

Appendix 1: Housing Now Phase Two Sites

Below is a list of the Phase Two sites including preliminary considerations:

1. 1627 & 1675 Danforth Avenue



Subject Site:	1627 & 1675 Danforth Avenue (Part 1)
Parcel Information:	Designated as Mixed Use Areas 5.05 Acres Located in Ward 19
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The Subject Site currently accommodates the Danforth-Coxwell Public Library and the Toronto Transit Commission (“TTC”) Danforth Garage facility - The Subject Site forms part of the Danforth Garage Master Plan, endorsed by the CreateTO Board on May 13, 2019 and adopted by City Council on June 18, 2019 - The Master Plan identifies various parcels for potential housing development. - The site is listed on the City of Toronto’s Heritage Register - The site is within the boundaries of the Danforth Avenue Complete Street & Planning Study

2. 1631 Queen Street East



Subject Site:	1631 Queen Street East (Part 1 and Part 2)
Parcel Information:	Designated as Mixed Use Areas 1.19 Acres Located in Ward 19
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The Subject Site is comprised of the Beaches Employment & Social Services Centre and Children Services childcare facility (Part 1) and a closed road allowance (Part 2) - The site is located at the intersection of Queen Street East and Coxwell Avenue - The site is subject to Site & Area Specific Policy #466 and the Queen Street East Urban Design Guidelines - Site development is dependent on the relocation of the existing Employment & Social Services and Children Services operations (no relocation site or capital budget currently identified) - Potential Strategic Acquisition opportunity to acquire the abutting site (between Part 1 & Part 2 above) from the private owner to achieve additional density and unit yield

3. 158 Borough Drive



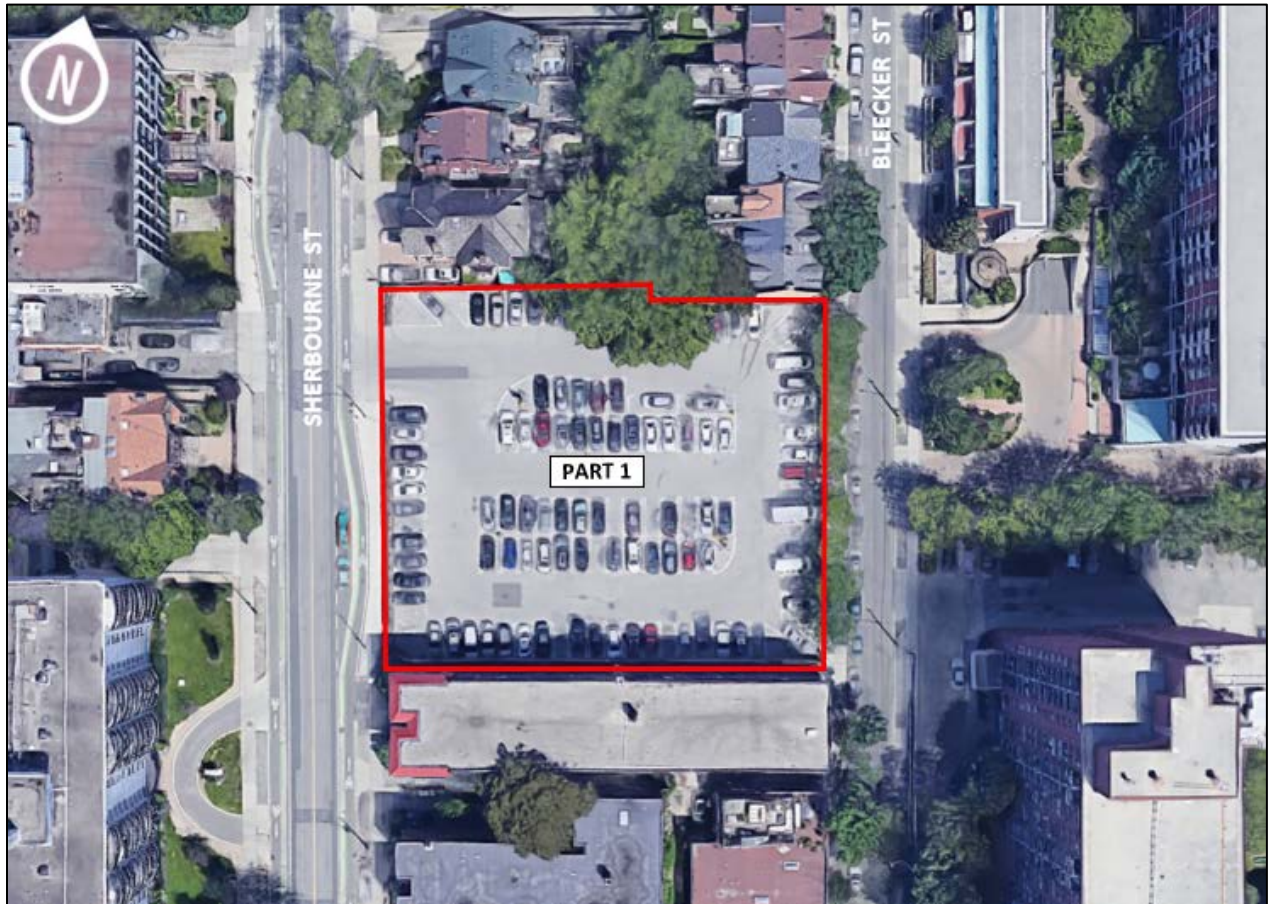
Subject Site:	158 Borough Drive (Part 1)
Parcel Information:	Designated as Mixed Use Areas 1.48 Acres Located in Ward 21
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The Subject Site is a two level parking structure comprised of approximately 350 spaces (175 parking spaces per level) - It is located at the intersection of Borough Drive and Town Centre Court - The site is subject to Scarborough Centre Secondary Plan & Civic Precinct Plan - The site abuts Scarborough Civic Centre to the West - The parking deck is used primarily to accommodate Scarborough Civic Centre Staff - Parking replacement options will be further reviewed in the due diligence and stakeholder engagement process

