

Introducing an important City of Toronto project in your neighbourhood

805 Wellington Street West

Project Overview

CreateTO on behalf of the City of Toronto are revitalizing the site at 805 Wellington Street West (also known as 53 Strachan Avenue). The City is seeking an Official Plan and Zoning By-law Amendment to turn this City-owned land into a vibrant, mixed-income community.

The **key objectives** of this project include:

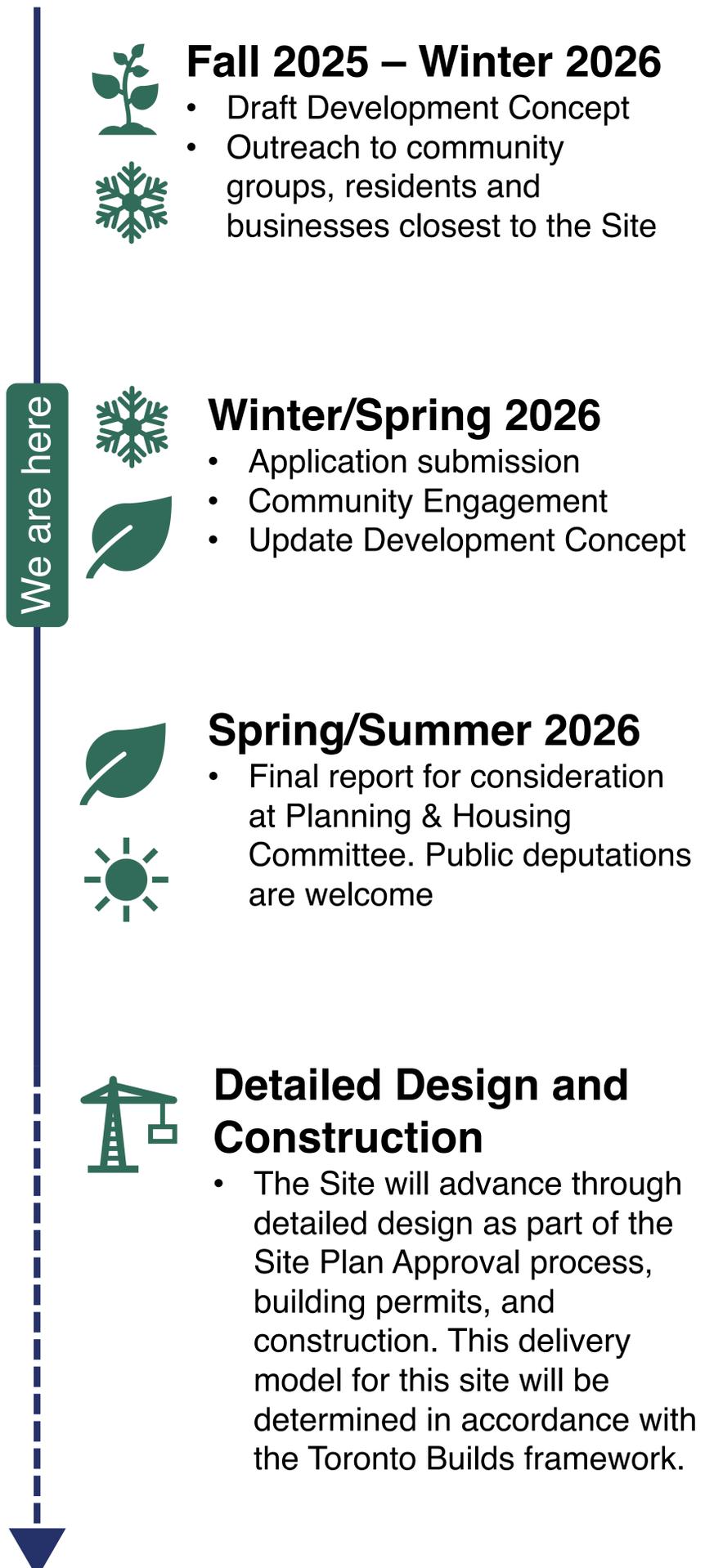
- helping address Toronto’s housing crisis by re-establishing supportive housing on the site and delivering new affordable and market rental homes;
- Supporting the long-term success of the Garrison Flats Community Garden in a new space right next door as part of the new Wellington Park; and
- Conserving and meaningfully incorporating the heritage building within the new design.

This project is part of a new City Council-approved initiative called Toronto Builds, that guides the development of diverse rental housing on public land.



Image of 805 Wellington St W. in its current form (2026)

Project Timeline



805 Wellington Street West

The current site and what is being proposed

The site today

Location: the site is located on public land owned by the City of Toronto. It is located south of Wellington Street West, east of Strachan Ave, north of the Union Station Rail corridor, and west of a new 1 ha (2.3 acres) park at 801 Wellington Street West.

Current uses: The Strachan House building, which was formerly home to a supportive housing program operated by the Homes First Society, is now vacant. The Garrison Flats community garden operates on the eastern part of the site.

