







Housing Progress Update

Board Presentation – November 10, 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
Spring House (Formerly Dunn House – Phase 2)	**Spring House (Formerly Dunn House – Phase 2)**	**Bloor-Islington (3326 Bloor St W)**	*N/A*	Bloor-Kipling Block 5 (970 Kipling Ave)	**Bloor-Kipling Block 5 (970 Kipling Ave)**
805 Wellington St W (Phase 1, Supportive Housing)	**805 Wellington St W (Phase 1, Supportive Housing)**	**158 Borough Dr**		705 Warden Ave	**1113-1125 Dundas St W**
705 Progress Ave	Bloor-Islington (3326 Bloor St W)	**C1 Bayside**		931 Yonge St	Bloor-Kipling Block 1 (5207 Dundas St W)
	158 Borough Dr			72 Amroth Ave	50 Wilson Heights Blvd
	C1 Bayside				777 Victoria Park Ave
	1113-1125 Dundas St W				275 Merton St
	805 Don Mills Rd				2444 Eglinton Ave E
	770 Don Mills Rd				610 Bay St & 130 Elizabeth St
	Bloor-Kipling Block 3 (3725 Bloor St W)				
	1631 Queen St E				
	9 Shortt St				
	40 Bushby Dr				

*Bolded Projects Indicate Change in Status

Housing Progress Update – Developer Led Construction

Active Construction Project
Planned Construction Project
Targeted Construction Start

Estimated Construction Start and End

Bloor-Kipling Block 1 (5207 Dundas St W)

- ☑ Rezoning Approval *(Jun/2021)*
- ☑ Site Plan Submission *(Oct/202)*
- ☑ NOAC *(Mar/2024)*
- ☑ Below-Grade Permits *(Dec/2023)*
- ☑ Above-Grade Permits *(Aug/2024)*
- ☐ Occupancy *(Target Q2/2027)*

50 Wilson Heights Blvd

- ☑ Rezoning Approval *(Feb/2020)*
- ☑ Site Plan Submission *(Dec/2021)*
- ☑ NOAC *(Apr/2024)*
- ☑ Below-Grade Permits *(Dec/2025)*
- ☑ Above-Grade Permits *(Oct 2026)*
- ☐ Occupancy *(Target Q3/2029)*

777 Victoria Park Ave

- ☑ Rezoning Approval *(Jul/2024)*
- ☑ Site Plan Submission *(Aug/2024)*
- ☑ NOAC *(Jun/2025)*
- ☑ Below-Grade Permits *(May/2025)*
- ☑ Above-Grade Permits *(Aug/2026)*
- ☐ Occupancy *(Target Q4/2030)*

275 Merton St

- ☑ Rezoning Approval *(Feb/2025)*
- ☑ Site Plan Submission *(May/2025)*
- ☑ NOAC *(May/2026)*
- ☐ Below-Grade Permits *(Target Nov/2026)*
- ☐ Above-Grade Permits *(Target Q3/2027)*
- ☐ Occupancy *(Target Q4/2029)*

