

City Clerk's Office

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Ref.: 26-MM42.60

(Sent by Email)

July 13, 2026

CreateTO BOARD OF DIRECTORS:bdavis@createto.ca
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board@createto.ca**Subject: Member Motion Item 42.60**
Advancing a Redevelopment Strategy for the Toronto Builds site at 770
Don Mills Road - by Mayor Olivia Chow, seconded by Councillor Jon
Burnside (Ward All)

City Council on June 24 and 25, 2026, adopted [Item MM42.60](#) and, in so doing, has requested the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO to work with the Executive Director, Housing Development Office to advance a strategy for the redevelopment of the City-owned Toronto Builds site at 770 Don Mills Road and, in undertaking that work, to:

- a. consider opportunities to include additional city-building benefits, such as community space and/or a long-term care home;
- b. proactively engage with community groups, post-secondary institutions and non-profit organizations to assess potential viable city-building opportunities;
- c. consider ways to prioritize the delivery of post-secondary, community- and non-profit-led projects through the market offering process;
- d. assess the capital funding required to advance the redevelopment of this site, including funding already identified in the relevant Divisional budgets and funding that will need to be considered by City Council for approval as part of the annual budget process;
- e. consult with other appropriate City Officials, such as the Executive Director, Corporate Real Estate Management, Chief Planner and Executive Director, City Planning, Executive Director, Housing Secretariat, General Manager, Seniors Services and Long-Term Care, and Executive Director, Development Review; and
- f. report to the Board of Directors, CreateTO and the Planning and Housing Committee with a status of this work, including the status of the Toronto District School Board's requests to the Ministry of Education for capital funding to support the construction of an elementary school, as early as possible and no later than the end of the first quarter of 2027.



for City Clerk

S. Przewdziecki/ss

Attachment

Sent to: Board of Directors, CreateTO
Chief Executive Officer, CreateTO

c. City Manager

City Council

Member Motions - Meeting 42

MM42.60 - Advancing a Redevelopment Strategy for the Toronto Builds site at 770 Don Mills Road - by Mayor Olivia Chow, seconded by Councillor Jon Burnside**Motion without Notice****Decision Type:** ACTION**Status:** Adopted**Wards:** All**City Council Decision**

City Council on June 24 and 25, 2026, adopted the following:

1. City Council request the Board of Directors, CreateTO to direct the Chief Executive Officer, CreateTO to work with the Executive Director, Housing Development Office to advance a strategy for the redevelopment of the City-owned Toronto Builds site at 770 Don Mills Road and, in undertaking that work, to:
 - a. consider opportunities to include additional city-building benefits, such as community space and/or a long-term care home;
 - b. proactively engage with community groups, post-secondary institutions and non-profit organizations to assess potential viable city-building opportunities;
 - c. consider ways to prioritize the delivery of post-secondary, community- and non-profit-led projects through the market offering process;
 - d. assess the capital funding required to advance the redevelopment of this site, including funding already identified in the relevant Divisional budgets and funding that will need to be considered by City Council for approval as part of the annual budget process;
 - e. consult with other appropriate City Officials, such as the Executive Director, Corporate Real Estate Management, Chief Planner and Executive Director, City Planning, Executive Director, Housing Secretariat, General Manager, Seniors Services and Long-Term Care, and Executive Director, Development Review; and
 - f. report to the Board of Directors, CreateTO and the Planning and Housing Committee with a status of this work, including the status of the Toronto District School Board's requests to the Ministry of Education for capital funding to support the construction of an elementary school, as early as possible and no later than the end of the first quarter of 2027.

Summary

770 Don Mills Road is an important City-owned property located steps from the Crosstown light rail transit's new Don Valley Station and the Ontario Line. It has great potential to deliver both housing and community amenities on what is currently a surface parking lot.

CreateTO has been in the early stages of developing plans for a transit-oriented and mixed-income development at this site including an elementary school, park space, retail and childcare, along with market and affordable housing. With this mix of uses, the project requires significant collaboration with stakeholders to deliver these outcomes.

With the Crosstown light rail transit now open, and the Ontario Line under construction, now is the time to accelerate plans for this site.

Reason for Urgency:

This motion is urgent because the direction is required to accelerate development of plans for the site prior to the Council recess.

Background Information (City Council)

Member Motion MM42.60

(<https://www.toronto.ca/legdocs/mmis/2026/mm/bgrd/backgroundfile-288784.pdf>)