

RA13.3 Attachment 1



Update on Eleven (11) Initial Housing Now Sites

CreateTO Board of Directors Meeting
June 12th, 2020

CREATE TO

Transforming
Toronto's Real Estate

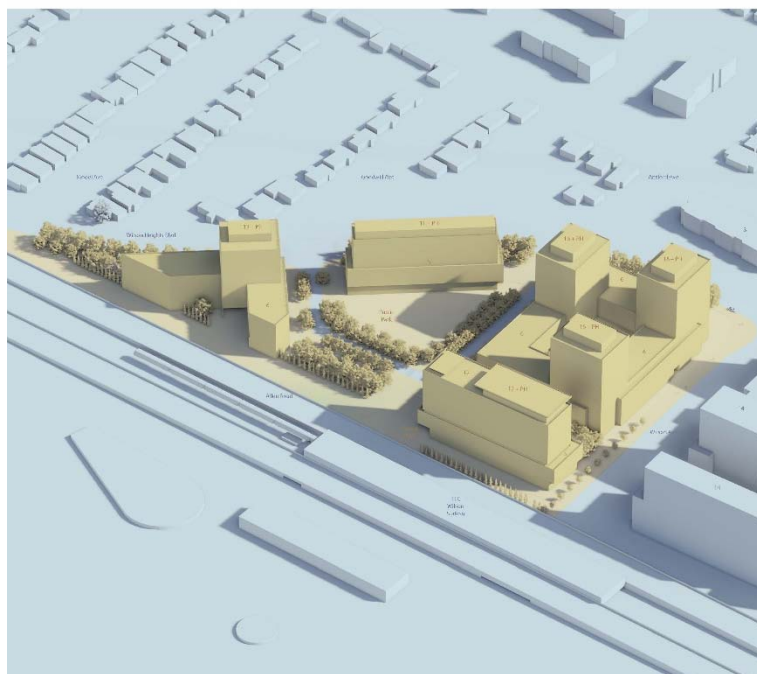
Housing Now - Milestone Report

May 28, 2020

	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Go To Market	Const'n Start First Forecast	Const'n Start Current Forecast	Change/ (Months)	Notes
Phase 1	777 Victoria Park	450	508	508 (100%)	254 (50%)	Q4 2019	Q4 2020	Q4 2021	-12	Covid delays in Lease negotiations & approvals
	50 Wilson Heights	1,150	1,484	1,072 (72%)	536 (36%)	Q4 2019	Q4 2020	Q1 2022	-15	Covid delays in Lease negotiations & approvals
	705 Warden	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q2 2022	-18	Covid delays, planning approval revisions & and remarketing
	140 Merton Street*	150	180	180 (100%)	90 (50%)	Q3 2020	Q4 2020	Q1 2022	-15	Covid delays & On hold pending market rent report
Phase 2	Bloor/Kipling (Blk 1) *	2,300	2,300	1,541 (67%)	771 (34%)	Q4 2020	Q4 2021	Q2 2022	-6	Planning approval & covid delays
	Bloor/Islington	1,250	1,250	838 (67%)	419 (34%)	Q4 2020	Q4 2021	Q2 2022	-6	Planning approval & covid delays
	805 Don Mills	988	988	662 (67%)	331 (34%)	Q4 2020	Q4 2021	Q3 2022	-9	Assume no Ontario line location requimts but LRT construction delayed
Phase 3	770 Don Mills	1,389	1,389	931 (67%)	465 (33%)	Q4 2021	Q4 2021	Q3 2023	-12	On hold pending confirmation of Ontario Line location & LRT delays
	1250 Eglinton Ave W	70	70	70 (100%)	35 (50%)	Q4 2021	Q4 2021	Q1 2023	-15	LRT delays
	251 Esther Shiner	1,800	1,800	1,206 (67%)	603 (34%)	Q4 2021	Q4 2022	Q2 2023	-6	Requires relocation of public works yards
	3933 Keele Street	190	190	190 (100%)	95 (50%)	Q1 2023	Q4 2022	Q4 2024	-24	On hold pending completion of Finch West LRT
	TOTAL	10,187	10,759	7798 (72%)	3849(36%)					

Previously: 3629 (36%)

* Bloor Kipling has 4 residential blocks containing 2,300 units that will go out to market over the next few years.



