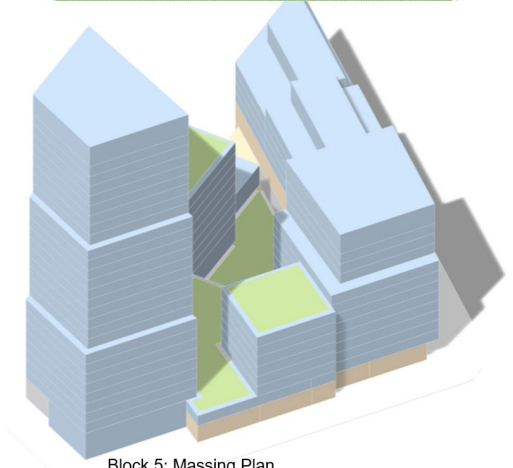




Bloor-Kipling Block 5 (970 Kipling Avenue): Selection of Proponent

Presentation to the Board of Directors, CreateTO | November 18, 2025

CREATE TO

Transforming
Toronto's Real Estate

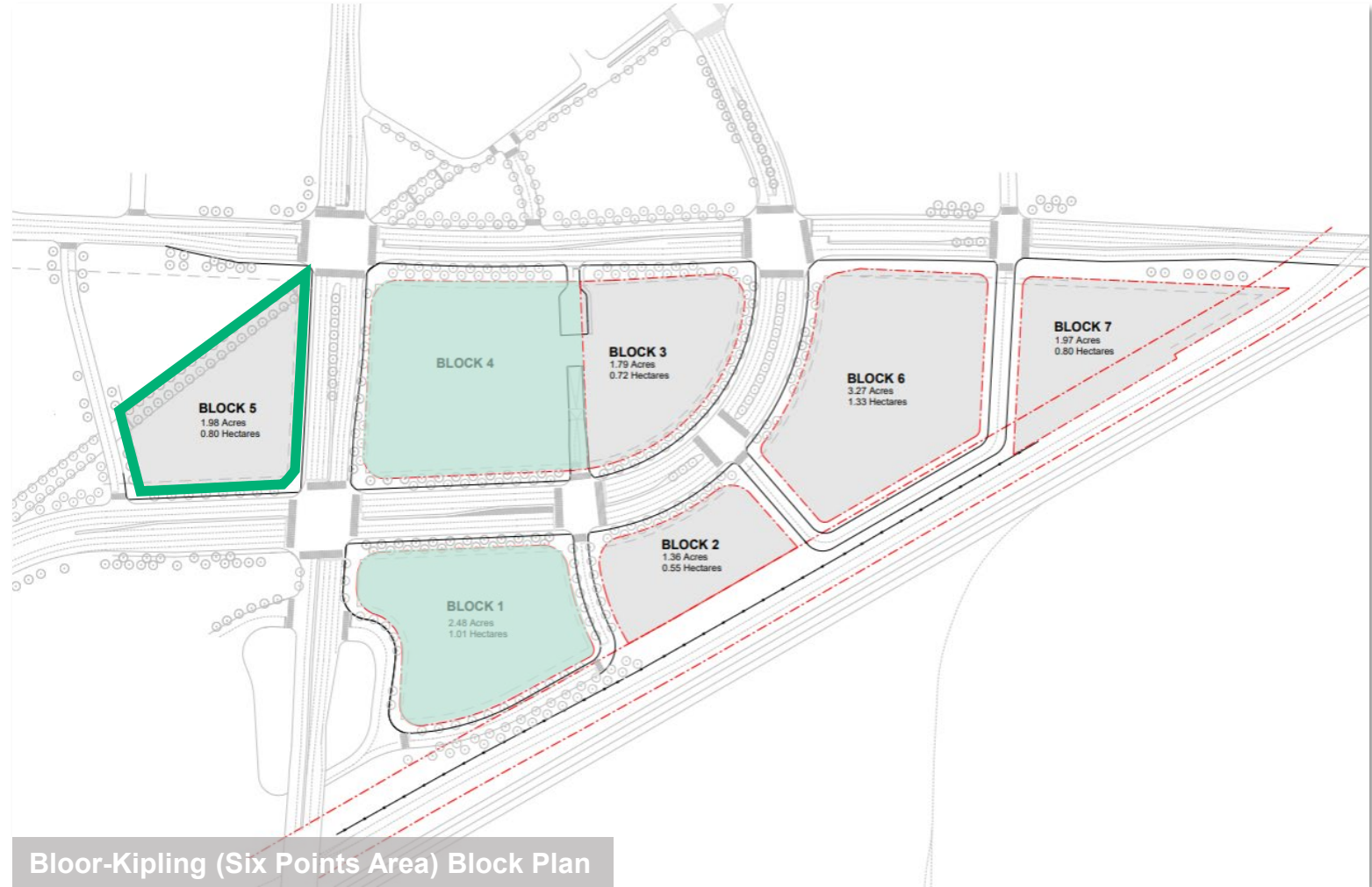


Purpose

- Provide the Board with an update on the market offering process for development of Bloor-Kipling Block 5 (970 Kipling Avenue)
- Identifies the preferred proponent following a competitive market offering process (Confidential Attachment 2)

