Attachment 1 - Housing Tracker

2026-10-28

		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. Partner: *Kilmer-Tricon* Permits: 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 permits were issued in October 2026. Partner: Greenwin, Tridel and KingSett Capital Permits: Below-Grade - Secured Dec/2025 Above-Grade - Secured Oct/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 in Q4 2026. Partner: Alterra-Mahogany Permits: Below-Grade - Secured May/2025 Above-Grade - Secured Aug/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. Partner: Collecdev-Markee Permits: Below-Grade - Target Nov/2026 Above-Grade - Target Q3/2027

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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 permits secured in October 2026, with above-grade construction scheduled to commence in Q4 2026. Partner: Windmill Developments, Civic Developments and Co-operative Housing Federation of Toronto Permits: Below-Grade - Issued Apr/2026 Above-Grade - Secured Oct/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. Partner: Kilmer-Tricon Permits: Below-Grade - Secured Jan/2026 Above-Grade - Target Q4/2026 Note: 30% affordable rental housing by Gross Floor Area requirement maintained (larger affordable units).
	7	**1113-1125 Dundas Street West** (10, Spadina-Fort York)	Build Canada Homes Toronto Builds Public Developer Model	**74**	74	23	Income-based	30%	51	0	Official Plan and Zoning By-law Amendment approved in July 2024	N/A	N/A	**NOAC SECURED October 2026**	TBD	Q2 2026	Q3 2026	Public Developer Site, delivered by CreateTO. The 100% Construction Document milestone has been met, and a Building Permit application has been submitted, targeting receipt of Building Permits in November 2026. Construction has commenced, with the geothermal scope complete. The project has been 50% tendered. Notice of Approval Conditions was secured on October 16, 2026. Permits: Below-Grade - N/A Above-Grade - Target Nov/2026

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Sites Under Construction	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 May 2026	Jun-25	Mar-26	NOAC Target Oct 2026	June 1, 2026	Q4 2021	Q4 2026	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. Definitive Agreements were executed by both parties on September 15, 2026, and Kilmer began site mobilization and early works in September 2026. Partner: Kilmer Developments Inc. Permits: Below-Grade - Target Q1 2027 Above-Grade - Target Q2 2027
Sites Tracking Towards Construction Start	9	**805 Wellington St W** (10, Spadina-Fort York)	Build Canada Homes Toronto Builds	**377**	377	141	Income-based and supportive	37%	TBD	236	Official Plan and Zoning By-law Amendment approved in July 2026 (Phase 1)	TBD	TBD	TBD	TBD	Q4 2026	Q4 2026	Phase 1 works are advancing, with a Site Plan Control application targeted for Q1 2027 and construction targeted for Q2-Q3 2027. Expedited demolition of the existing Maple Green building has commenced due to deteriorating conditions and is being led by the City's Corporate Real Estate Management division. Phase 1: 81 Supportive Housing Units Phase 2 (Target): 236 Market Rental Units, 60 Affordable Units (20%) Decommissioning: Demolition of the existing Maple Green Building, October 2026 Permits: Below-Grade - Target Q2 2027 Above-Grade - Target Q3 2027
	10	**Spring House** Formerly Dunn House - Phase 2 1-3 Close Ave & 78 Springhurst Ave (4, Parkdale-High Park)	Build Canada Homes Social Medicine Intitiative Public Developer Model	**54**	54	54	Income-based	100%	0	0	Official Plan Amendment and Zoning By-law Amendment approved in July 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 was adopted by City Council on July 29, 2026. A Site Plan Control Application was submitted in August 2026. Decommissioning: Demolition of the existing house, Q4 2026

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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. Partner: *To Be Announced* Decommissioning: Demolition of the existing building, target Q2 2027
	12	**72 Amroth Ave** (19, Beaches-East York)	EHON Pilot Initiative	**34**	34	4	Income-based	10%	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. Staff continue to work to advance the project with a preferred proponent in accordance with Council-approved direction. Partner: *To Be Announced*
	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. Partner: CentreCourt

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Sites in a Market Offering Process	15	**Bloor/Islington** 3326 Bloor St W (3, Etobicoke-Lakeshore)	Build Canada Homes Toronto Builds	**1,415**	1,415	425	Income-based	30%	990	0	Zoning By-law Amendment approved April 2024	TBD	TBD	TBD	TBD	Q4 2021	TBD	Phase 1 of the project was announced as one of nine Build Canada Homes sites on City-owned land. The delivery model for Phase 1 will be led by CreateTO as a market offering for selection of a not-for-profit and/or profit partner. Phase 1 is targeted to deliver 301 new residential rental homes, including 78 affordable rental homes.
	16	**158 Borough Dr** (21, Scarborough Centre)	Build Canada Homes Toronto Builds	**687**	425	207	Income-based	30%	218	262	Offical Plan Amendment and Zoning By-law Amendment approved April 2022	TBD	TBD	TBD	TBD	TBD	TBD	158 Borough Dr was announced as one of nine Build Canada Homes sites on City-owned land. The delivery model will be led by CreateTO as a market offering for selection of a not-for-profit and/or profit partner. The project is targeted to deliver 425 new residential rental homes, including 118 affordable rental homes. The site is zoned to accomodate 687 total units.
	17	**C1 Bayside** (10, Spadina-Fort York)	Build Canada Homes Toronto Builds	**160**	160	48	Income-based	30%	112	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	C1 Bayside was announced as one of nine Build Canada Homes sites on City-owned land. The delivery model will be led by CreateTO as a market offering for selection of a not-for-profit and/or profit partner. The project is targeted to deliver 160 new residential rental homes, including 48 affordable rental homes.
Sites that have Received Initial Planning Approvals	18	**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.
	19	**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
	20	**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 ad Zoning By-law Amendment approved by City Council in February 2026

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Sites that have Received Initial Planning Approvals	21	**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. Negotiations on an Agreement of Purchase and Sale with Toronto Land Corporation are ongoing.
	22	**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
	23	**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	24	**705 Progress Ave** (24, Scarborough-Guildwood)	Toronto Builds	TBD	TBD	TBD	Income-based	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	705 Progress Avenue is jointly owned by the City of Toronto and the Toronto District School Board on a 50/50 basis. City-initiated planning approvals are targeted for 2026/2027.

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Sites Managed by Other City Partners	25	**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 construction commenced in June 2026 and remains underway as the project progresses toward full construction. Partner: Missanabie Cree First Nation and Ellis Don Community Builders
	26	**Parkdale Hub** (4, Parkdale-High Park)	Build Canada Homes 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 net new 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. Partner: Neighbourhood Land Trust
Sites Managed by Other City Partners	27	**150 Queens Wharf Rd** (10, Spadina-Fort York)	Build Canada Homes 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.
	28	**405 Sherbourne St** (13, Toronto Centre)	Build Canada Homes 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.

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Housing Pipeline/Future Sites	29	**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	
	30	**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.
	31	**1250 Eglinton Ave W** (8, Eglinton-Lawrence)	Toronto Builds	**240**	240	72	Income-based	30%	168	0	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	32	**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.
	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	

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Housing Pipeline/Future Sites	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		**19,947**	**17,638**	**5,729**	**-**	**-**	**11,439**	**1,945**								