



# Housing Progress Update

Board Presentation – January 26, 2026


**CREATE TO**

Transforming  
Toronto's Real Estate



# Progress Tracker

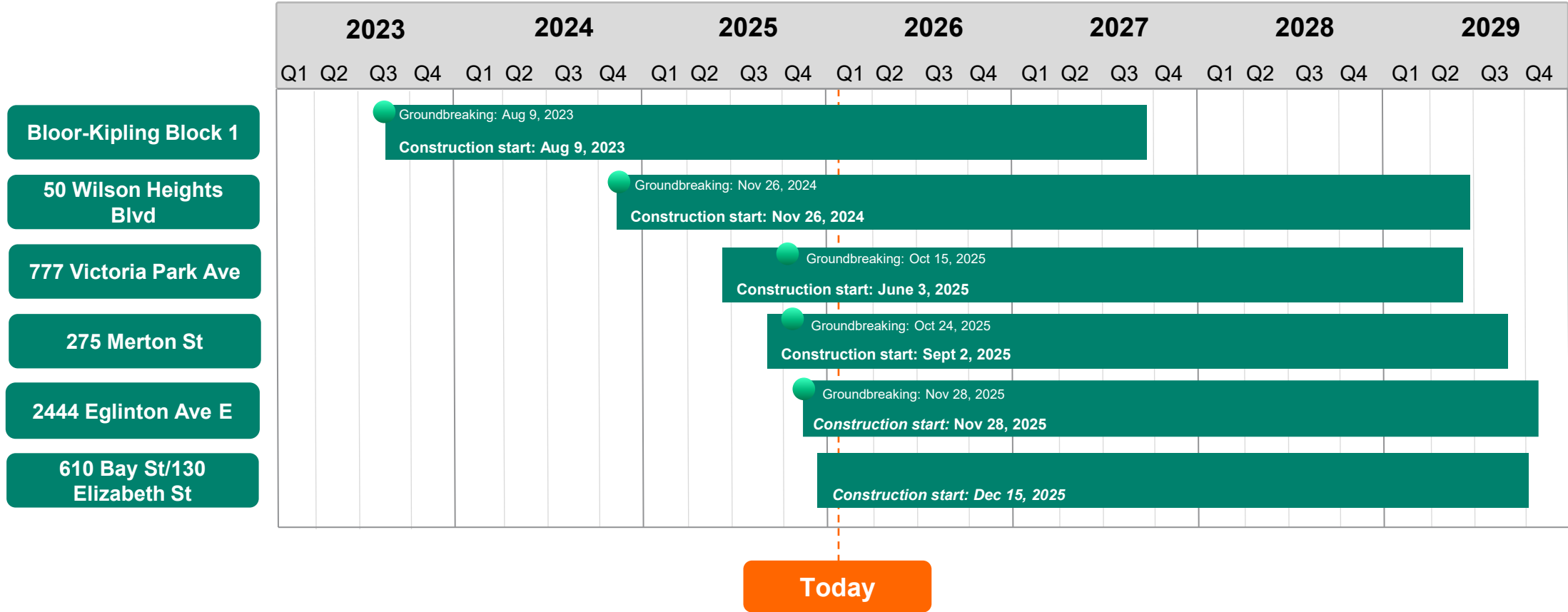
Initial Planning Approvals Underway	Initial Planning Approvals Completed	Upcoming Market Offerings	In Market	Proponent Selected and Negotiations Underway	Under Construction
40 Bushby Dr 1631 Queen St E 805 Wellington St W 705 Progress Ave 9 Shortt St	805 Don Mills Rd 770 Don Mills Rd Bloor-Islington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

Legend:  
 Movement since previous Board update

# Housing Construction Tracker

Estimated Construction Start and End

- Active Construction Project
- Planned Construction Project
- Groundbreaking Event





An aerial photograph of the Toronto skyline. The CN Tower is the central focus, surrounded by numerous high-rise buildings. In the foreground, there are green spaces, a railway track, and a pedestrian bridge. The sky is blue with some clouds.

# APPENDIX



# 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



October 24, 2025 Groundbreaking Event

**Partner:** Collecdev-Markee

**Architect:** gh3

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



# 2444 Eglinton Ave E: Under Construction

Housing Now



November 28, 2025 Groundbreaking Event

**Partner:** Windmill Developments, Civic Developments, Co-operative Housing Federation of Toronto

**Architect:** Henriquez Partners Architects

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

9

**CREATE TO**



# 610 Bay St & 130 Elizabeth St: Under Construction

ModernTO



**Partner:** Kilmer-Tricon

Construction began December 2025

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

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



# 705 Warden Ave (Phase 1): Proponent Selected & Planning Approvals Underway

Housing Now



**Partner:** Greenwin and KingSett Capital

**Architects:** Turner Fleischer Architects

**600 Homes (Phase 1):** 250 (42%) Affordable Rental (Income-Based), 350 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 Architects and Moriyama Teshima Architects