Bloor-Kipling – Block 5 (970 Kipling Avenue) – Site Context

- Bloor-Kipling (Six Points Area) consists of seven development blocks created by reconfiguration of the Six Points Interchange
 - Five of these blocks (Blocks 1, 3, 5, 6, and 7) are proposed for mixed use developments.
 - Block 1, known municipally as 5207 Dundas Street West, is a 100 percent purpose-built rental development currently under construction.
 - Block 4 located east of the Site is the new Etobicoke Civic Centre, which is currently under construction.
 - Block 2, is a future park
- **Block 5** is 2.16 acres in size, located on the northwest corner of Dundas Street West and Kipling Avenue.
 - Along the northern edge of the Site, a linear park is planned that will reflect the historical alignment of Dundas Street West.
 - The Site is well served by the Kipling Transit Hub, which is located directly south of the Site, providing TTC, GO and MiWay public transit service.



Legend

- Site (Block 5)
- Under construction (Block 1 & Block 4)

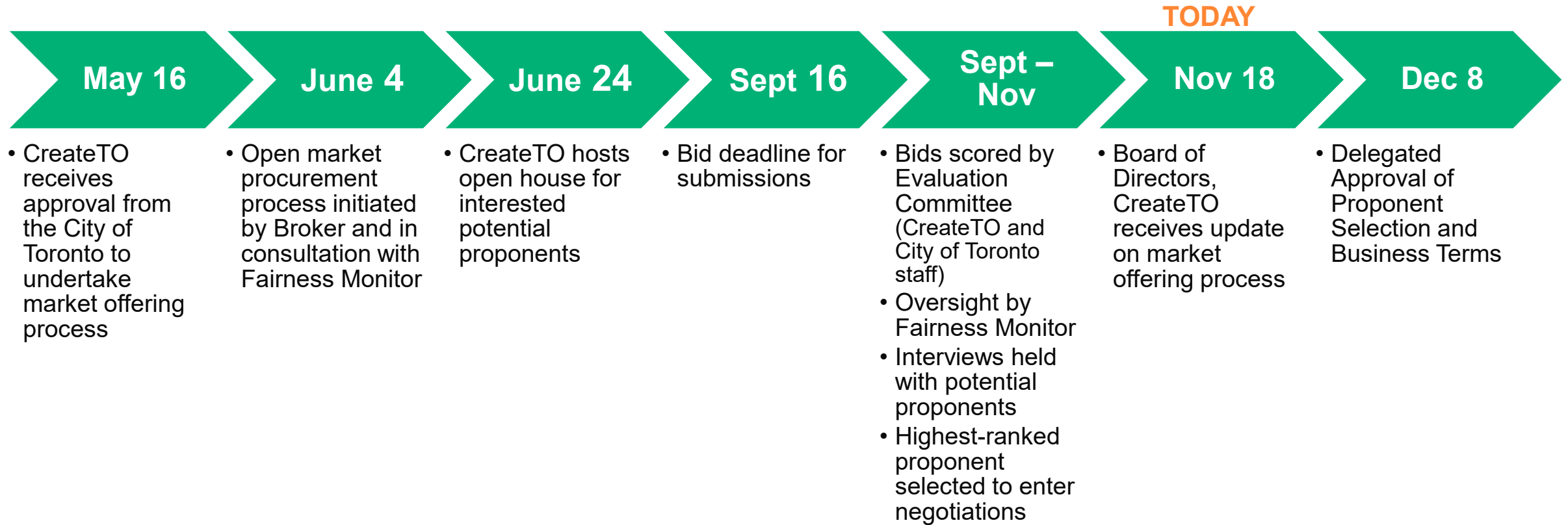
Bloor-Kipling – Block 5 (970 Kipling Avenue) – City Policy

Alignment with City of Toronto Housing Policy

- Bloor-Kipling Block 5 was initially identified as a Phase 1 Housing Now site in 2018 and was governed by the Housing Now Initiative policy framework.
- In 2025, City Council established the [Toronto Builds Policy Framework](#), a new policy framework governing the delivery of purpose-built rental buildings on City-owned land.
- This framework applies to all housing projects on City-owned lands identified as Toronto Builds projects, including Bloor-Kipling Block 5.
- CreateTO led the market offering process for this site in accordance with the framework and in close collaboration with the City's Housing Development Office.

The market offering for Bloor-Kipling Block 5 is aligned with all requirements of the new Toronto Builds Policy Framework

Bloor-Kipling – Block 5 (970 Kipling Avenue) – Market Offering Process



Contacts

Gabriella Sichi
Vice President Development
T +1 416 282-1872
gsichi@createto.ca

Samantha Zavaglia
Manager, Development
T +1 437 241-6961
szavaglia@createto.ca

Thank you

CREATE TO

Transforming
Toronto's Real Estate