Total lot area:	8.0 acres
Ward / Councillor:	Ward 6 York Centre / James Pasternak
Official Plan Designation:	Mixed-Use Areas and other Open Spaces (Tippett Road Area Regeneration Study)
Existing Use:	Toronto Parking Authority – TTC Commuter Parking Lot
Tenure Mix:	1/3 Market Condominium (Ownership) 1/3 Market Rental 1/3 Affordable Rental
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

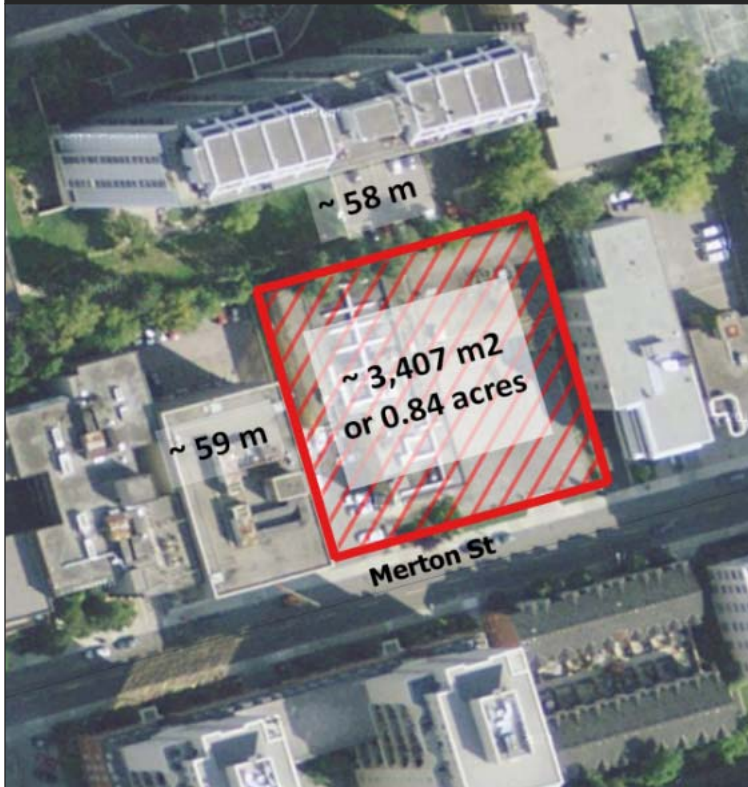
PROPOSED DEVELOPMENT

TOTAL GFA (SF)	1,094,172 (3.79FSI)	RESIDENTIAL GFA (# OF UNITS)	1,025,674 SF (1,484)
		CHILDCARE SPACE GFA	10,000 SF
HEIGHT (STOREYS)	11 - 16	COMMUNITY SPACE GFA	10,000 SF
PARKING	853	RENTAL RESIDENTIAL UNITS	1,040 (70% OF TOTAL)
PUBLIC PARK AREA	3,049 SM	AFFORDABLE RENTAL UNITS	520 (35% OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	Q1 2019
DUE DILIGENCE	Q2 2019	Q2 2019
GO TO MARKET	Q4 2019	Q4 2019
PLANNING APPROVALS	Q1 2020	Q2 2019
SELECT PROPONENT	Q4 2019	Q1 2020
FINALIZE AGREEMENTS	Q2 2020	Q3 2020
MARKET CONDO SALES LAUNCH	Q3 2020	Q3 2020 ¹
START CONSTRUCTION	Q1 2021	Q1 2021 ²

COMMENTS: 1) COVID-19 could create potential market uncertainty with this current date 2) COVID-19 is causing delays in negotiations and additional planning approvals required



