

Attachment 1: Housing Development Office Three-Year Work Plan

Anticipated dates and unit counts reflect current project trajectories and are subject to change based on funding confirmation, proponent negotiations, planning approvals, and market conditions.

Table 1 – Summary of Priority Toronto Builds and Other City-Led Projects

Site	Developer & Operator	Housing Program	Ward	Construction Start	Anticipated Occupancy	Current Estimate of Total # of Net New Rental Units (Excl. Replacement Units)	Current Estimate of # of Net New Affordable or RGI Units	Current Estimate of # of Net New Rent Controlled Units	2026 Work Plan	2027 Work Plan	2028 Work Plan
A. Sites Currently Under Construction											
1. Lawrence Heights Phase 1, Block F, Sub-Block B	Developer: TCHC and Heights Development Inc. (Context and Metropia) Operator: TCHC	TCHC Revitalization	8 - Eglinton-Lawrence	Q4-2024	Q2-2026	- (all RGI replacement)	-	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)
2. Atkinson Co-operative (Alexandra Park) Phase 2A ⁴	Developer: TCHC and Tridel Operator: Atkinson Housing Co-operative	TCHC Revitalization; Open Door Funding	10 - Spadina-Fort York	Q4-2022	Q2-2026	4	4	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)

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3. 185 Cummer Avenue	Developer: City of Toronto (delivered by CREM PMO) Operator: WoodGreen	Modular Housing Initiative	18 - Willowdale	Q4-2024	Q3-2026	59	59	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)
4. 11 Brock Ave	Developer: City of Toronto (delivered by CREM PMO) Operator: PARC	Rapid Housing Initiative - City Land	4 - Parkdale-High Park	Q4-2024	Q4-2026	42	42	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)
5. 35 Bellevue Ave	Developer: City of Toronto (delivered by CREM PMO) Operator: Kensington Market Community Land Trust / St. Clare's	Rapid Housing Initiative - City Land	11 - University-Rosedale	Q4-2024	Q4-2026	78	78	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)

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6. 7-9 Wardlaw Cresc.	Developer: City of Toronto (delivered by CREM PMO) Operator: Youth Without Shelter	Rapid Housing Initiative - City Land	1 - Etobicoke North	Q3-2025	Q4-2026	51	51	-	Construction; Post-Construction	Post-Construction	N/A (Ongoing Operations)
7. Bloor/ Kipling Block 1 – 5207 Dundas St W	Developer & Operator: Kilmer & Tricon with CreateTO	Housing Now	3 - Etobicoke-Lakeshore	Q3-2023	Q4-2027	725	218	507	Construction	Construction; Post-Construction	Post-Construction
8. 50 Wilson Heights Blvd Block 2	Developer & Operator: KingSett & Greenwin with CreateTO	Housing Now	6 - York Centre	Q4-2024	Q1-2029	782	391	391	Construction	Construction	Construction
9. 275 Merton St	Developer & Operator: Collecdev-Markee with CreateTO	Other	12 - Toronto-St. Paul's	Q4-2025	Q1-2029	494	148	346	Construction	Construction	Construction
10. 610 Bay Street & 130 Elizabeth	Developer & Operator: Kilmer & Tricon with CreateTO	ModernTO	11 - University-Rosedale	Q4-2025	Q2-2029	827	210	-	Construction	Construction	Construction

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11. 2444 Eglinton Ave E – Phase 1	Developer & Operator: Kennedy Green Non-Profit Co-Operative Inc. with CreateTO	Housing Now	21 - Scarborough Centre	Q4-2025	Q4-2029	612	306	306	Construction	Construction	Construction
12. Regent Park Phase 4 (4a) ⁴	Developer & Operator: TCHC	TCHC Revitalization	13 - Toronto Centre	Q4-2025	Q2-2030	136	136	-	Construction	Construction	Construction
13. 777 Victoria Park Ave	Developer & Operator: Alterra/ Mahogany Management with CreateTO	Housing Now	20 - Scarborough Southwest	Q2-2025	Q4-2030	705	256	449	Construction	Construction	Construction
B. Sites Starting Construction in 2026											
1. 140 Merton St	Developer & Operator: Missanabie Cree First Nation	Housing Now	12 - Toronto-St. Paul's	Q2-2026	Q4-2029	294	98	196	Pre-construction; Construction	Construction	Construction

