



Housing Progress Update

Board Presentation – July 21, 2025

CREATE **TO**

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

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 September 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 Developments, 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

Construction targeted for Q4 2025

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

864 Homes: 221 Affordable Rental (Income-Based), 643 Market Rental

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

Architects: Adamson Associates, Henning Larsen Design Inc.

586 Homes: 176 Affordable Rental (Income-Based), 410 Market Rental

931 Yonge St: In Market

Toronto Builds



Partner: TBD

Architect: Zeidler Architecture

250 Homes: 75 Affordable Rental (Income-Based), 175 Market Rental

158 Borough Dr: Market Offering Targeted Q3 2025

Toronto Builds



Partner: TBD

Architect: Diamond Schmitt

687 Homes: 229 Affordable Rental (Income-Based), 458 Market Rental

72 Amroth Ave: Market Offering Targeted Q3 2025

EHON Pilot Initiative



Partner: TBD

Architect: Superkül

34 Homes: 4 Affordable Rental (Income-Based), 30 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)

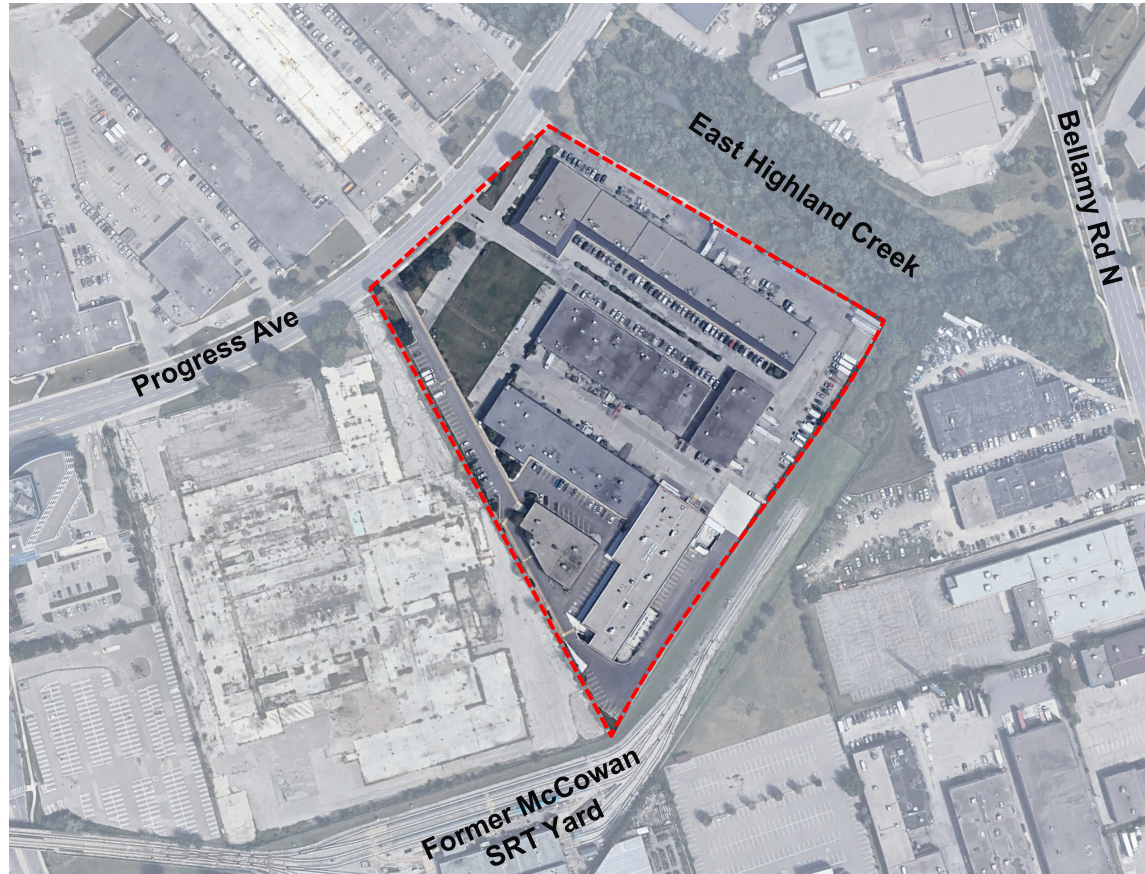


805 Wellington Street West

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

Zoning Underway

Toronto Builds



705 Progress Ave.

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



9 Shortt St.

467 Homes Planned: 140 Affordable Rental (Income-Based), 327 Market Rental (Subject to 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 June 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 July 2024	Q4 2019	Nov 2021	NOAC SECURED 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 is complete and operating. NOAC was secured in June 2025. A formal groundbreaking is targeted in Q3 2025.
275 Merton St. (12, Toronto-St. Paul's)	Proponent Selected	494	494	148	346	0	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. Site mobilization is targeted for September 2025.
	Planning Approvals Underway											
2444 Eglinton Ave E (21, Scarborough Centre)	Proponent Selected	919	612	306	306	307	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 in September 2024. SPA submitted on April 8, 2025. Site mobilization is targeted in Q3 2025.
	Planning Approvals Underway											
610 Bay St / 130 Elizabeth St (11, University-Rosedale)	Proponent Selected	864	864	221	643	0	Official Plan and Zoning By-law Amendment Approved June 2025	Complete	Nov 2024	N/A	N/A	Proponent approved at City Council on November 13, 2024. 30% affordable rental housing (by GFA) is required at a minimum. Kilmer-Tricon submitted their first Official Plan and Zoning By-law Amendment on March 21, 2025, which was approved by City Council at its meetings on June 25, 26 and 27, 2025. Site mobilization is targeted for December 2025.
	Planning Approvals Underway											
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 July 2024	Q2 2025	TBD	TBD	TBD	Public Developer Site, delivered by CreateTO. The deconstruction of the vacant house at 1113 Dundas Street West has been completed. An RFP for Prime Architect was released on 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 followed on June 24, 2025.
931 Yonge St (11, University-Rosedale)	In Market	250	250	75	175	0	Zoning By-law Amendment approved April 2024	TBD	TBD	TBD	TBD	A market offering was released on July 9, 2025.
158 Borough Dr (21, Scarborough Centre)	Market Offering Targeted: Q3 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. A market offering is targeted in Q3 2025.
72 Amroth Ave (19, Beaches-East York)	Market Offering Targeted: Q3 2025	34	34	4	30	0	Zoning By-law Amendment approved November 2024	TBD	N/A	TBD	N/A	A market offering is targeted in Q3 2025.

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Thank you

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