

Attachment 1 - Housing Tracker

2026-07-13

		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	1	Bloor/Kipling Block 1 5207 Dundas St W (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. First occupancy is targeted in Q2 2027. <u>Partner:</u> Kilmer-Tricon <u>Permits:</u> Below-Grade - Secured Dec/2023 Above-Grade - Secured Aug/2024
	2	50 Wilson Heights Blvd (6, York Centre)	Housing Now	1,527	1,038	519	AMR	34%	519	489	Zoning By-law Amendment & Draft Plan of Subdivision approved February 2020 Minor Variance approved March 26, 2026.	Q4 2019	Oct 2021	NOAC SECURED Apr 2026	Jan 2022	Q4 2020	Q4 2024	Construction began on November 26, 2024. Below-grade construction is substantially complete. Above-grade construction is targeted to start in Q3 2026. <u>Partner:</u> Greenwin, Tridel and KingSett Capital <u>Permits:</u> Below-Grade - Secured Dec/2025 Above-Grade - Target Q3/2026
	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, and continues to advance with receipt of above-grade permitting targeted for late Q3 2026. <u>Partner:</u> Alterra-Mahogany <u>Permits:</u> Below-Grade - Secured May/2025 Above-Grade - Target Q3/2026
	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	NOAC SECURED May 2026	Q1 2025	Q3 2025	Q3 2025	Construction began on September 2, 2025, and continues to advance with excavation and shoring targeted for the fall of 2026. <u>Partner:</u> Collecdev-Markee <u>Permits:</u> Below-Grade - Target Oct/2026 Above-Grade - Target Oct/2027

		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	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	NOAC SECURED June 2026	15-Sep-24	Q3 2024	Q4 2025	Construction began with a groundbreaking event that was held on November 28, 2025, and continues to advance with above-grade construction scheduled to commence in Q3 2026. <u>Partner:</u> Windmill Developments, Civic Developments and Co-operative Housing Federation of Toronto <u>Permits:</u> Below-Grade - Issued Apr/2026 Above-Grade - Q3 2026
	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	Q4 2024	Proponent selected November, 2024	NOAC SECURED February 2026	N/A	TBD	Q4 2025	Construction began in December 2025 and continues to advance with demolition of the buildings at 130 Elizabeth Street completed, and demolition and heritage preservation works at 610 Bay Street underway. A groundbreaking event is targeted for the summer of 2026. <u>Partner:</u> Kilmer-Tricon <u>Permits:</u> Below-Grade - Secured Jan/2026 Above-Grade - Target Q4/2026 Note: 30% affordable rental housing by Gross Floor Area requirement maintained (larger affordable units).
Sites Tracking Towards Construction Start	7	1113-1117 Dundas Street West (10, Spadina-Fort York)	Toronto Builds	74	74	23	Income-based	30%	51	0	Official Plan and Zoning By-law Amendment approved in July 2024	N/A	N/A	NOAC Target July 2026	TBD	Q2 2026	Q3 2026	Public Developer Site, delivered by CreateTO. A 2nd SPA submission was completed, with comments expected back in July 2026. The 50% Construction Document milestone was achieved, and the team is targeting a building permit application in July 2026. Lot closure is scheduled for the end of July 2026, with site preparation immediately following and geothermal drilling commencing in August 2026. <u>Permits:</u> Below-Grade - Target Nov/2026 Above-Grade - Target Dec/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 Tracking Towards Construction Start	8	Bloor/Kipling Block 5 970 Kipling Ave (3, Etobicoke-Lakeshore)	Toronto Builds	840	840	198	Income-based	24%	642	0	Zoning By-law Amendment approved in June 2026	Jun-25	Mar-26	Jun-26	TBD	Q4 2021	TBD	A Zoning By-law Amendment was submitted on March 11, 2026 and approved at City Council on May 21, 2026. A Site Plan Control application submission was made on June 1, 2026. <u>Partner:</u> Kilmer Developments Inc.
	9	Dunn House - Phase 2 1-3 Close Ave & 78 Springhurst Ave (4, Parkdale-High Park)	Build Canada Homes	54	54	54	Income-based	100%	0	0	Official Plan Amendment and Zoning By-law Amendment Submitted April 2026	N/A	N/A	Aug-26	N/A	Q4 2026	Q4 2026	In January, 2026, Dunn House Phase 2 was announced as a new supportive housing project in the Parkdale community, through a partnership with all levels of government and the University Health Network. CreateTO will lead delivery on behalf of the City. An Official Plan Amendment and Zoning By-law Amendment application was submitted in April 2026 and targeting July Planning and Housing Committee and Council meetings. A Site Plan Control Application is targeted for submission in August 2026. <u>Decommissioning:</u> Demolition of the existing house, TBD
	10	805 Wellington St W (10, Spadina-Fort York)	Toronto Builds	277	277	TBD	Income-based and supportive	TBD	TBD	0	Official Plan and Zoning By-law Amendment submitted March 2026	TBD	TBD	TBD	TBD	TBD	TBD	A City-initiated Official Plan and Zoning By-law Amendment was resubmitted on June 1, 2026 and is targeting the July Planning and Housing Committee and City Council meetings. Final unit count and affordability tenure to be defined through the planning application process and direction from the City. <u>Decommissioning:</u> Demolition of the existing Maple Green Building, Q1 2027
Sites with Secured Proponents	11	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	TBD	A market offering was released on July 9, 2025 and closed on October 22, 2025. The CreateTO Board at its meeting on January 26, 2026, received for information an update report regarding the selection of a proponent. <u>Partner:</u> <i>To Be Announced</i> <u>Decommissioning:</u> Demolition of the existing building, target Q2 2027

