

Attachment 1 - Housing Tracker

January 12, 2026

		Address (Ward)	Housing Program	Current Total Homes	Total Rental Homes	Affordable Rental Homes (subject to direction from HDO)	Affordability Type	% of Total Homes that are Affordable	Market Rental Homes	Market Condo Homes	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Sites Under Construction or Targeted to Start Construction in early 2026	1	Bloor/Kipling Block 1 (3, Etobicoke-Lakeshore)	Housing Now	725	725	218	AMR	30%	507	0	Zoning By-law Amendment for Block 1 approved June 2021	Q3 2021	May 2022	NOAC SECURED Mar 2024	Mar 2023	Q4 2021	Q1 2024	Construction began August 9, 2023.
	2	50 Wilson Heights Blvd (6, York Centre)	Housing Now	1,484	1,040	520	AMR	35%	520	444	Zoning By-law Amendment & Draft Plan of Subdivision approved February 2020	Q4 2019	Oct 2021	NOAC SECURED Feb 2025	Jan 2022	Q4 2020	Q4 2024	Construction began on November 26, 2024.
	3	777 Victoria Park Ave (20, Scarborough Southwest)	Housing Now	705	705	256	AMR	36%	449	0	Minor Variance for increased density approved on July 24, 2024 NOAC secured in June 17, 2025	Q4 2019	Nov 2021	NOAC SECURED June 2025	Jun 2022	Q4 2020	Q2 2025	Construction began on June 3, 2025. Groundbreaking event on October 15, 2025.
	4	275 Merton St. (12, Toronto-St. Paul's)	Strategic Partnership Opportunity	494	494	148	Income-based	30%	346	0	Zoning By-law Amendment approved February 2025	n/a	n/a	16-May-25	Q1 2025	Q3 2025	Construction began on September 2, 2025 with a groundbreaking event on October 24, 2025.	
	5	2444 Eglinton Ave E (21, Scarborough Centre)	Housing Now	919	612	306	AMR	33%	306	307	Zoning By-law Amendment approved June 2024	Q3 2021	Q2 2023	April 2025	15-Sep-24	Q3 2024	Q4 2025	A groundbreaking event was held on November 28, 2025.
	6	610 Bay St / 130 Elizabeth St (11, University-Rosedale)	ModernTO	827	827	210	Income-based	25%	617	0	Official Plan and Zoning By-law Amendment approved June 2025	Complete	Proponent selected November, 2024	Aug-25	N/A	TBD	Q4 2025	Construction began in December 2025. Note: 30% affordable rental housing by Gross Floor Area requirement maintained (larger affordable units).
	7	140 Merton St (12, Toronto-St. Paul's)	Housing Now (Housing Secretariat-led)	294	294	98	AMR	33%	196	0	Updated Zoning Approved November 2023	Q2 2021	Jul 2022	NOAC SECURED Oct 2024	Mar 2023	Q4 2020	Q1 2026	Delivered by the Housing Secretariat.

