

Attachment 1 - Housing Tracker

30-Sep-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
Sites Under Construction or Targeted to Start Construction in 2025	1	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	Q1 2024	First occupancy expected by 2027.
	2	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. Construction began on November 26, 2024.
	3	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	NOAC SECURED June 2025	Jun 2022	Q4 2020	Q2 2025	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. TTC passenger pick-up and drop-off is complete and operating. NOAC was secured in June, 2025 and construction began on June 3, 2025.
	4	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	16-May-25	Q1 2025	Q3 2025	Q3 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 began on September 2, 2025.
	5	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.
	6	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	08-Apr-25	15-Sep-24	Q3 2024	Q4 2025	Zoning By-law Amendment approved in June 2024. CMHC application submitted September 2024. SPA submitted on April 8, 2025. Site mobilization is targeted in Q4 2025.
	7	610 Bay St / 130 Elizabeth St (11, University-Rosedale)	ModernTO	858	858	245	643	0	Official Plan and Zoning By-law Amendment approved June 2025	Complete	Proponent selected November, 2024	N/A	N/A	TBD	Q4 2025	A recommended proponent was approved at City Council on November 13, 2024. 30% affordable rental housing (by GFA) is required at a minimum. Kilmer-Tricon have 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.

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Sites with Secured Proponents	8	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	The Proponent Team is targeting a Q4, 2025 Zoning By-law Amendment submission to add density to the project. A Letter of Intent has now been signed by KingSett Capital and Greenwin agreeing to high-level terms to advance the project.
	9	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	Closing is anticipated in Q4 2027, pending the relocation of the existing fire hall to Metro Hall. Currently impacted by revised MZO Flight Path dated January 26, 2024.
	10	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
Sites in a Market Offering Process or Tracking to a Market Offering in 2025	11	Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	Toronto Builds	586	586	176	410	0	Zoning By-law Amendment for Block 5 approved June 2021	Jun-25	N/A	TBD	N/A	Q4 2021	TBD	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.
	12	Parkdale Hub (4, Parkdale-High Park)	Toronto Builds	231	231	105	126	0	Zoning By-law Amendment approved December 2023	Apr-25	TBD	TBD	TBD	TBD	TBD	A Request for Proposals, led by the Housing Secretariat, to select a Not-For Profit Housing Provider was released in April 2025 (West Block only). The Request for Proposals submission deadline was August 8, 2025 and staff are currently finalizing the evaluation process. Proponent selection is targeted in early October 2025.
	13	931 Yonge St (11, University-Rosedale)	Toronto Builds	250	250	75	175	0	Zoning By-law Amendment approved April 2024	Jul-25	TBD	TBD	TBD	TBD	TBD	A market offering was released on July 9, 2025
	14	72 Amroth Ave (19, Beaches-East York)	EHON Pilot Initiative	34	TBD	TBD	0	0	Zoning By-law Amendment approved November 2024	TBD	N/A	N/A	N/A	TBD	TBD	A market offering was released on September 30, 2025
	15	158 Borough Dr (21, Scarborough Centre)	Toronto Builds	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.

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Public Developer Model	16	1113-1117 Dundas Street West (10, Spadina-Fort York)	Toronto Builds	94	94	28	66	0	Official Plan and Zoning By-law Amendment approved in July 2024	Q2 2025	TBD	TBD	TBD	TBD	Q2 2026	Public Developer Site, delivered by CreateTO. The deconstruction of the vacant house at 1113 Dundas Street West has been completed. A Prime Architect has been selected and contract negotiations are underway.
	17	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.
	18	150 Queens Wharf Rd (10, Spadina-Fort York)	Public Developer (Housing Secretariat Lead)	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.
Sites That Have Received Initial Planning Approvals	19	770 Don Mills Rd (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 July 2024.
	20	805 Don Mills (16, Don Valley East)	Toronto Builds	840	840	280	560	0	Zoning By-law Amendment approved June 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Expropriation of part of 24 Ferrand Drive was approved by City Council on March 20, 2024 and is now in City ownership. The acquisition was required to realign Ferrand Drive in accordance with the Don Mills Crossing Secondary Plan.
	21	Bloor/Islington (3, Etobicoke-Lakeshore)	Toronto Builds	1,415	1,415	471	944	0	Zoning By-law Amendment approved April 2024	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final Zoning By-law Amendment and Plan of Subdivision was approved by City Council on April 17, 2024. Agreement of Purchase & Sale for HONI land acquisition executed in October 2024, and closed on May 6, 2025 with the lands now in City ownership.
	22	Bloor-Kipling Block 3 (3, Etobicoke-Lakeshore)	Toronto Builds	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
	23	Ookwemin Minising (14, Toronto-Danforth)	Toronto Builds (Waterfront Toronto-led)	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.

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Sites Undergoing Initial Planning Approvals	24	40 Bushby Dr (24, Scarborough-Guildwood)	Toronto Builds	1,695	1,695	565	1,130	0	Second Official Plan and Zoning By-law Amendment submitted August 2025	TBD	TBD	TBD	TBD	TBD	TBD	Second Official Plan and Zoning By-law Amendment submitted in August 2025.
	25	1631 Queen St E (19, Beaches-East York)	Toronto Builds	327	327	98	229	0	Zoning By-law Amendment submitted April 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	Closing of the site occurred on September 4, 2025. A final Zoning By-law Amendment submission is targeted for October 2025 and is anticipated to advance to the Planning and Housing Committee and City Council at its meetings in December 2025/January 2026.
	26	805 Wellington St W (10, Spadina-Fort York)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City initiated Official Plan and Zoning By-law Amendment targeted in Q4 2025.
	27	705 Progress Ave (24, Scarborough-Guildwood)	Toronto Builds	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. With procurement of the consultant team completed in September 2025, City-initiated planning approvals are targeted in 2026.
	28	9 Shortt St (8, Eglinton-Lawrence)	Toronto Builds	458	458	137	321	0	Zoning By-law Amendment submitted August 2025	TBD	TBD	TBD	TBD	TBD	TBD	First Zoning By-law Amendment filed August 2025.
Housing Pipeline/Future Sites	29	Allen East (Phase 1) (8, York Centre)	Toronto Builds	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.
	30	R6 Bayside (10, Spadina-Fort York)	Toronto Builds	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.
	31	1250 Eglinton Ave W (8, Eglinton-Lawrence)	Toronto Builds	240	240	80	160	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law Amendment submission target TBD.
	32	251 Esther Shiner Blvd (17, Don Valley North)	Toronto Builds	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.

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Housing Pipeline/Future Sites	33	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.
	34	1627 Danforth Ave (19, Beaches-East York)	Toronto Builds	200	200	67	133	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD. Property is being used for TTC related use.
	35	2700 Eglinton Ave W (5, York South-Weston)	Toronto Builds	300	300	100	200	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD.
	36	4040 Lawrence Ave E (24, Scarborough- Guildwood)	Toronto Builds	241	241	80	161	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD.
	37	1900 Yonge St. (12, Toronto-St. Paul's)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TTC use of building until 2028. Financial analysis of enabling costs underway.
	38	75-81 Elizabeth St. (10, Spadina-Fort York)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Property required for other municipal infrastructure uses until the end of 2026.
	39	33 Queen St. E (13, Toronto Centre)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Continued coordination with Metrolinx and Ontario Line work.
TOTAL				19,603	18,060	6,440	11,650	1,509								