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2. 1113-1117 Dundas St W	Developer: City of Toronto (delivered by CreateTO) Operator: TBD	Toronto Builds	10 - Spadina-Fort York	Q3-2026	Q1-2028	74	23	51	Pre-construction; Construction	Construction	Construction; Post-Construction
3. 150 Queens Wharf Rd	Developer: City of Toronto (delivered by TCHC) Operator: TCHC	Toronto Builds	10 - Spadina-Fort York	Q3-2026	Q3-2030	268	81	187	Pre-construction; Project Funding & Financing; Construction	Construction	Construction
4. Quayside Phase 1	Developer & Operator: Dream; Community Housing Providers selected but not yet publicly announced, with Waterfront Toronto	Other	10 - Spadina-Fort York	Q3-2026	Q2-2031	1,683	554	-	Pre-construction; Project Funding & Financing; Construction	Construction	Construction

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5. 405 Sherbourne Street ¹	Developer: City of Toronto (delivered by TCHC) Operator: TCHC	Toronto Builds	13 - Toronto Centre	Q3-2026	Q3-2030	301	91	210	Pre-construction; Project Funding & Financing; Construction	Construction	Construction
6. Bloor/ Kipling Block 5 -970 Kipling Ave ⁵	Developer & Operator: Kilmer with CreateTO	Toronto Builds	3 - Etobicoke-Lakeshore	Q4-2026	Q4-2030	658	198	-	Delivery Partner Selection; Planning Approvals; Pre-construction; Project Funding & Financing; Construction	Construction	Construction
7. Dunn House Phase 2 ⁵	Developer: City of Toronto (delivered by CreateTO) Operator: TBD	Toronto Builds - NEW	4 - Parkdale-High Park	Q4-2026	Q2-2028	54	54	-	Planning Approvals; Pre-construction; Project Funding & Financing; Construction	Construction	Construction; Post-Construction
8. Parkdale Hub - West Block (Block A) ⁴	Developer & Operator: Parkdale Neighbourhood Land Trust (NLT)	Toronto Builds	4 - Parkdale-High Park	Q4-2026	Q3-2029	166	88	78	Planning Approvals; Pre-construction; Project Funding & Financing; Construction	Construction	Construction

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9. Lawrence Heights Phase 2 Block 22 (Seniors) ^{1,4}	Developer: TCHC Operator: Toronto Seniors Housing Corporation	TCHC Revitalization; Toronto Builds	8 - Eglinton-Lawrence	Q4-2026	Q4-2029	44	44	-	Pre-construction; Project Funding & Financing; Construction	Construction	Construction
C. Sites Starting Construction in 2027											
1. Bloor/Islington, Building A (part of 3326 Bloor St W) ¹	Developer & Operator: TBD, with CreateTO	Toronto Builds	3 - Etobicoke-Lakeshore	Q1-2027	Q3-2030	301	91	210	Pre-construction; Project Funding & Financing	Construction	Construction
2. Swansea Mews ^{1,4}	Developer & Operator: TCHC	TCHC Revitalization; Toronto Builds	4 - Parkdale-High Park	Q1-2027	Q1-2031	495	41	454	Pre-construction; Project Funding f& Financing; Construction	Construction	Construction
3. 805 Wellington St W., Building A ^{1,5}	Developer: City of Toronto (delivered by CreateTO) Operator: Homes First	Toronto Builds	10 - Spadina-Fort York	Q1-2027	Q4-2028	81	81	-	Planning Approvals; Pre-construction; Project Funding & Financing; Construction	Construction	Construction;

