

## ATTACHMENT #2

### PHASE ONE SITES STATUS UPDATE

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#### **Bloor-Kipling and Bloor-Islington (Etobicoke Centre)**

These two locations are within Etobicoke Centre. Etobicoke Centre is one of four Centres throughout the City identified in the Official Plan to accommodate growth and a dynamic mix of housing, employment opportunities, commercial activities and community amenities. The Etobicoke Centre is also identified in the Province's Growth Plan for the Greater Golden Horseshoe, 2019.

Work began on the preparation of a Block Context Plan for the 17-acre, six block site at Bloor-Kipling and the 3.8-acre, two block, site at Bloor-Islington in the Fall of 2019. The Block Context Plan will set out a design vision for the Bloor-Kipling and Bloor-Islington sites. The plan will address new blocks, the appropriate mix of uses, streets and public spaces, built form typologies, heights, massing, views, circulation, access to transit and the relationships of buildings to one another and to the public realm.

To date, two public meetings have been held on the proposal. The current schedule calls for CreateTO to make a submission to the City to support a rezoning on Bloor-Islington and all or a portion of Bloor-Kipling in Q3, 2020, with an anticipated Zoning By-law Amendment before Council in Q4 2020.

#### **770 and 805 Don Mills Road**

CreateTO has worked closely with City Planning on the massing proposal and new infrastructure required for both of these sites.

A first submission for both sites was made in 2018 and conceptual massing was included throughout the consultation for the Don Mills Crossing Secondary Plan, which was approved by City Council in 2019.

After Housing Now Phase One was launched in 2019, the Province identified the draft alignment of the Ontario Line, which will run above-grade, and terminating at either 770 or 805 Don Mills Road. It is anticipated that the Province will determine the final alignment and station location this year.

Once the alignment is established, CreateTO will submit revised plans to the City and the recommended Zoning By-law Amendments and Plan of Subdivision will be prepared with an anticipated date of Q1 2021 for 805 Don Mills Road and Q4 2021 for 770 Don Mills Road.

At this time, CreateTO anticipates to bring one or both of these sites forward for a market offering.

## **1250 Eglinton Avenue West, 3933 Keele Street, and 251 Esther Shiner Boulevard (Oriole Yards)**

Due diligence work is proceeding on the remaining three properties, as highlighted below:

- 1) Subject to the planning approval process, the property at 1250 Eglinton Avenue West will be available for marketing following completion of the Eglinton Crosstown, which is expected in 2022.
- 2) The property at 3933 Keele Street will be brought to market upon the completion of the Finch West Light Rail Transit (LRT), which is expected in 2023/24. Further work is required at this location to assess potential to expand the site area to facilitate a larger development, subject to the planning process and determination of appropriate built form.
- 3) The Oriole Yards Study has identified a plan for relocating existing City uses from the site to free the lands for development. Early due diligence and concept testing is underway with an anticipated recommended Zoning By-law. Amendment will be presented to Planning and Housing Committee in Q3 2021.