



HousingNowTO.com

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April 21, 2026

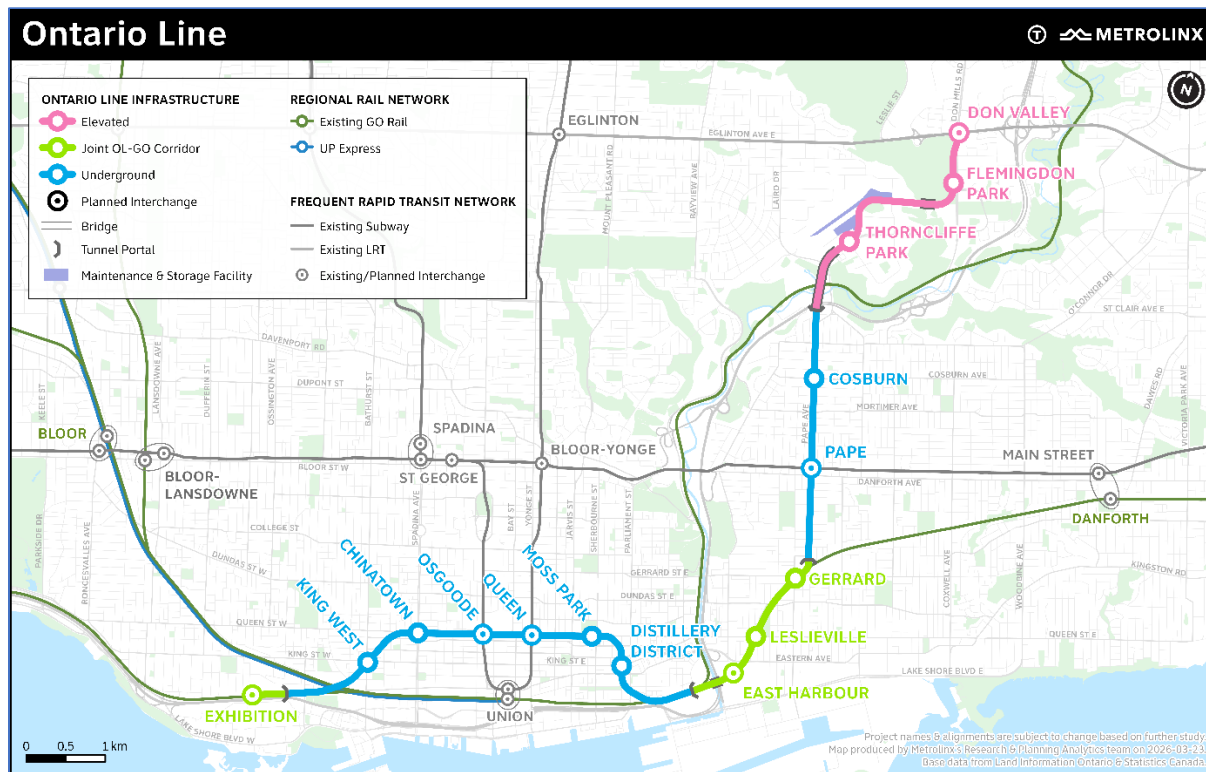
City Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

RE : PH29.3 - Status Update Report on Transit Oriented Communities

Mayor Chow & Toronto City Council,

Our **HousingNowTO.com** civic-tech volunteers – have attended all of the in-person and virtual public-consultation meetings over the last 5-Years. We also reviewed all of the available public documents made available on the [Infrastructure Ontario website](https://www.infrastructureontario.ca/) about their many Transit-Oriented Communities (TOC) sites that are located within the borders of the City of Toronto.

The city staff report provided on this item is unfortunately not a cumulative representation of all of the TOC’s within the City of Toronto’s borders – nor does it reflect the revised STATION NAMES along the ONTARIO LINE that have recently been announced by Metrolinx, as shown on the map below -



METROLINX – ONTARIO LINE STATION NAMES (Revised April 2026)

As you will see on the attached TOC SUMMARY grid, there are now Thirteen (13) x different high-order transit station sites that contain Provincial TOC developments that are located within the borders of the City of Toronto, with a cumulative-total of approximately **Eighteen-Thousand One-Hundred and Twenty-Five** (~18,125) x new apartment and condo units via Infrastructure Ontario's Transit-Oriented Communities (TOC) program.

