



**HOUSING
NOW.**

RE: RA7.4

Housing Now Update
CreateTO Board
July 9, 2019

Update from the Housing Secretariat

- **4 public open houses + 4 pop-up events** reaching approx. 1,900 people
- Ongoing discussions with **CMHC** on **financing and funding** available to proponents selected through the proposal process
- Discussions underway with the Province on **co-locating long-term care beds** with affordable rental housing where appropriate
- Housing Secretariat and CreateTO working on finalizing **business cases** and, where appropriate, identifying **capital and operating requests** to the City
- DCM, Community and Social Services will report to the Planning and Housing Committee in November 2019 on the **HousingTO 2020-2030 Action Plan**
 - Some 5,000 residents and organizations consulted

The Opportunity

11 public sites across the city

10,000 new units

3,700 new affordable rental units

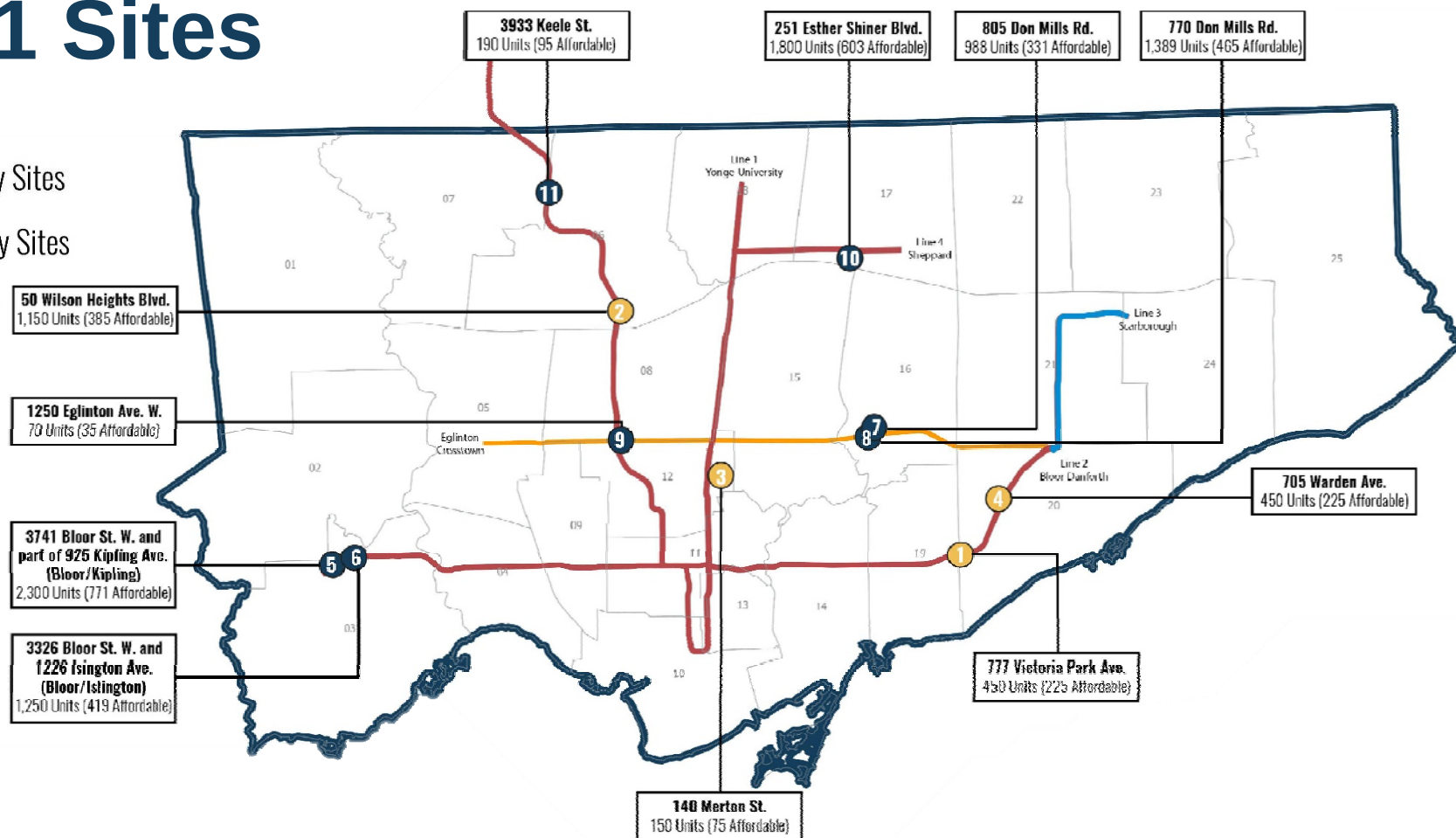
\$21k-\$52k income range for affordable units

The 11 Sites

Phase 1: 2019 Priority Sites

Phase 2: 2020 Priority Sites

Units are estimates only, subject to relevant approvals, business case and market offering process.



