



# Housing Progress Update

Board Presentation – April 27, 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 805 Wellington St W 705 Progress Ave Dunn House – Phase 2	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 1113-1117 Dundas St W 1631 Queen St E 9 Shortt St	N/A	72 Amroth Ave	705 Warden Ave Bloor-Kipling Block 5 (970 Kipling Ave) 931 Yonge St	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

**Legend:**

 Movement since previous Board update





# 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

**1,527 Homes:** 519 (34%) Affordable Rental (AMR), 519 Market Rental, 489 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



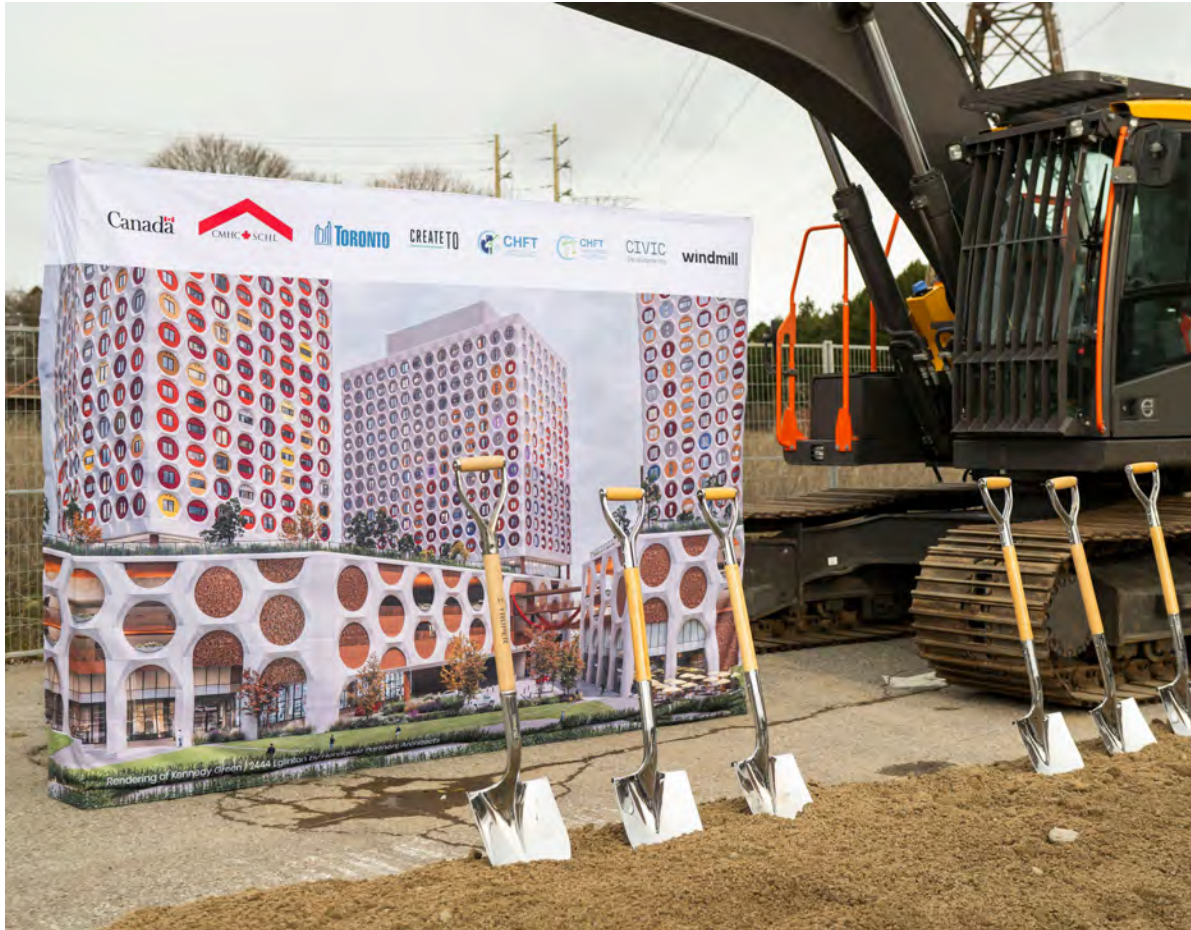
**Partner:** Collecdev-Markee

**Architect:** gh3

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

# 2444 Eglinton Ave E: Under Construction

Housing Now



**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

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# 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: Proponent Selected & Planning Approvals Underway

Housing Now



**Partner:** Greenwin and KingSett Capital  
**Architects:** Turner Fleischer Architects  
**600 Homes (Phase 1)**

# 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

**74 Homes:** 23 (30%) Affordable Rental (Income-Based), 51 Market Rental

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

Toronto Builds



**Partner:** Kilmer Developments Inc.  
**Architects:** Hariri Pontarini  
**840 Homes:** 198 (24%) Affordable Rental (Income-Based), 642 Market Rental

# 931 Yonge St: Proponent Selected

Toronto Builds



**Partner:** *To Be Announced*

**Architect:** Zeidler Architecture

**250 Homes:** 75 (30%) Affordable Rental (Income-Based), 175 Market Rental

# 72 Amroth Ave: In Market

EHON Pilot Initiative



Concept design only



Concept design only

**Partner:** TBD

**Architect:** Superkül

**34 Homes:** 4 (10%) Affordable Rental (Income-Based), 30 Market Rental

# Initial Planning Approvals Completed



## 9 Shortt Street Toronto Builds

### 458 Homes Planned

- 137 (30%) Affordable Rental (Income-Based)
- 321 Market Rental



## 1631 Queen Street East Toronto Builds

### 328 Homes Planned

- 98 (30%) Affordable Rental (Income-Based)
- 230 Market Rental



## 158 Borough Drive Toronto Builds

### 687 Homes Planned

- 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)



### 805 Wellington Street West

**382 Homes Planned:** 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)



### 705 Progress Avenue

Master Planning work underway

## Contacts

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# Thank you

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