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Sites with Secured Proponents	8	705 Warden Ave (Phase 1) (20, Scarborough Southwest)	Housing Now	600	600	250	Income-based	42%	350	0	Zoning By-law Amendment & Draft Plan of Subdivision approved June 2020	Q3 2020	Oct 2021	Dec 2021	Jan 2022	Q4 2020	TBD	The Proponent Team is targeting a Q1 2026 Zoning By-law Amendment submission to add density to the project. Development will have a combined minimum 33 per cent affordable units across both phases.
	9	Bloor/Kipling Block 5 (3, Etobicoke-Lakeshore)	Toronto Builds	586	586	176	Income-based	30%	410	0	Zoning By-law Amendment for Block 5 approved June 2021	Jun-25	TBD	TBD	TBD	Q4 2021	TBD	CreateTO Business Case approved on January 30, 2025. A market offering was released on June 3, 2025 and an open house followed on June 24, 2025. The market offering closed on September 16, 2025.
	10	260 Adelaide St. W. (10, Spadina-Fort York)	Joint Venture	813	162	162	AMR	20%	0	651	Zoning By-law Amendment approved in July 2022	N/A	Deal Signed with developer in August 2023	TBD	TBD	TBD	TBD	Closing is anticipated in Q4 2027, pending the relocation of the existing fire hall to Metro Hall. Currently impacted by revised MZO Flight Path dated January 26, 2024.
	11	838 Broadview Ave (14, Toronto-Danforth)	Joint Venture	125		18	Income-based	14%	0	107	Minor Variance for increased density approved on October 23, 2024	N/A	N/A	N/A	N/A	N/A	N/A	Holding provisions remain before zoning can be finalized
	12	Parkdale Hub (4, Parkdale-High Park)	Toronto Builds (Housing Secretariat-led)	231	231	105	Income-based	45%	126	0	Zoning By-law Amendment approved December 2023	Apr-25	TBD	TBD	TBD	Q4 2026 (West Block)		The Neighbourhood Land Trust, a non-profit housing provider selected through a Request for Proposals process led by the Housing Development Office will deliver the West Block (the first of three development phases of the project). The West Block includes 175 rental homes, including 88 affordable rental homes.
Sites in a Market Offering Process	13	931 Yonge St (11, University-Rosedale)	Toronto Builds	250	250	75	Income-based	30%	175	0	Zoning By-law Amendment approved April 2024	Jul-25	TBD	TBD	TBD	TBD		A market offering was released on July 9, 2025 and closed on October 22, 2025.
	14	72 Amroth Ave (19, Beaches-East York)	EHON Pilot Initiative	34	34	4	Income-based	10%	30	0	Zoning By-law Amendment approved November 2024	Sep-25	TBD	TBD	TBD	TBD		A market offering was released on June 4, 2025, and closed on September 16, 2025. Staff are evaluating bid submissions and are targeting a recommendation report for the April 2026 CreateTO Board meeting.
Public Developer Model	15	1113-1117 Dundas Street West (10, Spadina-Fort York)	Toronto Builds	94	94	28	Income-based	30%	66	0	Official Plan and Zoning By-law Amendment approved in July 2024	Q2 2025	Signing Architect Contract Q4 2025	TBD	TBD	Q2 2026	Q3 2026	Public Developer Site, delivered by CreateTO. Deconstruction of vacant house at 1113 Dundas Street West is complete. A Prime Architect has been awarded and design has formally begun.
	16	405 Sherbourne St (13, Toronto Centre)	Toronto Builds (TCHC Lead)	266	266	87	Income-based	33%	179	0	Zoning By-law Amendment approved 2021	TBD	TBD	TBD	TBD	TBD	Q4 2025	To be delivered by Toronto Community Housing Corporation.

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Public Developer Model																		
Sites That Have Received Initial Planning Approvals	17	150 Queens Wharf Rd (10, Spadina-Fort York)	Toronto Builds (TCHC Lead)	282	282	94	Income-based	33%	188	0	Zoning By-law Amendment Approved, Bills Enacted by Council October 10, 2024	TBD	TBD	TBD	TBD	TBD	Q4 2025	To be delivered by Toronto Community Housing Corporation.
	18	158 Borough Dr (21, Scarborough Centre)	Toronto Builds	687	687	207	Income-based	30%	480	0	Official Plan Amendment and Zoning By-law Amendment approved April 2022	TBD	N/A	TBD	N/A	TBD	TBD	CreateTO Business Case approved on January 30, 2025.
	19	770 Don Mills Rd (16, Don Valley East)	Toronto Builds	1,254	1254	377	Income-based	30%	877	0	Zoning By-law Amendment approved June 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	In fall 2025, TDSS submitted an application to the Ministry of Education for capital funding for this priority TDSS site to build a new elementary school.
	20	805 Don Mills (16, Don Valley East)	Toronto Builds	840	840	252	Income-based	30%	588	0	Zoning By-law Amendment approved June 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Zoning By-law Amendment approved by City Council June 2022
	21	Bloor/Islington (3, Etobicoke-Lakeshore)	Toronto Builds	1,415	1,415	425	Income-based	30%	990	0	Zoning By-law Amendment approved April 2024	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final Zoning By-law Amendment and Plan of Subdivision was approved by City Council on April 17, 2024.
	22	Bloor-Kipling Block 3 (3, Etobicoke-Lakeshore)	Toronto Builds	698	698	210	Income-based	30%	488	0	Zoning By-law Amendment submitted January 2025 and approved by City Council in July 2025.	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law approved by City Council July 2025.
Sites Undergoing Initial Planning Approvals	23	40 Bushby Dr (24, Scarborough-Guildwood)	Toronto Builds	1,695	1,695	509	Income-based	30%	1,186	0	Second Official Plan and Zoning By-law Amendment submission made August 2025	TBD	TBD	TBD	TBD	TBD	TBD	Second Official Plan and Zoning By-law Amendment submission made August 2025.
	24	1631 Queen St E (19, Beaches-East York)	Toronto Builds	328	328	98	Income-based	30%	230	0	Official Plan and Zoning By-law Amendment resubmission was submitted Oct 2025.	TBD	N/A	TBD	N/A	Q2 2024	TBD	Official Plan and Zoning By-law Amendment resubmission Oct 2025.