Within that TOC framework, to date the Provincial government and their private-partners have committed to including a total of only **Two-Hundred-and-Fifteen** (215) of those units into any kind of affordable rental housing program.

In comparison, the City of Toronto has on just ONE (1) x HOUSING NOW program site located adjacent to [Victoria Park station that broke-ground with private-sector and non-profit partners](#) in October 2025 – have agreed to deliver **Two-Hundred-and-Fifty-Six (256)** x new affordable rental housing apartments, and another **Four-Hundred-and-Forty-Nine (449)** x new market-rate rental apartments on a single, small surface parking-lot site.

In our volunteers' discussions with the Housing Minister's teams at both the Federal and Provincial level, we have asked all three-level of government to work together collaboratively – and ensure that the Infrastructure Ontario Transit-Oriented Communities (TOC) sites be brought into alignment with Federal Build Canada Homes (BCH) and municipal 'Housing Now / Toronto Builds' frameworks that **mandate and require that 20-30% of the new build apartments created on government-owned lands be put into a long-term affordable rental housing** covenant for up to 99 years.

As always, our open data and civic-tech volunteers are happy to answer any questions that council or city staff may have on global affordable-housing development best practices, public-land use – and how to make most effective use of parcels of transit-adjacent government lands to help alleviate Toronto's rental-housing crisis.

Yours,



Mark J. Richardson
Technical Lead – HousingNowTO.com

- **APPENDIX 'A'** - *Provincial Transit-Oriented Communities - within City of Toronto (SUMMARY GRID)*


Provincial (Infrastructure Ontario) Transit-Oriented Communities - within City of Toronto (SUMMARY)

