



Housing Progress Update

Board Presentation – November 18, 2025

CREATE TO

Transforming
Toronto's Real Estate

Progress Tracker

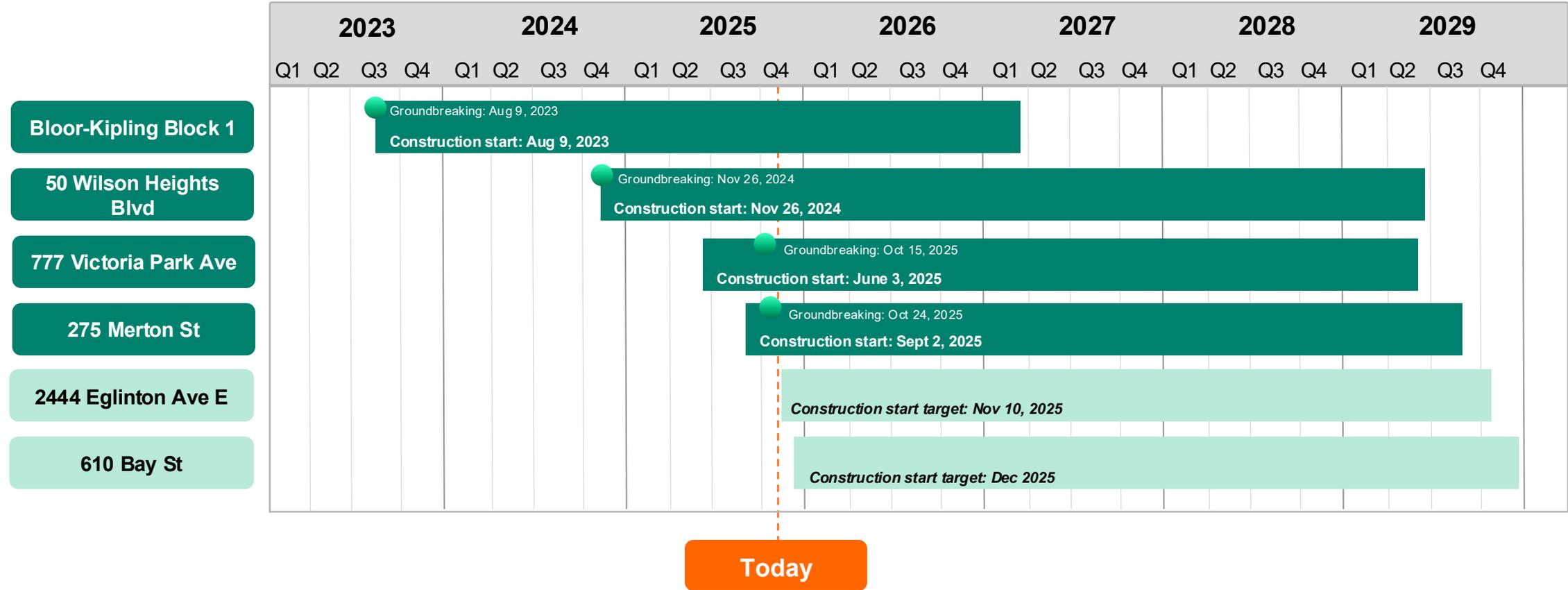
Initial Planning Approvals Underway	Initial Planning Approvals Completed	Upcoming Market Offerings	In Market	Proponent Selected and Negotiations Underway	Under Construction
40 Bushby Drive 1631 Queen Street East 805 Wellington Street West 705 Progress Avenue 9 Shortt Street	805 Don Mills Road 770 Don Mills Road Bloor-Islington (3326 Bloor St W) Bloor-Kipling Block 3 (3725 Bloor St W)	158 Borough Drive	Bloor-Kipling Block 5 (970 Kipling Avenue) 931 Yonge Street 72 Amroth Avenue	705 Warden Avenue 610 Bay Street & 130 Elizabeth Street	Bloor-Kipling Block 1 (5207 Dundas Street West) 50 Wilson Heights Boulevard 777 Victoria Park Avenue 275 Merton Street
				2444 Eglinton Ave E	2444 Eglinton Ave E (anticipated this month)

Legend:
 Movement since previous Board update

Housing Construction Tracker

Estimated Construction Start and End

- Active Construction Project
- Planned Construction Project
- Groundbreaking Event



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

Housing Now



Partner: Kilmer-Tricon

Architect: Henriquez Partners Architects

725 Homes: 218 (30%) Affordable Rental (AMR), 507 Market Rental

50 Wilson Heights Blvd: Under Construction

Housing Now



Partner: Greenwin, KingSett, Tridel

Architect: Kirkor Architects

1,484 Homes: 520 (35%) Affordable Rental (AMR), 520 Market Rental, 444 Market Condominium