2444 Eglinton Ave E

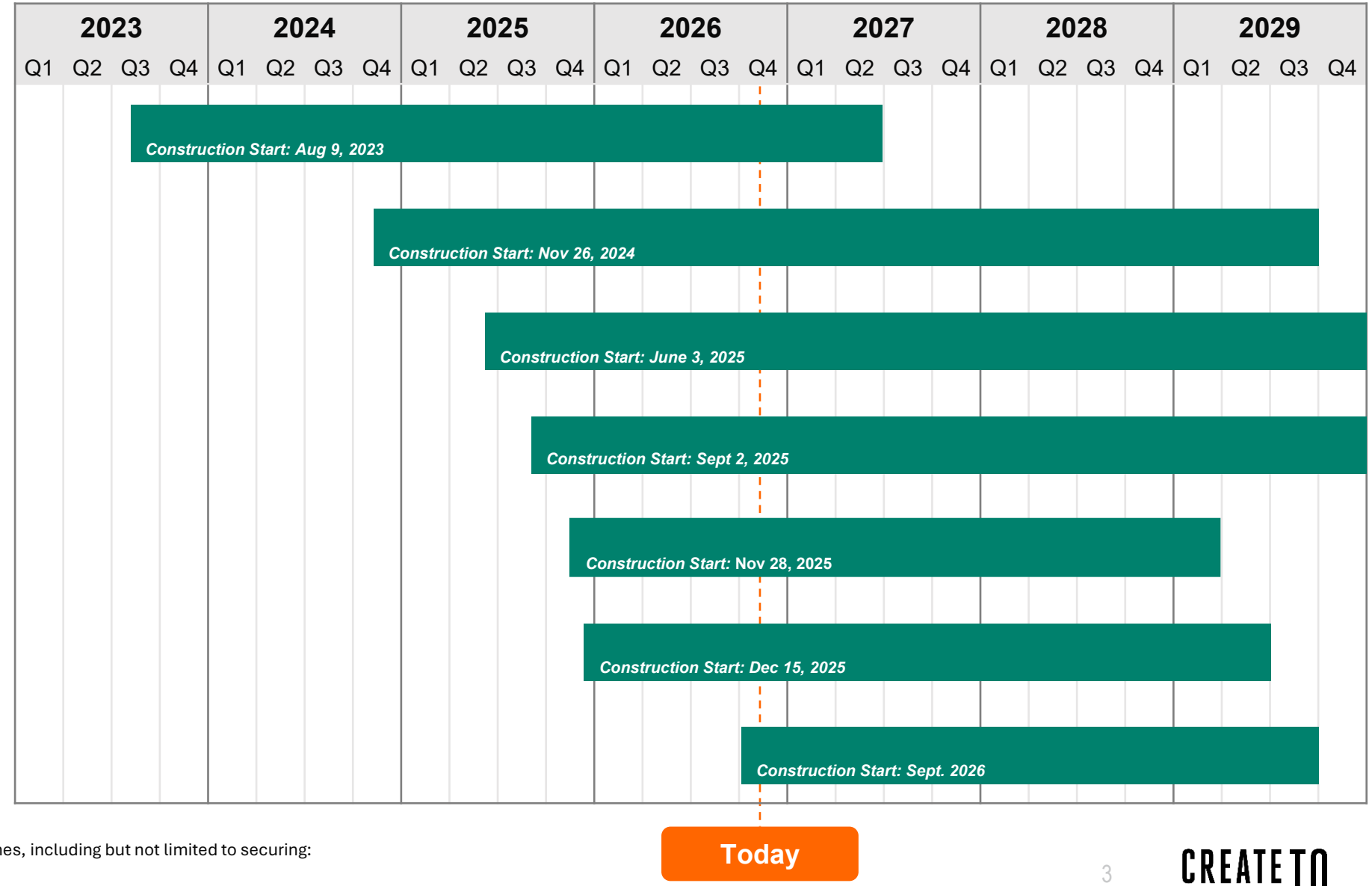
- ☑ Rezoning Approval *(Jun/2024)*
- ☑ Site Plan Submission *(Apr/2025)*
- ☑ NOAC *(Jun/2026)*
- ☑ Below-Grade Permits *(Apr/2026)*
- ☑ Above-Grade Permits *(Oct/2026)*
- ☐ Occupancy *(Target Q1/2029)*

610 Bay St/130 Elizabeth St

- ☑ Rezoning Approval *(June/2025)*
- ☑ Site Plan Submission *(July/2025)*
- ☑ NOAC *(Feb/2026)*
- ☑ Below-Grade Permits *(Jan/2026)*
- ☐ Above-Grade Permits *(Target Q4 2026)*
- ☐ Occupancy *(Target Q2/2029)*

Bloor-Kipling Block 5 (970 Kipling Ave)