DATE : 21-Apr-26

Summary created by - info@housingnowto.com

| Station | City Ward | Federal Riding(s) | ToC Site | ToC LINE | Height | Housing Unit Count | Affordable Unit Count | Percent Affordable | Planning Status | RFI / RFP Status | Development Partner |
|--|--|--|---|------------------------------|-------------------------|--------------------|-----------------------|--------------------|-------------------------|----------------------------|--|
| EXHIBITION Station | Ward 10 - Spadina-Fort York | SPADINA — HARBOURFRONT & TAIAIAKO'N — PARKDALE — HIGH PARK | Exhibition – TOC - Site A (Atlantic) | Ontario Line | 38 & 54 Storeys | 900 | TBD | TBD | REVISED - June 2025 | RFEOI - Issued August 2023 | TBD |
| | | | Exhibition – TOC - Site B (Jefferson) | Ontario Line | 44 Storeys | 548 | TBD | TBD | REVISED - June 2025 | RFEOI - Issued August 2023 | TBD |
| KING WEST (King-Bathurst) Station | Ward 10 - Spadina-Fort York | SPADINA — HARBOURFRONT | King-Bathurst – TOC - North | Ontario Line | 25 Storeys | 187 | TBD | TBD | MZO Issued - April 2022 | RFEOI - Issued August 2023 | TBD |
| | | | King-Bathurst – TOC - South | Ontario Line | 25 Storeys | 235 | TBD | TBD | MZO Issued - April 2022 | RFEOI - Issued August 2023 | TBD |
| CHINATOWN (Queen-Spadina) Station | Ward 10 - Spadina-Fort York | SPADINA — HARBOURFRONT & UNIVERSITY — ROSEDALE | Queen-Spadina – TOC - North | Ontario Line | 15 Storeys | 95 | TBD | TBD | MZO Issued - April 2022 | | |
| | | | Queen-Spadina – TOC - South | Ontario Line | 14 Storeys | 122 | TBD | TBD | MZO Issued - April 2022 | | |
| OSGOODE Station | Ward 10 - Spadina-Fort York | SPADINA — HARBOURFRONT & UNIVERSITY — ROSEDALE | N/A | Ontario Line | | | | | | | |
| QUEEN Station | Ward 13 - Toronto Centre | SPADINA — HARBOURFRONT, UNIVERSITY — ROSEDALE & TORONTO CENTRE | N/A | Ontario Line | | | | | | | |
| MOSS PARK Station | Ward 13 - Toronto Centre | TORONTO CENTRE | N/A - Federal Lands Opportunity | Ontario Line | | | | | | | |
| DISTILLERY DISTRICT (Corktown) Station | Ward 10 - Spadina-Fort York | TORONTO CENTRE | Corktown – TOC - NORTH | Ontario Line | 46 & 54 Storeys | 1,102 | TBD | TBD | REVISED - November 2025 | | |
| | | TORONTO CENTRE | Corktown – TOC - SOUTH | Ontario Line | 50 & 58 Storeys | 1,296 | TBD | TBD | REVISED - November 2025 | | |
| EAST HARBOUR Station | Ward 14 - Toronto-Danforth | TORONTO — DANFORTH | East Harbour - TOC | Ontario Line | 23 to 65 Storeys | 4,300 | 215 | 5% | MZO Issued - April 2022 | N/A | Cadillac Fairview (Ontario Teachers' Pension Plan) |
| | | | 356 Eastern Ave - TOC | Ontario Line | 13 Storeys | 160 | TBD | TBD | Pre-Consultation | N/A | |
| GERRARD Station | Ward 14 - Toronto-Danforth | TORONTO — DANFORTH | Gerrard-Carlaw – TOC - North | Ontario Line | 30, 35 & 40 Storeys | 1,080 | TBD | TBD | Awaiting MZO | N/A | Choice Properties (Weston / Loblaws) |
| | | | Gerrard-Carlaw – TOC - South - West | Ontario Line | 30 & 39 Storeys | 745 | TBD | TBD | Pre-Consultation | | |
| | | | Gerrard-Carlaw – TOC - South - East | Ontario Line | 11, 12 & 23 Storeys | 569 | TBD | TBD | Pre-Consultation | | |
| PAPE Station | Ward 14 - Toronto-Danforth | TORONTO — DANFORTH | Pape - TOC | Ontario Line | 7 & 29 Storeys | 440 | TBD | TBD | Pre-Consultation | | |
| COSBURN Station | Ward 14 - Toronto-Danforth | TORONTO — DANFORTH | Cosburn - TOC - NORTH | Ontario Line | 12 Storeys | 203 | TBD | TBD | Pre-Consultation | | |
| | | | Cosburn - TOC - SOUTH | Ontario Line | 13 Storeys | 206 | TBD | TBD | Pre-Consultation | | |
| THORNCLIFFE PARK Station | Ward 15 - Don Valley West | DON VALLEY WEST | Thorncliffe Park – TOC - West | Ontario Line | 24, 31, 46 & 56 Storeys | 1,574 | TBD | TBD | Pre-Consultation | | |
| | | | Thorncliffe Park – TOC - East | Ontario Line | 13, 46 & 56 Storeys | 1,091 | TBD | TBD | Pre-Consultation | | |
| FLEMINGDON PARK Station | Ward 16 - Don Valley East | DON VALLEY WEST | N/A | Ontario Line | | | | | | | |
| DON VALLEY Station | Ward 16 - Don Valley East | DON VALLEY WEST | N/A - *See CreateTO HOUSING NOW | Ontario Line | | | | | | | |
| SUB-TOTAL TOC HOUSING UNITS : | | | | Ontario Line (TOTAL) | | 14,853 | 215 | | | | |
| LAWRENCE EAST Station | Ward 21 - Scarborough-Centre & Ward 24 - Scarborough-Guildwood | SCARBOROUGH — WOBURN | Lawrence East - TOC | Scarborough Subway Extension | 36, 24 & 24 Storeys | 738 | TBD | TBD | Pre-Consultation | | |
| GUILDWOOD GO Station | Ward 24 - Scarborough-Guildwood | SCARBOROUGH — GUILDWOOD — ROUGE PARK | Guildwood GO - TOC | GO TRAIN - Lakeshore | 30, 35, 40 & 60 Storeys | 2,534 | TBD | TBD | Pre-Consultation | | |
| TOTAL TOC HOUSING UNITS : | | | | | | 18,125 | 215 | | | | |