



Housing Progress Update

Board Presentation – July 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
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	N/A	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
40 Bushby Dr	40 Bushby Dr		72 Amroth Ave	72 Amroth Ave	

Legend:
 Movement since previous Board update

Estimated Construction Start and End

- 805 Wellington St W**



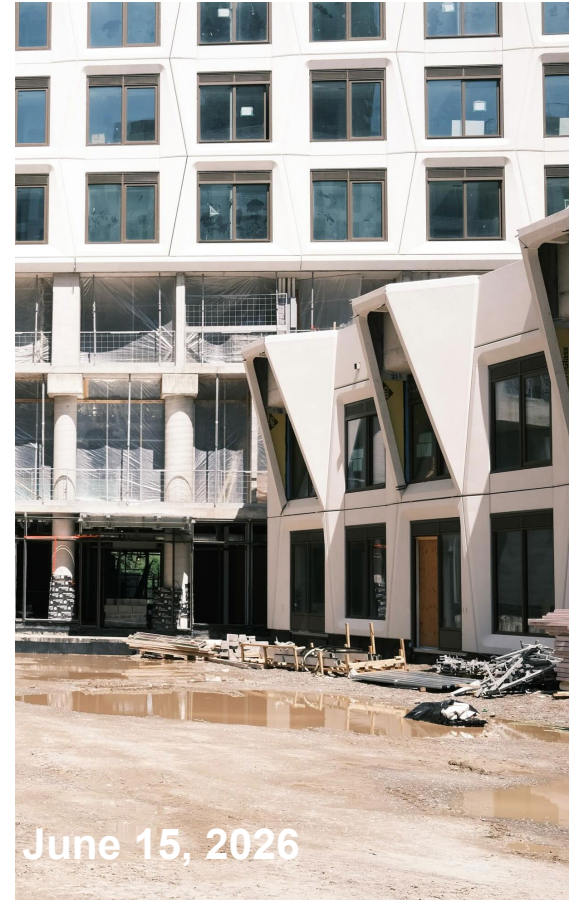
*Timing of construction start subject to completion of key milestones, including but not limited to securing: Planning approvals, funding and financing.

An aerial photograph of Toronto, Canada, showing a dense urban landscape. The CN Tower stands prominently in the background among other skyscrapers. In the foreground, there are green spaces, a railway corridor with multiple tracks, and various residential and commercial buildings. The sky is overcast with soft 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, Tridel, and KingSett Capital

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

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

1113-1117 Dundas St W: Tracking Towards Construction Start

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): Tracking Towards Construction Start

Toronto Builds



Partner: Kilmer Developments Inc.

Architects: Hariri Pontarini

840 Homes: 198 (24%) Affordable Rental (Income-Based), 642 Market Rental

Tracking Towards Construction Start

Toronto Builds



805 Wellington Street West

277 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)



Dunn House – Phase 2

(1-3 Close Ave & 78 Springhurst Ave)

54 Rent-geared-to-income Supportive Units

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: Proponent Selected

EHON Pilot Initiative



Partner: TBD

Architect: Superkül

34 Homes: 5 (15%) Affordable Rental (Income-Based), 30 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)

Initial Planning Approvals Completed



9 Shortt Street Toronto Builds

458 Homes Planned

- 138 (30%) Affordable Rental (Income-Based)
- 320 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



40 Bushby Drive Toronto Builds

1,500 Homes Planned

- 450 (30%) Affordable Rental (Income-Based)
- 1,050 Market Rental

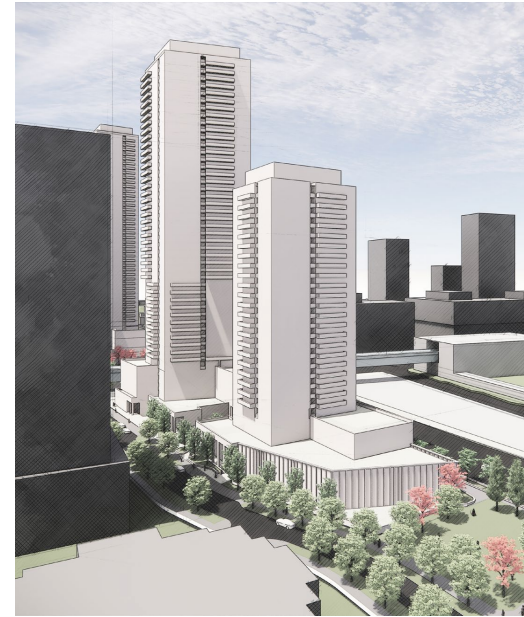
Initial Planning Approvals Completed



770 Don Mills Road Toronto Builds

1,254 Homes Planned

- 377 (30%) Affordable Rental (Income-Based)
- 836 Market Rental



805 Don Mills Road Toronto Builds

840 Homes Planned

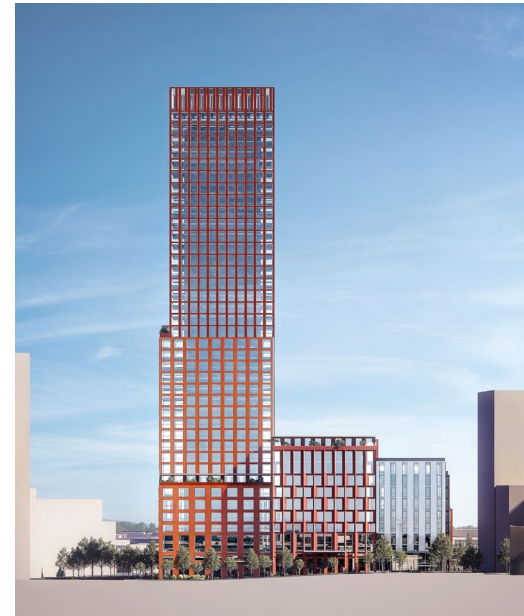
- 252 (30%) Affordable Rental (Income-Based)
- 560 Market Rental



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



705 Progress Avenue

Master Planning work
underway



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Thank you

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