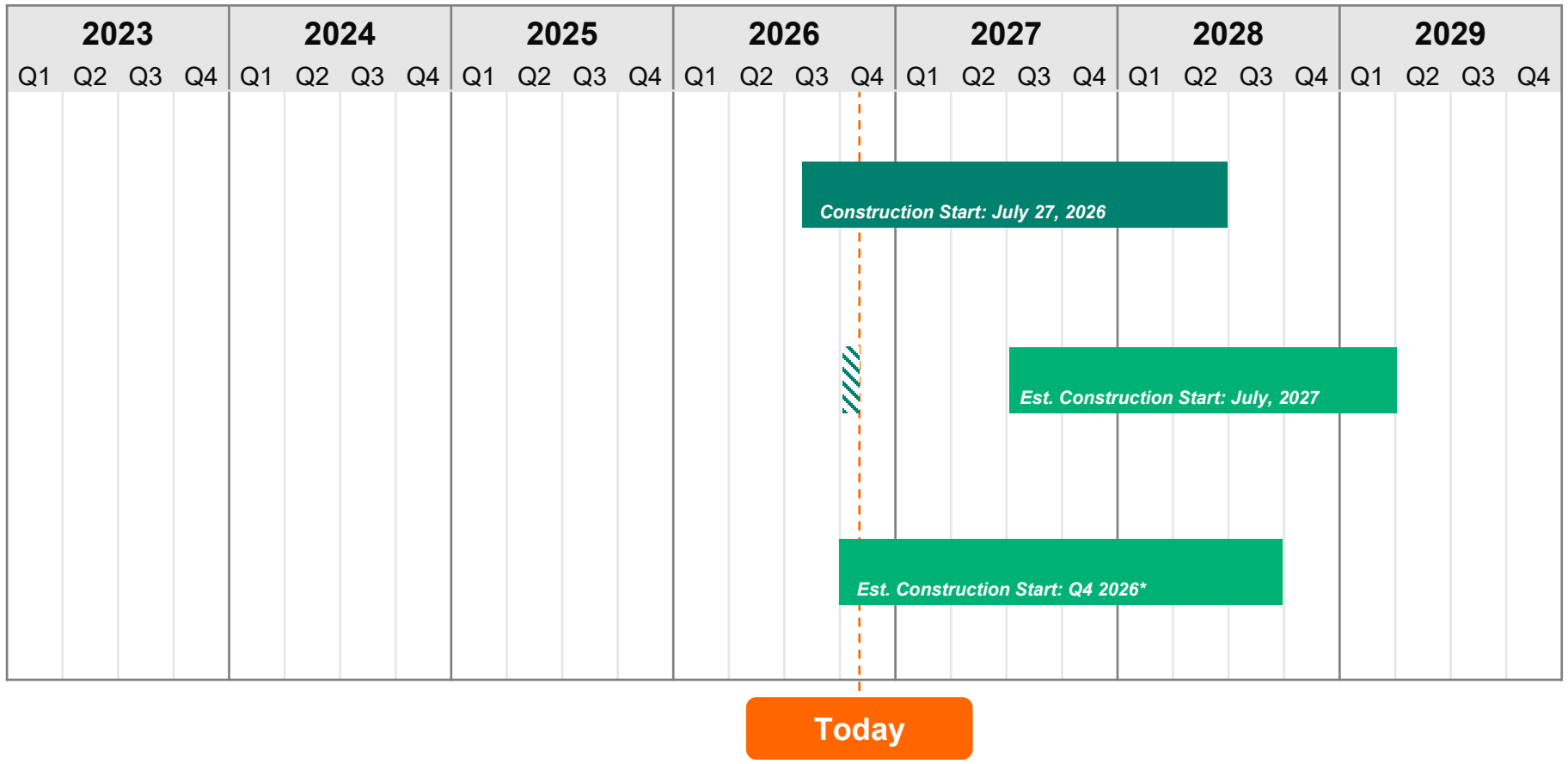
- ☑ Rezoning Approval *(May/2026)*
- ☑ Site Plan Submission *(Jun/2026)*
- ☐ NOAC *(Target Oct/2026)*
- ☐ Below-Grade Permits *(Target Q1 2027)*
- ☐ Above-Grade Permits *(Target Q2 2027)*
- ☐ Occupancy *(Target Q3 2029)*



*Timing of construction start subject to completion of key milestones, including but not limited to securing: Approvals, Funding and Financing.

Housing Progress Update - CreateTO Led Construction

Estimated Construction Start and End



1113-1125 Dundas St W

- ☑ Rezoning Approval *(Jul/2024)*
- ☑ Site Plan Submission *(Apr/2026)*
- ☑ NOAC *(Oct/2026)*
- ☑ Demolition Complete *(June/2025)*
- ▣ Below-Grade Permits *(N/A)*
- ☐ Above-Grade Permits *(Target Nov/2026)*
- ☐ *Occupancy (Target Q2/2028)*

805 Wellington St W (To be Renamed)

- ☑ Rezoning Approval *(Jul/2026)*
- ☐ Site Plan Sub. *(Target Q1/2027)*
- ☐ NOAC *(Target May 2027)*
- ☑ Demolition Complete *(Oct/2026)*
- ☐ Below-Grade Permits *(Target Q2 2027)*
- ☐ Above-Grade Permits *(Target Q3 2027)*
- ☐ *Occupancy (Target Q1 2029)*