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Sites Undergoing Initial Planning Approvals	25	805 Wellington St W (10, Spadina-Fort York)	Toronto Builds	306	306	TBD	Income-based and supportive	TBD	TBD	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City initiated Official Plan and Zoning By-law Amendment anticipated Q1 2026. Final unit count and affordability tenure to be defined through the planning application process and direction from the City of Toronto.
	26	705 Progress Ave (24, Scarborough-Guildwood)	Toronto Builds	TBD	TBD	TBD	Income-based	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	City-initiated planning approvals are targeted for 2026.
	27	9 Shortt St (8, Eglinton-Lawrence)	Toronto Builds	458	458	137	Income-based	30%	321	0	Zoning By-law Amendment resubmission Oct 2025	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law Amendment resubmission Oct 2025
Housing Pipeline/Future Sites	28	Allen East (Phase 1) (8, York Centre)	Toronto Builds	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Information provided is based on Phase 1 - Apartment Neighbourhood. Plan of Subdivision/Zoning By-law Amendment submission targeted in 2026.
	29	R6 Bayside (10, Spadina-Fort York)	Toronto Builds	498	498	TBD	Income-based	TBD	264	0	TBD	N/A	N/A	TBD	N/A	TBD	TBD	Discussions with City partners are advancing on a zoning and market strategy to expedite affordable housing delivery on R6.
	30	1250 Eglinton Ave W (8, Eglinton-Lawrence)	Toronto Builds	240	240	72	Income-based	30%	168	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	31	251 Esther Shiner Blvd (17, Don Valley North)	Toronto Builds	1,800	1,800	540	Income-based	30%	1260	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Zoning submission target TBD. Significant unfunded costs associated with relocation of Works functions to other City Yards.
	32	3933 Keele St (6, York Centre)	Housing Now	190	190	65	Income-based	34%	125	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	33	1627 Danforth Ave (19, Beaches-East York)	Toronto Builds	200	200	60	Income-based	30%	140	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Property is being used for TTC-related use.
	34	2700 Eglinton Ave W (5, York South-Weston)	Toronto Builds	300	300	90	Income-based	30%	210	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	

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Housing Pipeline/Future Sites	35	4040 Lawrence Ave E (24, Scarborough-Guildwood)	Toronto Builds	241	241	72	Income-based	30%	169	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	36	1900 Yonge St. (12, Toronto-St. Paul's)	Toronto Builds	TBD	TBD	TBD	Income-based	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TTC use of building until 2028. Financial analysis of enabling costs underway.	
	37	75-81 Elizabeth St. (10, Spadina-Fort York)	Toronto Builds	TBD	TBD	TBD	Income-based	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Property required for other municipal infrastructure uses until the end of 2026.	
	38	33 Queen St. E (13, Toronto Centre)	Toronto Builds	TBD	TBD	TBD	Income-based	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Continued coordination with Metrolinx and Ontario Line work.	
		838 Broadview Ave (14, Toronto-Danforth)	Joint Venture	125	N/A	18	Income-based	14%	0	107	Minor Variance for increased density approved on October 23, 2024	N/A	N/A	N/A	N/A	N/A		
TOTAL				20,004	18,352	5,887	-	-	11,961	1,616								