with final loan agreements executed. Construction began on November 26, 2024.
777 Victoria Park Ave (20, Scarborough Southwest)	Under Construction	705	705	256	449	0	Minor Variance for increased density approved on July 24, 2024	Q4 2019	Nov 2021	NOAC Targeted in June 2025	Jun 2022	Renegotiated business terms were approved at June 19, 2024 Board meeting. Minor Variance for additional density approved July 24, 2024 COA. TTC passenger pick-up & drop-off substantially complete and operating. NOAC is targeted to be issued in June, 2025.
275 Merton St. (12, Toronto-St. Paul's)	Proponent Selected						Zoning By-law Amendment approved February 2025	n/a	n/a	May 2025	Q1 2025	Project Term Sheet was endorsed by City Council in June 2024. Zoning By-law Amendment approved February 2025. A Site Plan Control application was submitted on May 16, 2025.
	Planning Approvals Underway	494	494	148	346	0						
2444 Eglinton Ave E (21, Scarborough Centre)	Proponent Selected						Zoning By-law Amendment approved June 2024	Q3 2021	Q2 2023	April 2025	Sep-24	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA submitted on April 8, 2025. Construction is targeted for Q3 2025.
	Planning Approvals Underway	919	612	306	306	307						
610 Bay St / 130 Elizabeth St (11, University- Rosedale)	Proponent Selected						Official Plan and Zoning By-law Amendment submitted March 21, 2025	Complete	Nov 2024	N/A	N/A	Proponent approved at City Council on November 13, 2024. 30% affordable rental housing required at minimum. Kilmer-Tricon submitted first Official Plan and Zoning By-law Amendment on March 21, 2025, which was approved at Toronto and East York Community Council on June 5, 2025.
	Planning Approvals Underway	858	858	245	613	0						
1113-1117 Dundas Street West (10, Spadina-Fort York)	Detailed Design Underway	94	94	28	66	0	Official Plan and Zoning By-law Amendment approved in July 2024	Q4 2024	TBD	TBD	TBD	Public Developer Site, delivered by CreateTO. With a Demolition Permit issued on May 8, 2025, deconstruction of the vacant house at 1113 Dundas Street West is expected to be completed by June 20, 2025. RFP for Prime Architect was released May 26, 2025.
Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	In Market	586	586	176	410	0	Zoning By-law Amendment for Block 5 approved July 2021	TBD	N/A	TBD	N/A	CreateTO Business Case approved on January 30, 2025. A market offering was released on June 3, 2025 and an open house is to follow on June 24, 2025.
158 Borough Dr (21, Scarborough Centre)	Market Offering Targeted: July 2025	687	687	229	458	0	Zoning By-law Amendment approved April 2022	TBD	N/A	TBD	N/A	CreateTO Business Case approved on January 30, 2025. Market offering tentatively targeted 2025.
931 Yonge St (11, University- Rosedale)	Market Offering Targeted: 2025	250	250	75	175	0	Zoning By-law Amendment approved April 2024	TBD	TBD	TBD	TBD	Market offering tentatively targeted in 2025.

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Thank you

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