Spring House (Formerly Dunn House Phase 2)

- ☑ Rezoning Approval *(May/2026)*
- ☑ Site Plan Submission *(Jun/2026)*
- ☐ NOAC *(Target Q4/2026)*
- ☐ Demolition Permit *(Target Q4 2026)*
- ▣ Below-Grade Permits *(N/A)*
- ☐ Above-Grade Permits *(Target Q1 2027)*
- ☐ *Occupancy (Target Q3 2028)*

*Timing of construction start subject to completion of key milestones, including but not limited to securing: Approvals, Funding and Financing.

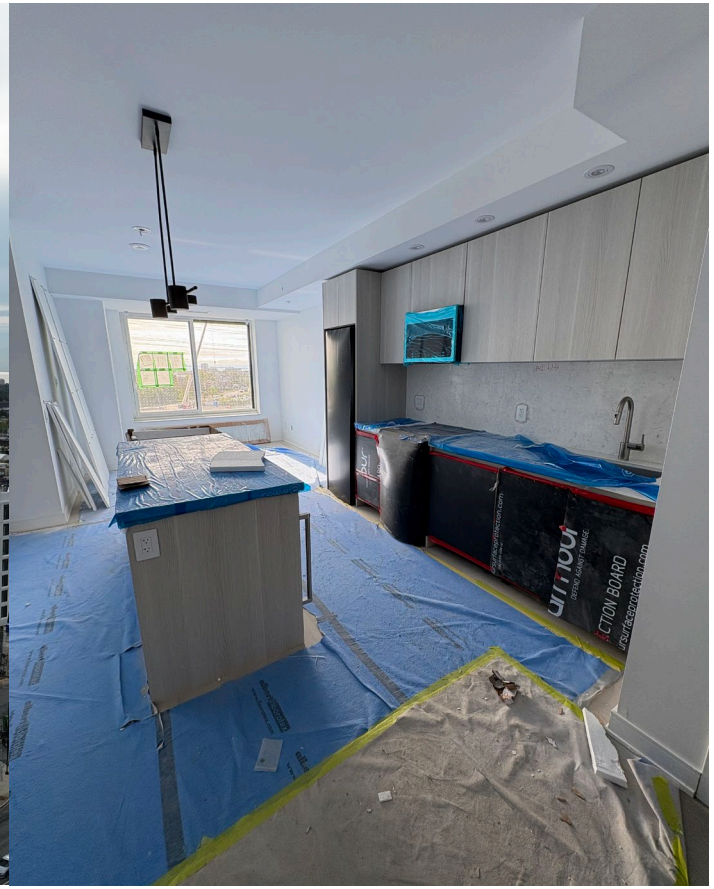

APPENDIX
CREATE TO

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
Architects: Studio Gang Architects, architects–Alliance, Smoke Architecture
827 Homes: 210 (25%) Affordable Rental (Income-Based), 617 Market Rental

1113-1125 Dundas St W: Under Construction

Build Canada Homes, 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): Under Construction

Toronto Builds





Partner: Kilmer Developments Inc.
Architects: Hariri Pontarini
840 Homes: 198 (24%) Affordable Rental (Income-Based), 642 Market Rental

Spring House (formerly Dunn House Phase 2): Tracking Towards Construction Start

Build Canada Homes, Social Medicine Initiative, Public Developer Model







Partner: University Health Network and City of Toronto
Architects: Montgomery Sisam Architects
54 Homes: Supportive Housing Units

805 Wellington St W *(to be renamed)*: Initial Planning Approvals Complete

Build Canada Homes, Toronto Builds





Partner: Phase 1 – Delivered by CreateTO & operated by Homes First Society (Supportive Housing); Phase 2 – TBD
Architects: DTAH
377 Homes: Phase 1 - 81 Supportive Housing; Phase 2 - 60 (20%) Affordable Rental (Income-Based) & 236 Market Rental
Demolition: Maple Green Building Demolished October, 2026

