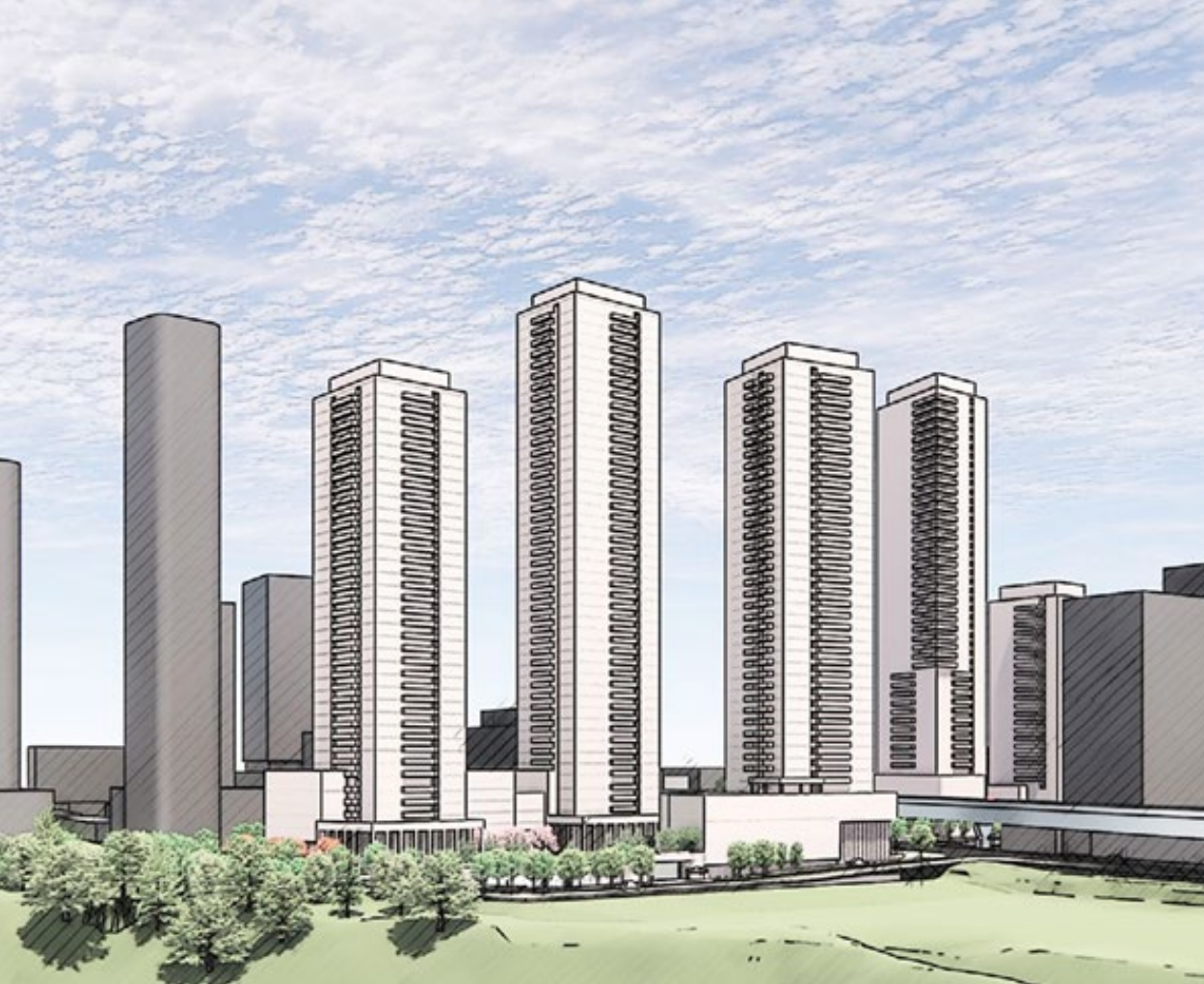




770 Don Mills – CreateTO Board Update

July 27, 2026

CREATE TO

Transforming
Toronto's Real Estate

Planning Approvals

- In June 2022, a CreateTO led, City-initiated zoning by-law amendment for 770 Don Mills was approved by City Council (2022.PH34.2), which secured the following:
 - Three towers at 37, 39 and 48 storeys.
 - 1,254 total units, a 62-space childcare facility, non-residential space, new TDSB elementary school, new public park and new street.

Current Work Plan

- In April 2026, 770 Don Mills was identified as one of the *Sites Starting Construction in and After 2028* in the Housing Development Office's Three-Year Work Plan (2026.PH30.6).

Ministry of Education Funding

- In July 2026, the Ministry of Education approved \$45.1M to fund the hard and soft costs to construct the new TDSB elementary school.