4. 2444 Eglinton Avenue East



Subject Site:	2444 Eglinton Avenue East (Part 1 and Part 2)
Parcel Information:	Designated as Mixed Use Areas 2.86 Acres Located in Ward 21
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The site is comprised mainly of a TTC commuter parking lot (Part 1) and a vacant industrial/auto repair facility with adjacent parking (Part 2) - It is located just East of the intersection of Eglinton Avenue East and Kennedy Road - The TTC commuter parking lot contains 199 surface parking spaces and primarily services the Kennedy GO/Subway Station - The site is subject to various real estate interests (i.e. Easements) to be further reviewed - The site is abutting a Hydro Corridor to the West & Rail Corridor to the East - Parking replacement options will be further reviewed in the due diligence and stakeholder engagement process

5. 405 Sherbourne Street



Subject Site:	405 Sherbourne Street (Part 1)
Parcel Information:	Designated as Apartment Neighbourhood Areas 0.74 Acres Located in Ward 13
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The site is currently utilized by Toronto Parking Authority as GreenP Lot #79 and contains 110 surface parking spaces - It is located on the east side of Sherbourne Street, north of Carlton Street in the Cabbagetown Northwest Heritage Conservation District and is within the boundaries of OPA 406 (TOcore) - Site is identified as having Archeological Potential – to be further reviewed - Parking replacement options will be further explored in the due diligence and stakeholder engagement process

6. 150 Queens Wharf Road (Block 36 North)



Subject Site:	150 Queens Wharf Road (Part 1)
Parcel Information:	Designated as Mixed Use Areas 0.38 Acres Located in Ward 10
Preliminary Site Considerations:	<ul style="list-style-type: none"> - The site is currently vacant - It is located off of Bathurst Street in City Place and is subject to Railway Lands West Secondary Plan and is within the boundaries of OPA 406 (TOcore) - The site abuts the Rail Corridor and appropriate Metrolinx rail setback is required - The abutting City-owned land is dedicated for future parkland and is currently leased-out to Metrolinx for Construction Staging scheduled for completion by 2024 - The Subject Site was initially declared surplus in 2016 with the intended manner of disposal to be by way of entering into a long term lease agreement for the purpose of developing and operating affordable rental housing. The Declare Surplus authority will be updated based off the recommendations in this staff report.