Heritage: The entire site is listed on the City of Toronto's Heritage Register. CreateTO is working closely with Heritage Planning to identify heritage attributes of the current building and the site.

What's proposed

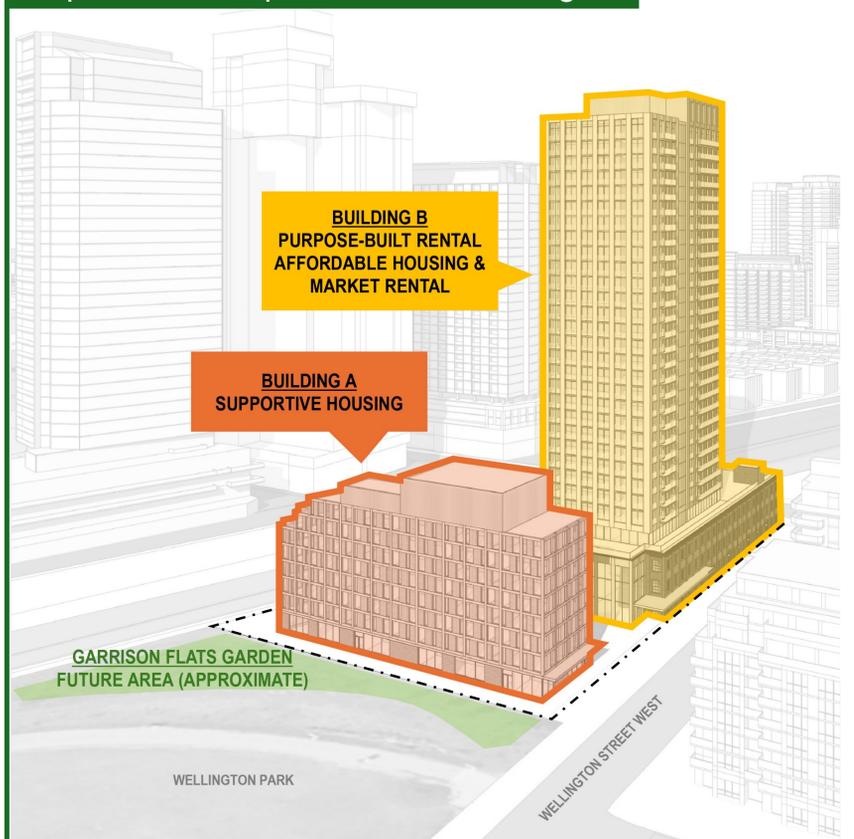
Two new residential buildings are planned for the site, including:

- a 30-storey building with up to 300 rental homes and at least 20% affordable rental units; and
- an 8-storey building with approximately 80 deeply affordable supportive housing units, which matches the scale of the previous supportive housing program.

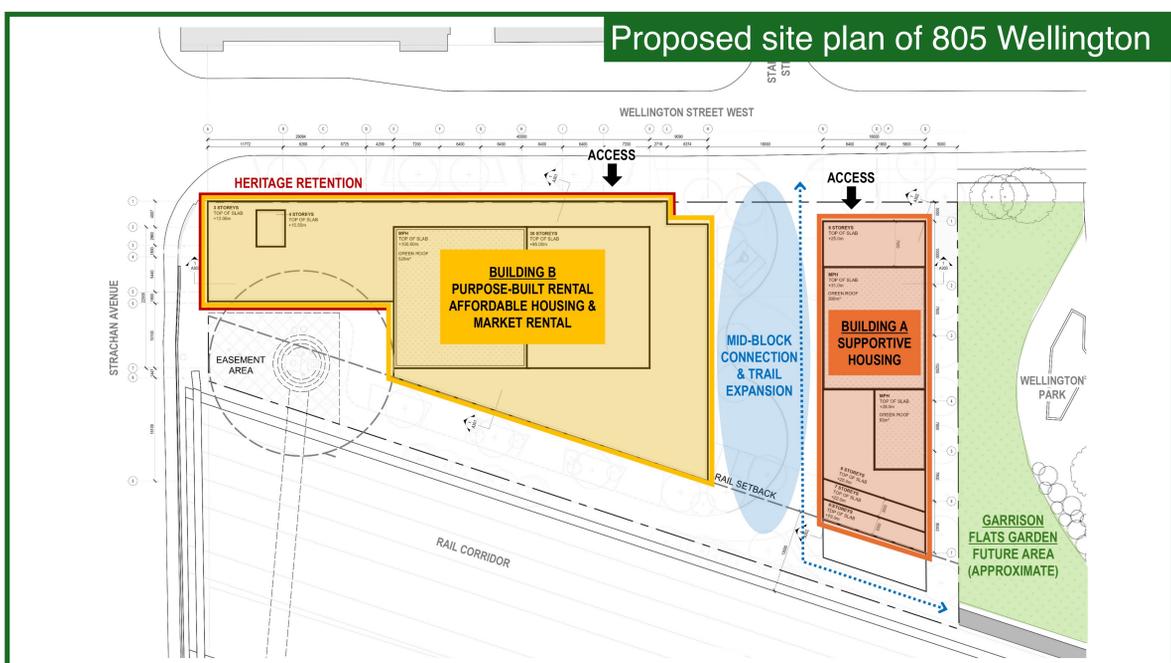
It will remain a public asset. The City will retain ownership of the land moving forward. The City may enter into long-term leases with development and/or operational partners to help deliver the City's vision for this site.