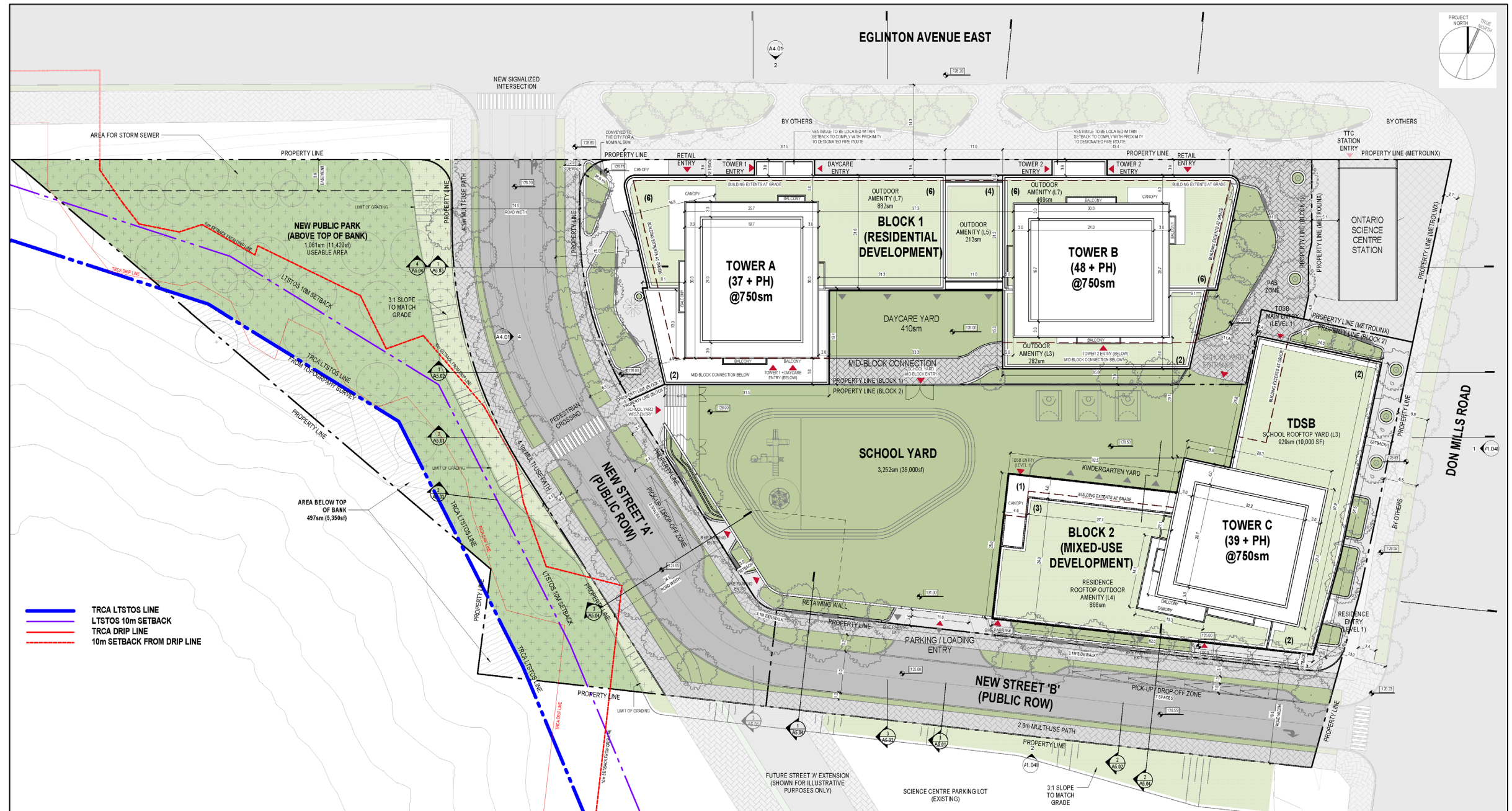
Current Direction

- In June 2026, City Council approved 2026.MM42.60 - *Advancing a Redevelopment Strategy for the Toronto Builds site at 770 Don Mills Road*:
 - Motion to accelerate plans for the site's redevelopment and consider additional city-building uses, if feasible, moved by Mayor Chow.



Benefit	Notes
Childcare	• New 10,000 ft², 62-space childcare facility located in podium of Tower A and B.
Podium School	• New podium school located in Tower C. • Would represent the first podium school ever built in Toronto.
Additional City-Building Uses	• Consider additional city-building uses to respond to recent Council direction.
TRCA Improvements	• Improvements to TRCA top of bank area adjacent to West Don Ravine.
New Road	• Construction of a new road connecting Don Mills and Eglinton – responding to key priority of the Don Mills Crossing Secondary Plan.
Public Park	• New 10,000 ft² public park located at northwest corner of the site.
Partnership Model	• To be delivered under partnership model between City of Toronto, Province of Ontario (Ministry of Education), TRCA, and Toronto Lands Corporation (TDSB).

770 Don Mills – Site Plan (2022)



	Challenges
Metrolinx Activity	• Requires coordination as part of the Ontario Line construction. • Proximity to Metrolinx infrastructure triggers requirement for Corridor Development Permit(s).
Podium School	• Requires substantial coordination between prime architect, sub-architect, construction manager, TLC and future developer.
Hydro Utility Relocation	• Subdivision works include complex relocation of Toronto Hydro underground circuits, switches and transformer.
Project Size	• With three towers, including 1,254 units, 770 Don Mills represents one of the largest projects within the Toronto Builds portfolio.
Ontario Science Centre	• While this project is independent of the Ontario Science Centre, there are unique sensitivities associated with developing lands adjacent to the facility.

1. CreateTO to work with the Housing Development Office to respond to the direction within *2026.MM42.60 - Advancing a Redevelopment Strategy for the Toronto Builds site at 770 Don Mills Road*.
2. CreateTO to update underwriting for 770 Don Mills to inform project direction and future business case.
3. CreateTO to work with the Housing Development Office to identify the appropriate delivery model to advance 770 Don Mills.
4. CreateTO to continue ongoing work with Toronto Lands Corporation to advance legal agreements needed to accommodate the future elementary school.