



Advancing the Redevelopment of Scadding Court

CreateTO Board Presentation | July 27, 2026

CREATE TO

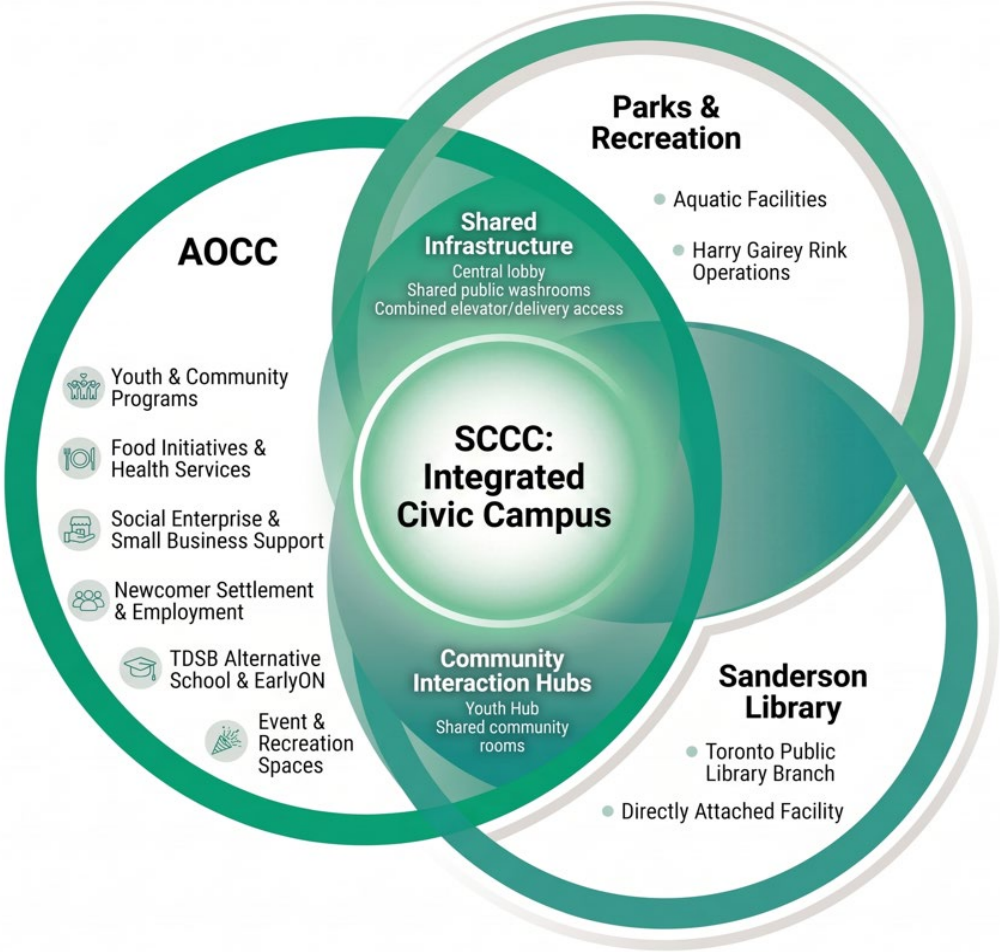
Transforming
Toronto's Real Estate

Scadding Court – A long-standing community hub

City Council adopted Item MM42.30 directing CreateTO to advance revitalization of the site



The site brings together community, library, recreation, school, market and housing opportunities on one block.



Building on prior work

Council direction and prior studies provide the foundation; This phase consolidates and updates the work.

2011–2012	2018	2023	2024	2025
planning study and revitalization principles	feasibility, functional program and concept testing	space needs refresh and massing options	financial feasibility and value analysis	community engagement through OPA: Parks to Mixed Use Areas

What prior work established

- Long-term renewal is required to meet community, accessibility, library, aquatics and service needs.
- Expanded integrated facilities can be accommodated on the site.
- Residential development can provide a funding offset but will not fully fund public facilities.
- A preferred concept, phasing strategy and implementation path still need to be confirmed.



Project deliverables to advance concept development

Council directed CreateTO to advance the preferred development concept and the site program in consultation with stakeholders, targeting a Q3 2027 Zoning By-law Amendment submission.

Program confirmation

current baseline requirements and target areas

Block context + massing

built form, density and neighbourhood fit

Development master plan

preferred vision and site framework

Costing + business case inputs

Class D costing, funding assumptions and value testing

Phasing Strategy

what gets built first and how operations continue

Housing Component

explore the spectrum of housing to co-locate on site

2026–2027 work plan

A staged path from work plan alignment to a Council-ready business case and rezoning funding request.

Q3 2026	Q4 2026	Q1 2027	2027
• Finalize RFP scopes • Procure consultant team to advance concept development • Program workshops • Initial concept testing	• Refine massing • Develop phasing strategy • Costing and financial analysis	• Prepare business case to advance next phase of work and inform rezoning process	• Report to Board / Council • Request funding and authority to proceed with rezoning • Determine delivery model with stakeholders

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Thank you

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