



72 Amroth Avenue – Business Case Approval and Update on Authorities and Delivery Model

CreateTO Board Presentation | July 21, 2025

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Transforming
Toronto's Real Estate

Planning and Housing Committee (July 15, 2025)

Purpose

Amend approved transfer authorities to:

1. Maintain **City-ownership** via a **long-term land lease**; and,
2. Facilitate delivery of **affordable rental housing**.

Key Actions

- CreateTO administer the market offering process, subject to approval of the business case, in consultation with the Housing Secretariat and Housing Development Office;
- CreateTO to select the recommended proponent and negotiate the leases and other agreements, in consultation with the Housing Secretariat and Housing Development Office; and,
- Report back to the Board and City Council with the recommended proponent.

Updated Council Priorities and Direction



City-Initiated Planning Process



View from the courtyard



View from Amroth Ave

City-Initiated OPA/ZBA: Adopted November 2024

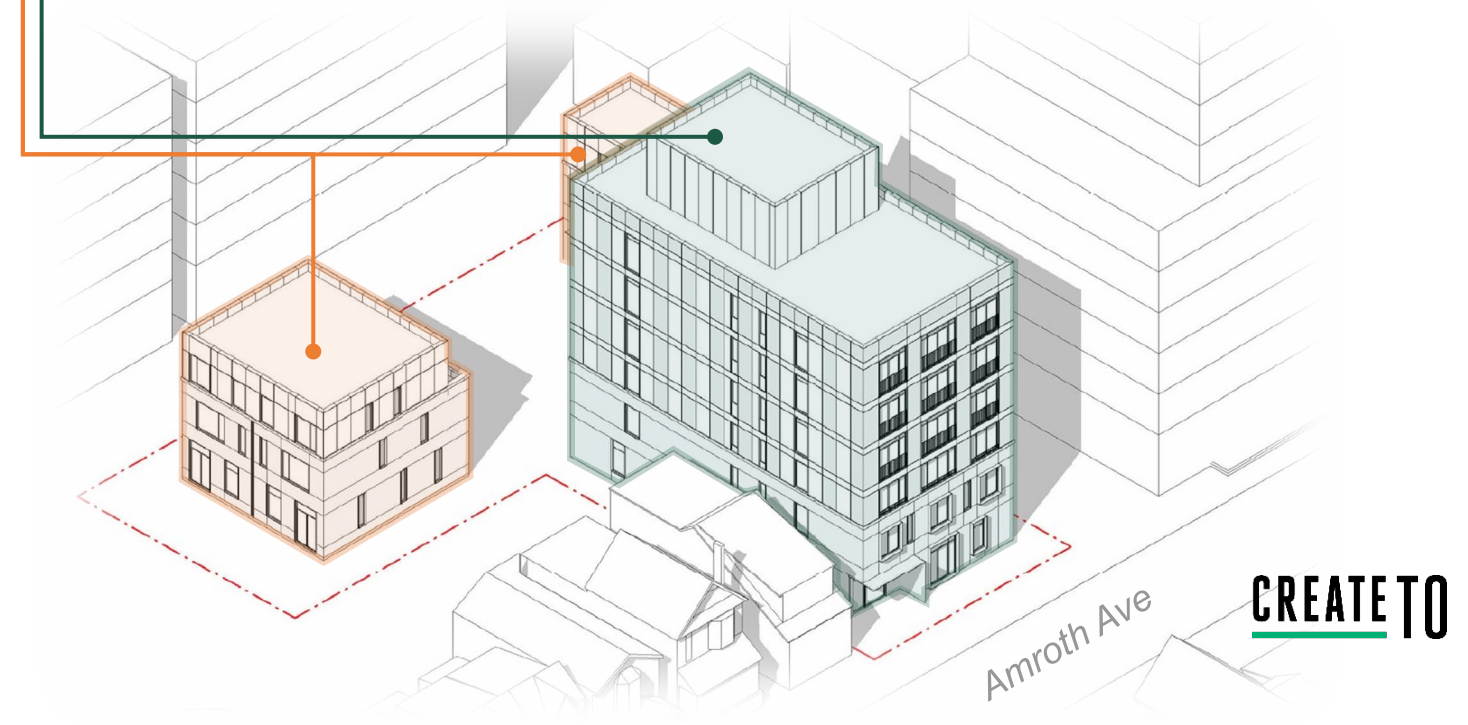
Approved Development Concept:

One (1) **six-storey apartment building** fronting Amroth Ave

Two (2) **three-storey multiplexes** fronting a courtyard

34 residential units

2,353 square metres of gross floor area



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Purpose of the Pilot Project and Market Offering

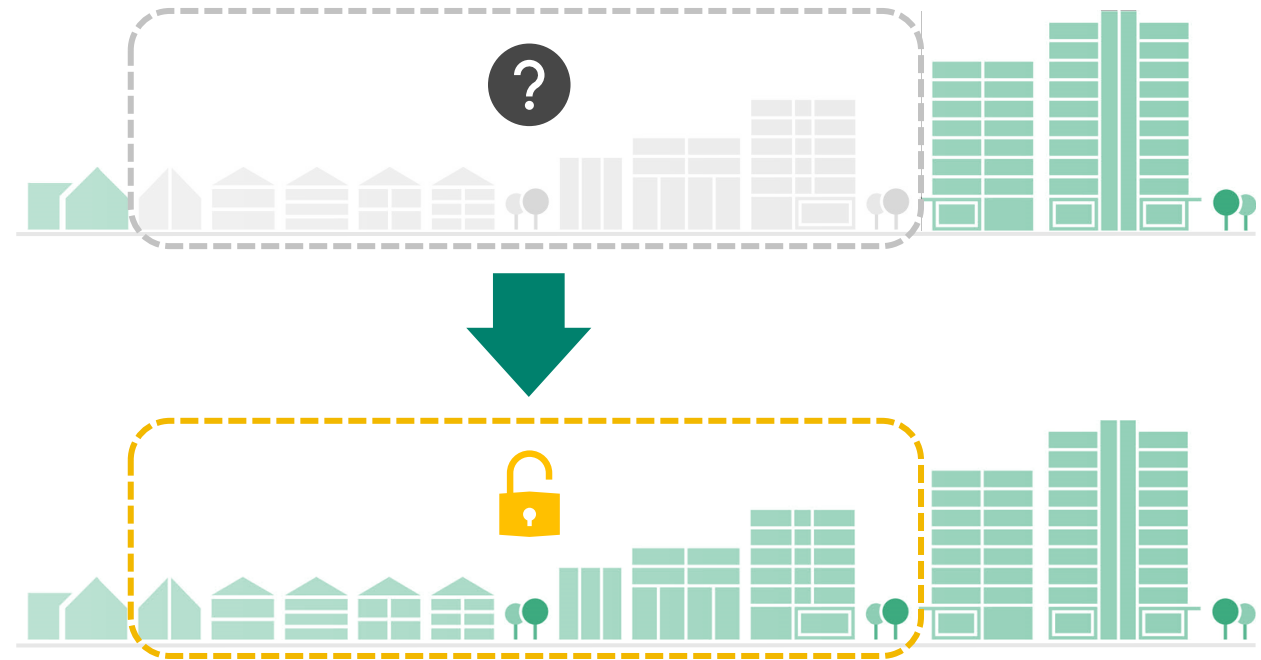
The Challenge

Despite numerous initiatives to enable planning permissions for missing middle housing, there are many challenges that impede delivery, such as:

- Market demand & dynamics
- Fees
- Construction timelines
- Investment risk

Purpose of the Pilot Project

- Deliver a viable missing middle housing project with affordable rental units
- Better understand unique market conditions – leverage learnings to expand low-rise housing opportunities
- Help to unlock the supply of missing middle housing on both publicly- and privately-owned lands
- Model for missing middle housing on other City-owned properties



Missing Middle Housing: The Opportunity and Importance

Why neighbourhoods?

- Desirable places to live for many people...
 - Live a local life
 - Strong sense of community
 - Convenient access to green spaces and amenities
 - Family-oriented units
 - Enhanced walkability
- Already have the critical infrastructure to support growth

What's Missing?

New missing middle housing has been limited. Toronto's growth has been supported by high-rise buildings & single-family custom homes.

The Opportunity

- Diversify housing options, from multiplexes to small-scale apartment buildings
- Increase housing supply in areas with existing infrastructure
- Support a wider range of households at various stages of life



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Thank you

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