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

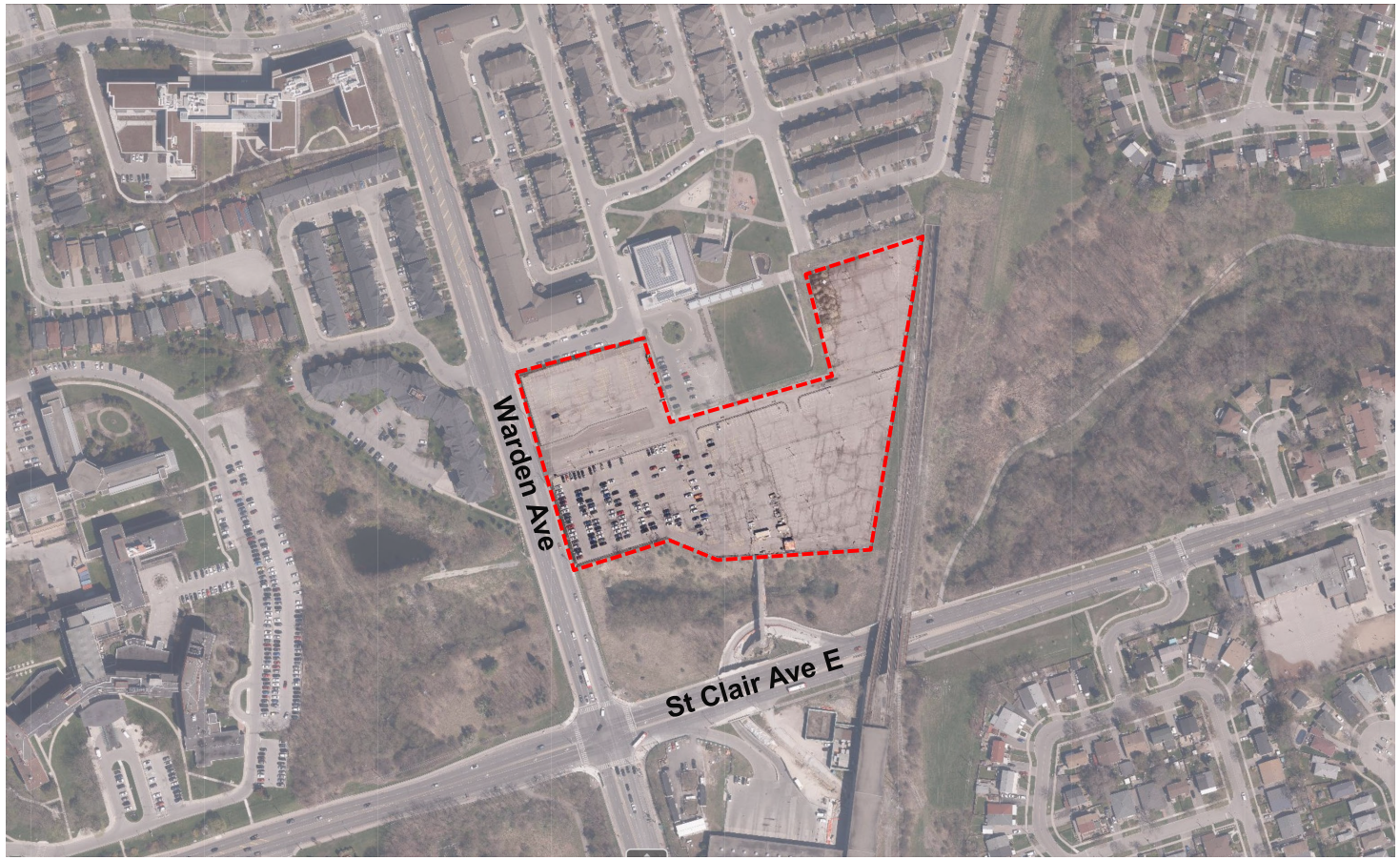




Partner: TBD
Architect: Superkül
34 Homes: 4 (10%) Affordable Rental (Income-Based), 30 Market Rental

705 Warden Ave: Proponent Selected & Planning Approvals Underway

Housing Now



Partner: Greenwin and KingSett Capital
Architects: Turner Fleischer Architects
600 Homes (Phase 1)

Upcoming Market Offerings



Bloor-Islington

(3326 Bloor St W & 1226 Islington Ave)

Build Canada Homes
Toronto Builds

1,415 Homes Planned
- 425 (30%) Affordable Rental (Income-Based)
- 990 Market Rental