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4. C1 Bayside ^{2,5}	Developer & Operator: TBD, with CreateTO, Waterfront Secretariat, with Waterfront Toronto	Toronto Builds - NEW	10 - Spadina-Fort York	Q1-2027	Q3-2030	160	48	112	Pre-construction; Project Funding & Financing	Construction	Construction
5. 931 Yonge St	Developer & Operator: Selected but not yet publicly announced, with CreateTO	Toronto Builds	11 - University-Rosedale	Q1-2027	Q1-2030	250	75	175	Delivery Partner Selection; Pre-construction; Project Funding & Financing	Construction	Construction
6. George Street Revitalization - Phase 1	Developer & Operator: City of Toronto (delivered by CREM PMO) Operator: TBD	Other	13 - Toronto Centre	Q1-2027	Q1-2030	70	70	-	Planning Approvals; Pre-construction	Construction	Construction
7. 72 Amroth Ave ³	Developer & Operator: TBD, with CreateTO	EHON Pilot Initiative	19 - Beaches-East York	Q1-2027	Q3-2028	34	5	-	Pre-construction; Project Funding & Financing	Construction	Construction; Post-Construction
8. 705 Warden Ave ¹	Developer & Operator: Greenwin & KingSett with CreateTO	Housing Now	20 - Scarborough Southwest	Q1-2027	Q4-2030	629	277	352	Pre-construction; Project Funding & Financing	Construction	Construction

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9. 158 Borough Dr, Building A ^{1,5}	Developer & Operator: TBD, with CreateTO	Toronto Builds	21 - Scarborough Centre	Q1-2027	Q1-2030	425	128	297	Pre-construction; Project Funding & Financing	Construction	Construction
10. 15 Denison Ave ¹	Developer & Operator: TBD (Indigenous-led)	Toronto Builds	10 - Spadina-Fort York	Q2-2027	Q2-2029	100	100	-	Pre-construction; Project Funding & Financing; Construction	Construction	Construction
D. Sites Starting Construction in and after 2028											
1. 50 Wilson Heights Blvd Block 1	Developer & Operator: Tridel & Greenwin with CreateTO	Housing Now	6 - York Centre	TBD	TBD	- (all condo)	-	-	Project Funding & Financing	TBD	TBD
2. 50 Wilson Heights Blvd Block 3	Developer & Operator: Tridel with CreateTO	Housing Now	6 - York Centre	TBD	TBD	- (all condo)	-	-	Project Funding & Financing	TBD	TBD
3. 50 Wilson Heights Blvd Block 4	Developer & Operator: Greenwin with CreateTO	Housing Now	6 - York Centre	TBD	TBD	256	128	128	Project Funding & Financing	TBD	TBD
4. Quayside Phase 2	Developer: QILP (Dream & Great Gulf), with Waterfront Toronto Operator: TBD	Other	10 - Spadina-Fort York	TBD	TBD	315	315	-	Project Funding & Financing	TBD	TBD

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5. 2444 Eglinton Ave E – Phase 2	Developer & Operator: Windmill, Civic with CreateTO	Housing Now	21 - Scarborough Centre	TBD	TBD	- (all condo)	-	-	Project Funding & Financing	TBD	TBD
6. 838 Broadview Avenue ⁵	Developer & Operator: TBD	Toronto Builds - NEW	14 - Toronto-Danforth	TBD	TBD	TBD	TBD	TBD	Project Funding & Financing	TBD	TBD
7. 9 Shortt St.	Developer & Operator: TBD	Toronto Builds	8 - Eglinton-Lawrence	TBD	TBD	458	138	-	Planning Approvals; Feasibility	TBD	TBD
8. 805 Wellington – Building B ⁵	Developer & Operator: TBD	Toronto Builds	10 - Spadina-Fort York	TBD	TBD	301	61	-	Planning Approvals; Feasibility	TBD	TBD
9. 1631 Queen St. East	Developer & Operator: TBD	Toronto Builds	19 - Beaches-East York	TBD	TBD	328	98	-	Planning Approvals; Feasibility	TBD	TBD
10. 40 Bushby ⁵	Developer & Operator: TBD	Toronto Builds	24 - Scarborough-Guildwood	TBD	TBD	1,500	450	-	Planning Approvals; Feasibility	TBD	TBD
11. Bloor-Kipling Blocks 6&7 ⁵	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	TBD	TBD	TBD	Feasibility	Feasibility	TBD
12. Parkdale Hub East Block (Block C)	Developer & Operator: TBD	Toronto Builds	4 - Parkdale-High Park	TBD	TBD	60	18	-	Feasibility	TBD	TBD