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



# Bloor-Kipling Block 5 (970 Kipling Ave): Proponent Selected

Toronto Builds



**Partner:** *To Be Announced*

**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



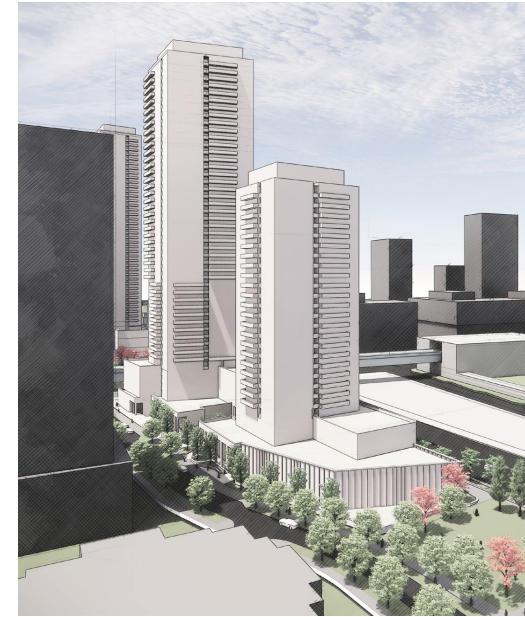
# Initial Planning Approvals Completed



## 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

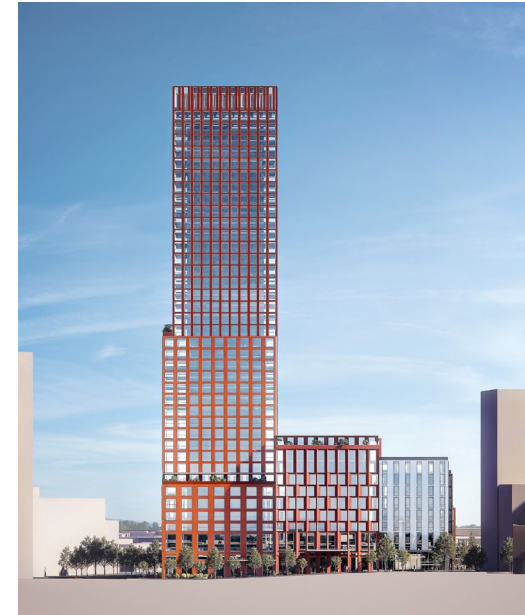
- 252 (30%) Affordable Rental (Income-Based)
- 588 Market Rental



## 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

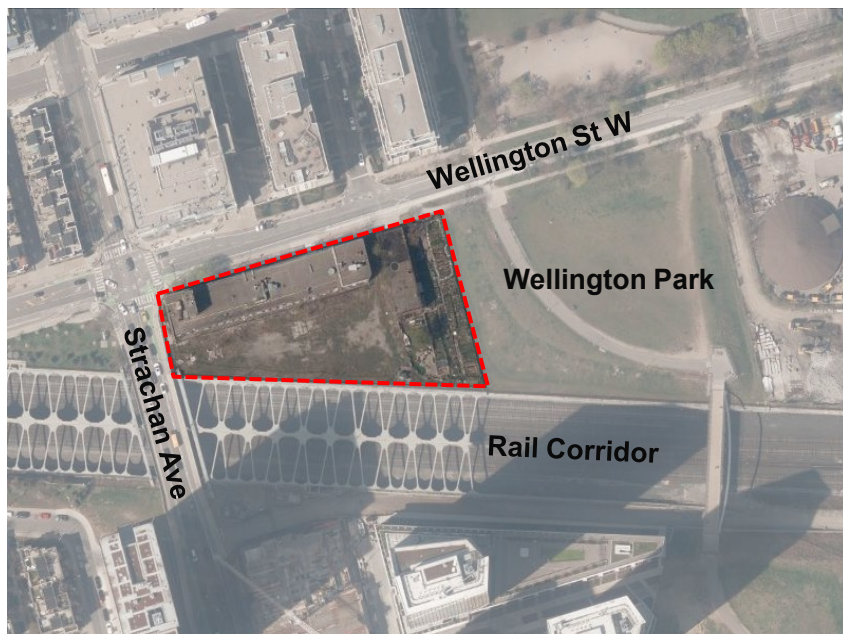
**458 Homes Planned:** 137 (30%) Affordable Rental (Income-Based), 321 Market Rental (Subject to Approvals)

**CREATE TO**



# Initial Planning Approvals Underway

## Toronto Builds



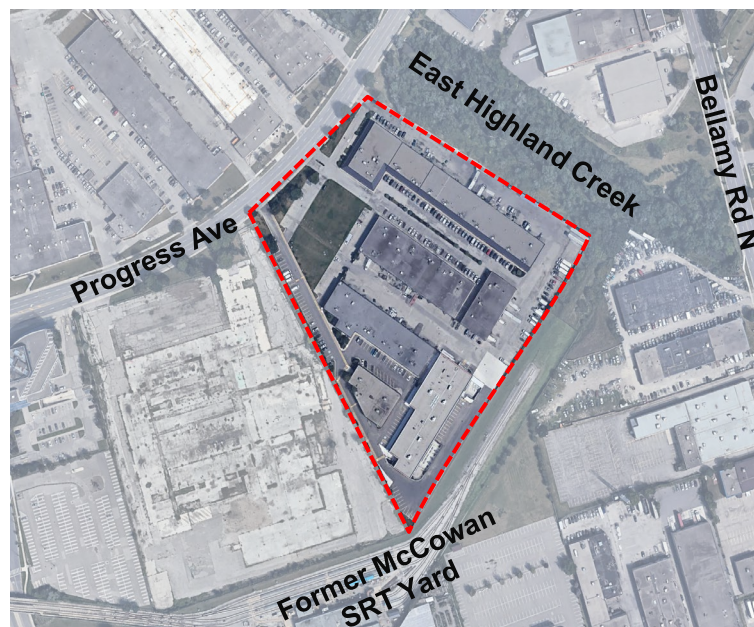
### 805 Wellington Street West

**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:** 98 (30%) Affordable Rental (Income-Based), 230 Market Rental (Subject to Approvals)



### 705 Progress Avenue

Master Planning work is underway



## Contacts

**Michael Norton**  
Chief Development Officer  
T 437-533-8163  
[mnorton@createto.ca](mailto:mnorton@createto.ca)

**Hugh Clark**  
Executive Director, Housing Development Office  
[hugh.clark@toronto.ca](mailto:hugh.clark@toronto.ca)

# Thank you

**CREATE TO**

Transforming  
Toronto's Real Estate