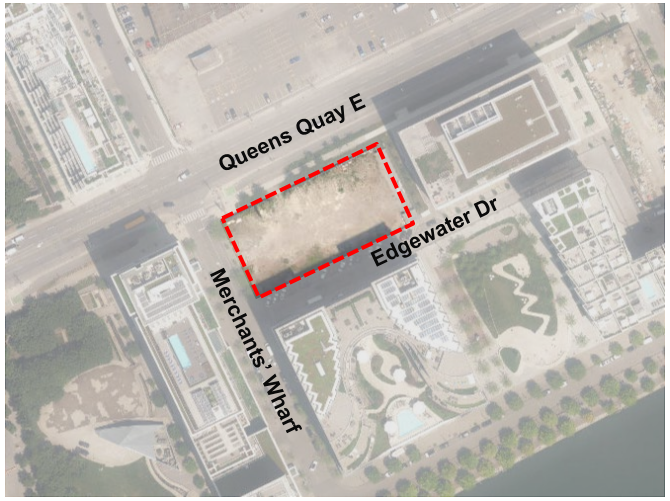
Build Canada Homes
(Phase 1, Market Offering)
301 Homes Planned
- 78 (~26%) Affordable Rental (Income-Based)
- 223 Market Rental



158 Borough Drive

Build Canada Homes
Toronto Builds

425 Homes Planned
- 118 (~28%) Affordable Rental (Income-Based)
- 307 Market Rental



C1 Bayside

(255 Queens Quay E)

Build Canada Homes
Toronto Builds

160 Homes Planned
- 48 (30%) Affordable Rental (Income-Based)
- 112 Market Rental

Initial Planning Approvals Completed



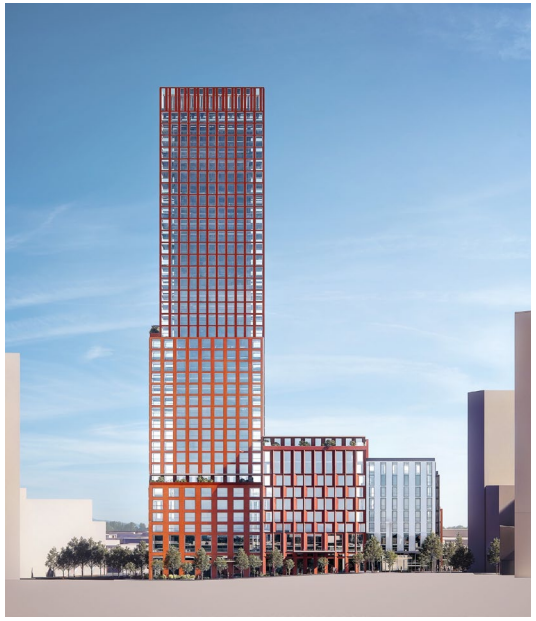
9 Shortt Street
Toronto Builds

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



Bloor-Kipling Block 3
(3725 Bloor St W)
Toronto Builds

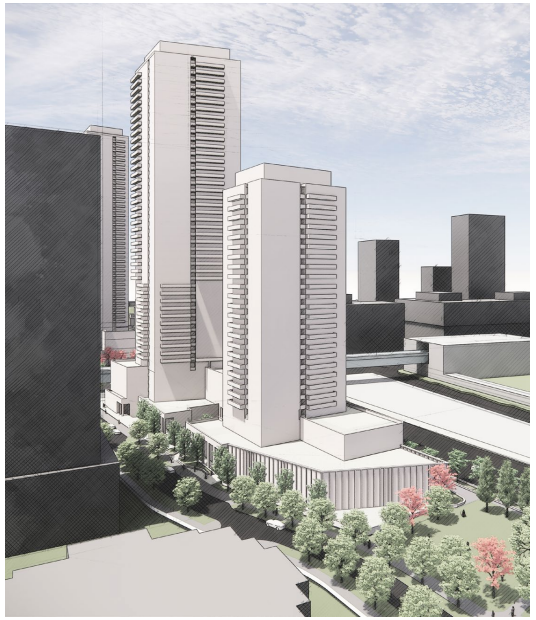
698 Homes Planned
- 210 (30%) Affordable Rental (Income-Based)
- 488 Market Rental

Initial Planning Approvals 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



40 Bushby Drive
Toronto Builds

1,500 Homes Planned
- 450 (30%) Affordable Rental (Income-Based)
- 1,050 Market Rental

Initial Planning Approvals Underway



705 Progress Avenue

Master Planning work
Underway



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Thank you

CREATE TO

Transforming
Toronto's Real Estate