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13. Allen East District Phase 1 (1035 Sheppard Ave W) ⁵	Developer & Operator: TBD	Toronto Builds	6 - York Centre	TBD	TBD	TBD	TBD	TBD	Feasibility	TBD	TBD
14. Firgrove - Block 2 ⁴	Developer & Operator: TBD	TCHC Revitalization; Toronto Builds	7 - Humber River-Black Creek	TBD	TBD	107	107	-	Feasibility	Planning Approvals, Pre-construction	Pre-construction, Project Funding & Financing
15. Firgrove - Blocks 4, 5, 7A and 7B ⁴	Developer & Operator: TBD	TCHC Revitalization; Toronto Builds	7 - Humber River-Black Creek	TBD	TBD	- (all condo)	-	-	Feasibility	Planning Approvals, Pre-construction	TBD
16. Lawrence Heights Phase 2 – Blocks 9, 12, 13 and 23 ⁴	Developer & Operator: TBD	TCHC Revitalization; Toronto Builds	8 - Eglinton-Lawrence	TBD	TBD	1,426	150	-	Feasibility	Planning Approvals, Pre-construction	Pre-construction, Project Funding & Financing
17. Alexandra Park Phase 2B ⁴	Developer & Operator: TCHC, TBD	TCHC Revitalization	10 - Spadina-Fort York	TBD	TBD	- (all condo)	-	-	Feasibility	Planning Approvals, Pre-construction, Project Funding & Financing	Construction
18. Alexandra Park Phase 2C ⁴	Developer & Operator: TCHC, TBD	TCHC Revitalization	10 - Spadina-Fort York	TBD	TBD	- (all condo)	-	-	Feasibility	Planning Approvals, Pre-construction, Project Funding & Financing	TBD

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19. Alexandra Park Phase 2D ⁴	Developer & Operator: TCHC, TBD	TCHC Revitalization	10 - Spadina-Fort York	TBD	TBD	- (all condo)	-	-	Feasibility	Planning Approvals, Pre-construction, Project Funding & Financing	TBD
20. George Street Revitalization - Phase 2 ⁵	Developer & Operator: TBD	Toronto Builds - NEW	13 - Toronto Centre	TBD	TBD	TBD	TBD	TBD	Feasibility	TBD	TBD
21. Regent Park Phase 5 ⁴	Developer & Operator: TBD	TCHC Revitalization	13 - Toronto Centre	TBD	TBD	502	502	-	Feasibility	Planning Approvals, Pre-construction, Project Funding & Financing	TBD
22. Ookwemin Minising (formerly Villiers Island) - Blocks 3,7,8,12 & 16	Developer & Operator: TBD, with Waterfront Toronto	Toronto Builds	14 - Toronto-Danforth	TBD	TBD	1,214	1,214	-	Feasibility	TBD	TBD
23. 770 Don Mills Rd ⁵	Developer & Operator: TBD	Toronto Builds	16 - Don Valley East	TBD	TBD	1,254	418	-	Feasibility	TBD	TBD
24. 805 Don Mills Rd ⁵	Developer & Operator: TBD	Toronto Builds	16 - Don Valley East	TBD	TBD	840	280	-	Feasibility	TBD	TBD
25. 140 Adanac Drive	Developer & Operator: TBD	Toronto Builds - NEW	20 - Scarborough Southwest	TBD	TBD	166	166	-	Feasibility	TBD	TBD