Steps to Delivery

We are here



Stage 1: Business Case

- Project Design
- Consultation
- City-initiated Rezoning

Stage 2: Market Offering

- Project Marketing
- Award & Negotiations

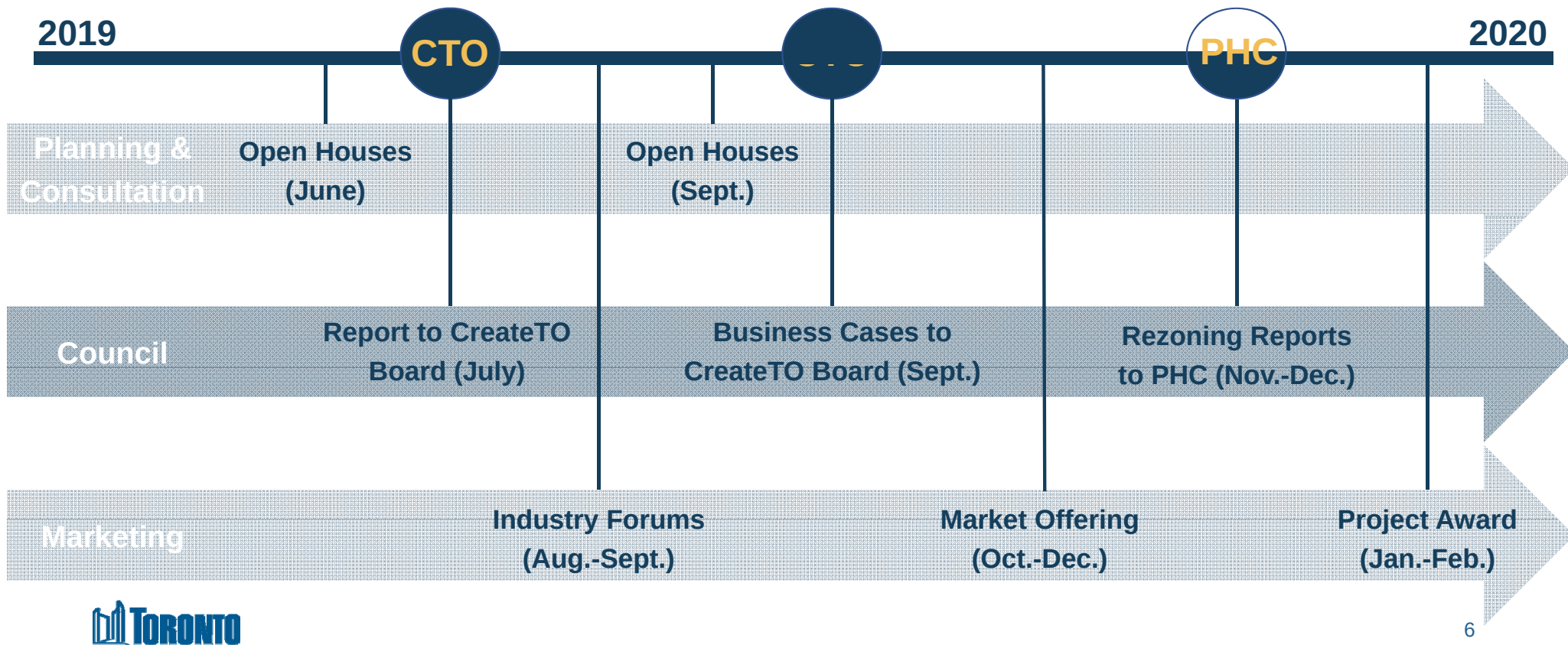
Stage 3: Delivery

- Sale/Lease Transaction
- Financing
- Site Plan Application (expedited)
- Construction

Progress Update

- 4** sites out for consultation and on-track for 2019 rezoning: **2,200 units**
- 2** sites under application: **2,377 units**
- 2** sites underway in Q3 2019: **3,550 units**
- 3** sites to be launched for consultation in Q4 2019: **2,060 units**

2019 Priority Sites Timeline



Next Steps

- Ongoing developer engagement, including non-profit sector
- Staff review of development concepts (**July**)
- Retain broker of record (**July**)
- Ongoing public engagement, including 2nd round of public meetings (**September**)
- Present business cases to CreateTO Board (**September 24**)
- Present staff reports (rezoning) to Planning and Housing Committee (**November onward**)
- Market and award projects (**November onward**)

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THANK YOU