		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 with Secured Proponents	12	72 Amroth Ave (19, Beaches-East York)	EHON Pilot Initiative	34	34	4	Income-based	12%	30	0	Zoning By-law Amendment approved November 2024	Sep-25	TBD	TBD	TBD	TBD	TBD	Staff have evaluated bid submissions and a confidential update on the next steps for 72 Amroth Avenue was brought to Council on May 20-22, 2026 through item 2026.PH30.6. <u>Partner:</u> <i>To Be Announced</i>
	13	705 Warden Ave (20, Scarborough Southwest)	Housing Now	600	TBD	TBD	Income-based	TBD	TBD	0	Zoning By-law Amendment & Draft Plan of Subdivision approved June 2020	Q3 2020	Oct 2021	Dec 2021	Jan 2022	Q4 2020	TBD	Conversations with CMHC and Development Review continue on a viable path forward for the project. Discussions with the Housing Development Office are also ongoing relating to the affordable rental housing requirement.
	14	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. The site is no longer impacted by revised MZO Flight Path dated January 26, 2024. In May 2026, O.Reg 161-26 confirmed a revised Flight Path which will permit the development to advance per the approved zoning. <u>Partner:</u> CentreCourt
Sites that have Received Initial Planning Approvals	15	40 Bushby Dr (24, Scarborough-Guildwood)	Toronto Builds	1,500	1,500	450	Income-based	30%	1,050	0	Official Plan and Zoning By-law Amendment approved June 2026	TBD	TBD	TBD	TBD	TBD	TBD	An Official Plan and Zoning By-law Amendment was approved by City Council at its meeting on June 24-26, 2026.
	16	9 Shortt St (8, Eglinton-Lawrence)	Toronto Builds	458	458	138	Income-based	30%	320	0	Zoning By-law Amendment Approved February 2026	TBD	TBD	TBD	TBD	TBD	TBD	Zoning By-law Amendment approved by City Council in February 2026
	17	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 Approved February 2026	TBD	N/A	TBD	N/A	Q2 2024	TBD	Official Plan and Zoning By-law Amendment approved by City Council in February 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 that have Received Initial Planning Approvals	18	158 Borough Dr (21, Scarborough Centre)	Toronto Builds	687	687	207	Income-based	30%	480	0	Offical 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 June 2026, the Ministry of Education approved the TDSB's capital submission to fund the future 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 3326 Bloor St W (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 3725 Bloor St W (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	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 2026/2027

		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 Managed by Other City Partners	24	140 Merton St (12, Toronto-St. Paul's)	Housing Now (Housing Development Office-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	Jun-26	The first tranche of City Funds was advanced to the Proponent in March 2026. Early works for construction began in June 2026. <u>Partner:</u> Missanabie Cree First Nation and Ellis Don Community Builders
	25	Parkdale Hub (4, Parkdale-High Park)	Toronto Builds (Housing Development Office-led)	226	226	106	Income-based	47%	120	0	Zoning By-law Amendment approved December 2023	Apr-25	2025	Jun-26	TBD	TBD	Q4 2026 (West Block)	The Neighbourhood Land Trust, a non- profit housing provider, will deliver the West Block (the first of three development phases of the project). The West Block includes 166 rental homes, including 88 affordable rental homes. CreateTO, on behalf of the City of Toronto and the Housing Development Office, received approval from the Committee of Adjustment at the April 15th hearing to remove the parking requirements on the West Block, which will enable construction start in tandem with shared driveway reconstruction at 245 Dunn Ave. The Neighbourhood Land Trust has submitted a site plan application on June 15, 2026. <u>Partner:</u> Neighbourhood Land Trust
	26	150 Queens Wharf Rd (10, Spadina-Fort York)	Toronto Builds (TCHC Led)	268	268	81	Income-based	30%	187	0	Zoning By-law Amendment Approved, Bills Enacted by Council October 10, 2024	TBD	TBD	TBD	TBD	TBD	TBD	To be delivered by Toronto Community Housing Corporation.
	27	405 Sherbourne St (13, Toronto Centre)	Toronto Builds (TCHC Led)	301	301	91	Income-based	30%	210	0	Zoning By-law Amendment approved 2021	TBD	TBD	TBD	TBD	TBD	TBD	To be delivered by Toronto Community Housing Corporation.
Housing Pipeline/Future Sites	28	Allen East (Phase 1) 1035 Sheppard Ave E (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.

		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
Housing Pipeline/Future Sites	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	Project removed from Toronto Builds and Other City-Led Lands Portfolio
	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	
	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	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	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	TBD	Continued coordination with Metrolinx and Ontario Line work.
	39	838 Broadview Ave (14, Toronto-Danforth)	Housing Program TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Minor Variance for increased density approved on October 23, 2024	N/A	N/A	N/A	N/A	N/A	N/A	Development Plan adopted by City Council in May 2026 with additional motion passed to identify interest of nonprofit housing sector to deliver affordable rental housing.
TOTAL				19,877	17,830	5,605			11,714	1,447								