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26. 682 Warden Ave ⁵	Developer & Operator: TBD	TCHC Revitalization	20 - Scarborough Southwest	TBD	TBD	300	90	-	Feasibility	TBD	TBD
27. 158 Borough Dr, Building B ⁵	Developer & Operator: TBD	Toronto Builds	21 - Scarborough Centre	TBD	TBD	262	101	-	Feasibility	TBD	TBD
28. 705 Progress Avenue (City-owned portion) ⁵	Developer & Operator: TBD	Toronto Builds	24 - Scarborough-Guildwood	TBD	TBD	TBD	TBD	TBD	Feasibility	TBD	TBD
29. 120 Sixth St. ⁵	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
30. 128-130 Eighth Street ⁵	Developer & Operator: TBD	Toronto Builds - NEW	3 - Etobicoke-Lakeshore	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
31. 140 Fifth St. ⁵	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
32. Bloor Kipling Block 3	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	698	210	-	Deprioritized	Feasibility	TBD
33. Bloor-Islington Phase 2 (Buildings B, C and D) (part of 3326 Bloor St W)	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	1,114	380	-	Deprioritized	Feasibility	TBD

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34. Christie's Secondary Plan Block 7 ⁵	Developer & Operator: TBD	Toronto Builds	3 - Etobicoke-Lakeshore	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
35. 2700 Eglinton Ave W ⁵	Developer & Operator: TBD	Toronto Builds	5 - York South-Weston	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
36. 1250 Eglinton Avenue West ⁵	Developer & Operator: TBD	Toronto Builds	8 - Eglinton-Lawrence	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
37. 75-81 Elizabeth St. ⁵	Developer & Operator: TBD	Toronto Builds	10 - Spadina-Fort York	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
38. R6 Bayside (263 Queens Quay E) ⁵	Developer & Operator: TBD, with Waterfront Toronto	Toronto Builds	10 - Spadina-Fort York	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
39. 15 Price St. ⁵	Developer & Operator: TBD	Toronto Builds - NEW	11 - University-Rosedale	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
40. 1900 Yonge St ⁵	Developer & Operator: TBD	Toronto Builds	12 - Toronto-St. Paul's	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
41. 21 Pleasant Boulevard/10 Rosehill ⁶	Developer & Operator: TBD	Toronto Builds	12 - Toronto-St. Paul's	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD

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42. 33 Queen Street East ⁵	Developer & Operator: TBD	Toronto Builds	13 - Toronto Centre	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
43. 592-598 Gerrard St E. ⁵	Developer & Operator: TBD	Toronto Builds	14 - Toronto-Danforth	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
44. McCleary District, Port Lands ⁵	Developer & Operator: TBD	Toronto Builds - NEW	14 - Toronto-Danforth	TBD	TBD	3,500	700	-	Deprioritized	Feasibility	TBD
45. 251 Esther Shiner Blvd.	Developer & Operator: TBD	Toronto Builds	17 - Don Valley North	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
46. 5151 Yonge St. ⁵	Developer & Operator: TBD	Toronto Builds	18 - Willowdale	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
47. 101 Coxwell Ave ⁵	Developer & Operator: TBD	Toronto Builds - NEW	19 - Beaches-East York	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
48. Danforth Garage (1627 Danforth Ave) ⁵	Developer & Operator: TBD	Toronto Builds	19 - Beaches-East York	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
49. 411 Victoria Park Block 5 ⁵	Developer & Operator: TBD	Toronto Builds - NEW	20 - Scarborough Southwest	TBD	TBD	124	38	-	Deprioritized	Feasibility	TBD
50. 101 Grangeway North ⁵	Developer & Operator: TBD	Toronto Builds - NEW	24 - Scarborough-Guildwood	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD

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51. 4040 Lawrence Ave E ⁵	Developer & Operator: TBD	Toronto Builds	24 - Scarborough-Guildwood	TBD	TBD	TBD	TBD	TBD	Deprioritized	Feasibility	TBD
Total						25,327	9,610	4,449			

- 1 Contingent on confirmation of funding
- 2 Contingent on confirmation of funding and expiry of the existing development agreements (April 30, 2026)
- 3 Contingent on successful negotiation with proponent
- 4 Project includes rental replacement units
- 5 These sites have not yet received the planning approvals necessary for the density contemplated in this Table and all unit counts are subject to planning approval.

Table 2 – Projects Removed from Toronto Builds and Other City-Led Lands Portfolio

Project	Ward
3933 Keele Street	6 - York Centre