777 Victoria Park Ave: Under Construction

Housing Now



Partner: Alterra-Mahogany

Architect: Sweeny & Co Architects

705 Homes: 256 (36%) Affordable Rental (AMR), 449 Market Rental

275 Merton St: Under Construction

Strategic Partnership Opportunity



Partner: Collecdev-Markee

Architect: gh3

494 Homes: 148 (30%) Affordable Rental (Income-Based), 346 Market Rental

2444 Eglinton Ave E: Under Construction (anticipated November 2025)

Housing Now



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

Architect: Henriquez Partners Architects

919 Homes: 306 (33%) Affordable Co-operative Homes (AMR), 306 Co-operative Homes, 307 Condominium

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

ModernTO



Partner: Kilmer-Tricon

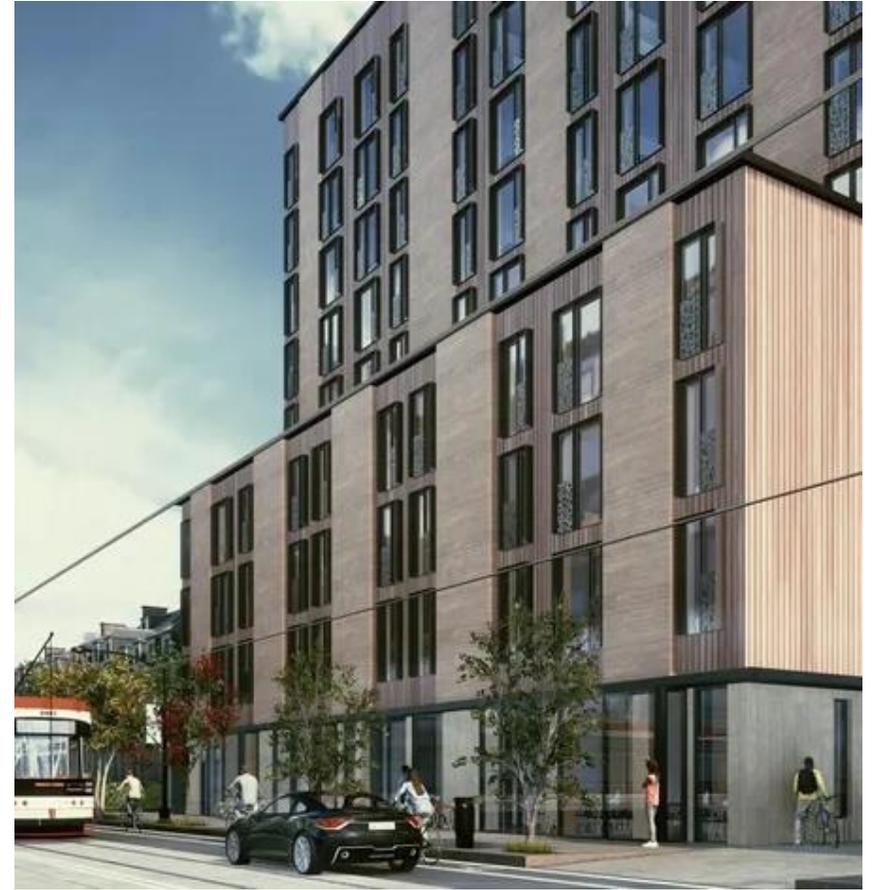
Construction targeted for December 2025

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

827 Homes: 210 (25%) Affordable Rental (Income-Based), 617 Market Rental

1113-1117 Dundas St W: Detailed Design Underway

Toronto Builds (Public Developer Model)



Partner: Not-for-Profit Operator, TBD

Zoning Architect: Brook McIlroy

Prime Architect: Montgomery Sisam and Moriyama Teshima

94 Homes: 28 (30%) Affordable Rental (Income-Based), 66 Market Rental

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

Toronto Builds



Partner: TBD

Architects: Adamson Associates, Henning Larsen Design Inc.