Garrison Flats garden will continue to have a home at the new park next door. A new park immediately east of the site at 801 Wellington Street is also being planned by the City's Parks & Recreation Division. Parks & Recreation staff are working closely with the local community and CreateTO to relocate the Garrison Flats garden to the new park.

Proposed development of 805 Wellington



The heritage building on site and its heritage attributes will be meaningfully conserved and incorporated into the development.



Affordable & Supportive Housing

Addressing Toronto's Housing Crisis

Toronto is facing an evolving housing crisis, impacting housing affordability for low-income, vulnerable residents including people experiencing homelessness, as well as key workers and middle-income earners.

This site is one of many of public properties the City is investing in to support the development of 65,000 new homes in the next 10 years, including 18,000 supportive homes following the **City's HousingTO 2020-2030 Action Plan**.

The site is also one of the first to proceed under the new **Toronto Builds framework**, which guides the development of diverse rental housing on public land.

To help address the housing crisis, Toronto needs different types of homes across the housing spectrum. This project will provide supportive housing, affordable rental, and market rental housing options.

Housing Spectrum



What is supportive housing and how will it be operated?

Supportive housing is deeply affordable housing with on-site supports that enable people at risk of homelessness to live independently and improve their health and well-being.

Homes First Society has been recommended to be the non-profit development partner to operate the supportive housing on-site. If confirmed by Council, Homes First will provide the wrap-around services to help individuals achieve housing stability and prevent a return to homelessness.

Who are the affordable homes for?

The affordable rental homes will be for tenants from low-to-moderate-income households, with a maximum income set at four times the annual rent. These homes will be open to individuals and families from local neighbourhoods, across Toronto, and beyond.

How will the rents for affordable homes be determined?

Rents for the affordable homes will be determined according to the City's new income-based definition. The rents will be at or below the lesser of:

- Average Market Rent (by dwelling type); or
- Approximately 30% of the before-tax household income (based on 50th or 60th percentile income).

To learn more about the City's new definition for affordable housing, please visit the City website, or scan the QR code below.



Applying for affordable housing:

The City will work with the housing provider to ensure there is a fair and transparent process for tenancing the buildings that will result in mixed-income and inclusive housing.

More information about accessing and applying for these units will be available when the development is closer to completion. To learn more and subscribe to the City's Affordable Housing Opportunities E-updates, scan the QR Code below.



Who does what as part of affordable housing and the HousingTO 2020-2030 Action Plan

Toronto City Council

The HousingTO Action Plan is directed by Toronto City Council. City Councillors play an important role in representing the residents in their wards and fulfilling their responsibility to the City as a whole.

Communities

Communities have an important role in helping inform how developments can fit in and be welcomed into their neighbourhoods.

Housing Development Office

The Housing Development Office is a newly created City division to focus exclusively on advancing and accelerating the delivery of housing on City-led and City supported sites.

City Planning

City Planning is the main point of contact with CreateTO and is responsible for coordinating the project with other City Divisions, co-leading community engagement and Councillor communications. City Planning leads the preparation of the Official Plan Amendment, site-specific Zoning By-law and Final Report.

CreateTO

CreateTO is the agency responsible for managing the City of Toronto's real estate assets. Along with City staff, CreateTO is responsible for preparing a market-ready development for each site.



Development Review

Development Review works in collaboration with City Planning to manage the development submission, review the development concept, and provide comments from an interdisciplinary team. Development review participates in community engagement, and supports the preparation of the Official Plan Amendment, site-specific Zoning By-law and Final Report.

Development Partners

The City looks for bids from development partners to build and manage sites. The City negotiates project agreements with these partners to achieve the greatest public benefit.

Housing Secretariat

The City's Housing Secretariat is the corporate lead for the HousingTO Action Plan. They are responsible for the City's housing policies, including the HousingTO 2020-2030 Action Plan.

Community Engagement

CreateTO is engaging with the local communities about the future of the site to share information and answer questions. Engagement activities include conversations with local organizations and residents, pop-ups around the site, and a community information session.

See details below about the engagement activities and how to get in touch with the team.

Upcoming Community Engagement

Pop-ups



Trinity Community Recreation Centre

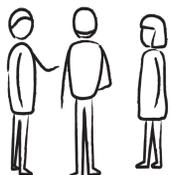
155 Crawford Street
Monday, March 9th
3:00 – 5:00 pm

Fort York Library

190 Fort York Blvd
Monday, March 23rd
5:30 – 7:30 pm

Information about additional pop-ups will be posted on the project website

Community Information Session



Mid April 2026

Checkout the website for more details
www.createto.ca/805wellington

Get in Touch

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