586 Homes: 176 (30%) Affordable Rental (Income-Based), 410 Market Rental

931 Yonge St: In Market

Toronto Builds



Partner: TBD

Architect: Zeidler Architecture

250 Homes: 75 (30%) Affordable Rental (Income-Based), 175 Market Rental

72 Amroth Ave: In Market

EHON Pilot Initiative



Partner: TBD

Architect: Superkül

34 Homes: 4 (10%) Affordable Rental (Income-Based), 30 Market Rental

158 Borough Dr: Initial Planning Approvals Completed

Toronto Builds



Partner: TBD

Architect: Diamond Schmitt

687 Homes: 207 (30%) Affordable Rental (Income-Based), 480 Market Rental

Initial Planning Approvals Completed



770 Don Mills Road Toronto Builds

- 1,254 Homes Planned**
- 377 (30%) Affordable Rental (Income-Based)
 - 877 Market Rental



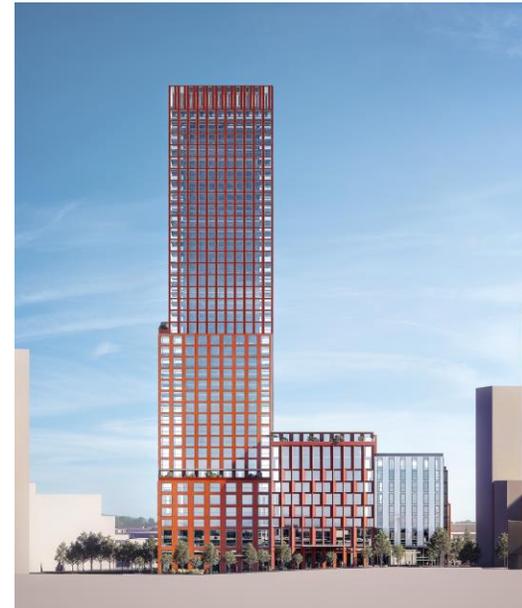
805 Don Mills Road Toronto Builds

- 840 Homes Planned**
- 252 (30%) Affordable Rental (Income-Based)
 - 588 Market Rental



Bloor-Islington (3326 Bloor St W & 1226 Islington Ave) Toronto Builds

- 1,415 Homes Planned**
- 425 (30%) Affordable Rental (Income-Based)
 - 990 Market Rental



Bloor-Kipling Block 3 (3725 Bloor St W) Toronto Builds

- 698 Homes Planned**
- 210 (30%) Affordable Rental (Income-Based)
 - 488 Market Rental

Initial Planning Approvals Underway

Toronto Builds



40 Bushby Drive

1,695 Homes Planned: 509 (30%) Affordable Rental (Income-Based), 1,186 Market Rental (Subject to Approvals)



9 Shortt Street

458 Homes Planned: 137 (30%) Affordable Rental (Income-Based), 321 Market Rental (Subject to Approvals)

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Initial Planning Approvals Underway

Toronto Builds



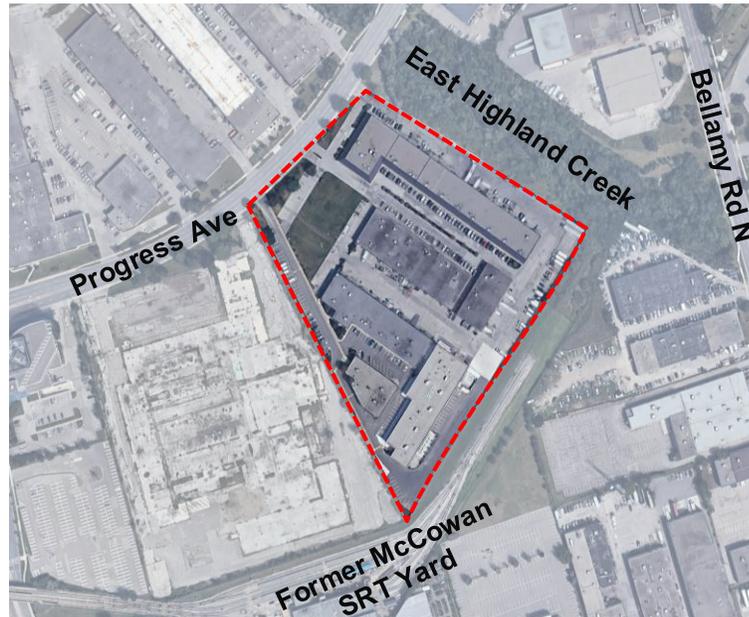
805 Wellington Street West

306 Homes Planned: estimated 306 new residential rental homes, including affordable rental homes and supportive homes (final unit count and tenure to be defined through planning application process and direction from the City of Toronto)



1631 Queen Street East

328 Homes Planned: 99 (30%) Affordable Rental (Income-Based), 229 Market Rental (Subject to Approvals)



705 Progress Avenue

Consultants recently procured

Contacts

Michael Norton
Chief Development Officer
T 437-533-8163
mnorton@createto.ca

Hugh Clark
Executive Director, Housing Development Office
hugh.clark@toronto.ca

Thank you

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