Total lot area:	0.84 acres
Ward / Councillor:	Ward 22 St. Paul's / Josh Matlow
Official Plan Designation:	Mixed-Use Area (Currently subject to Mid-Town in Focus Study)
Existing Use:	Two-storey office building leased to a below market rent tenant (SPRINT)
Residual Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	170,000 SF (4.6)	RESIDENTIAL GFA (# OF UNITS)	146,000 SF (170)
HEIGHT (STOREYS)	15	COMMUNITY SPACE GFA	24,000 SF
PARKING	45	RENTAL RESIDENTIAL UNITS	170 (136 1 BD, 34 2 BD)
HERITAGE RESTORATION		AFFORDABLE RENTAL UNITS	85 (50% OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q2 2019	Q2 2019
GO TO MARKET	Q4 2019	Q2 2020
PLANNING APPROVAL	Q4 2019	Q4 2019
SELECT PROPONENT	Q4 2019	Q3 2020
FINALIZE AGREEMENTS	Q1 2020	Q4 2020
START CONSTRUCTION	Q1 2021	Q1 2022

COMMENTS: 1) This site is held from going to market by Council directive a report to Council on controlling increase in market rents is presented and dealt with; 2) Covid 19 is causing delays in negotiations and approvals



Total lot area:	7.1 acres
Ward / Councillor:	Ward 20 Scarborough Southwest / Councillor Gary Crawford
Official Plan Designation:	Mixed- Use Areas, Apartment Neighbourhoods (Warden Woods Community Secondary Plan)
Existing Use:	TTC Commuter Parking Lot
Residual Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

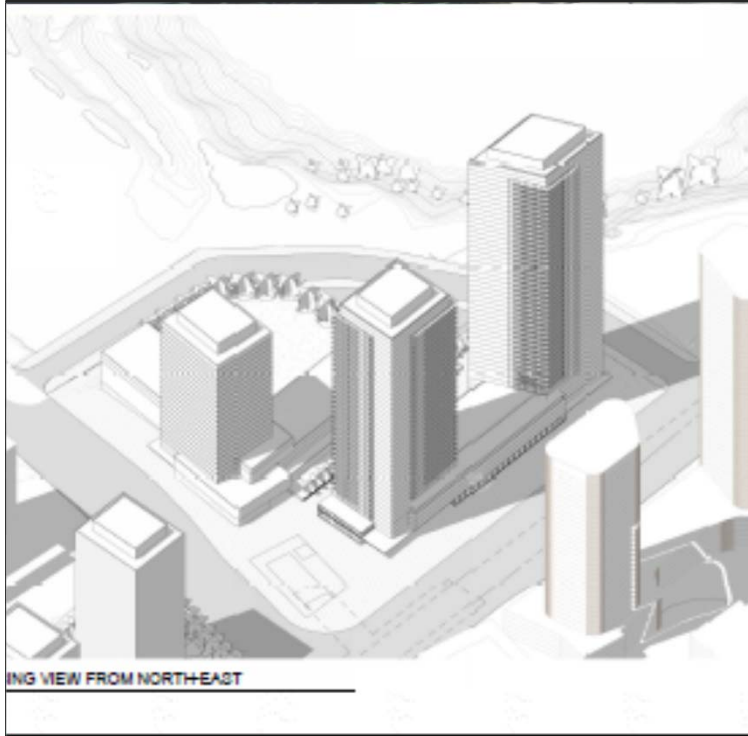
PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	494,570 SF (3.01, 2.73, 3.17)	RESIDENTIAL GFA (# OF UNITS)	479,801 SF (561)
HEIGHT (STOREYS)	6, 19, 18	COMMUNITY SPACE GFA	9,010 SF
PARKING	300	RENTAL RESIDENTIAL UNITS	600
RETAIL GFA	5,759 SF Park 41,269 SF	AFFORDABLE RENTAL UNITS	250

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q1 2019	Q2 2020
GO TO MARKET	Q4 2019	Q4 2020
PLANNING APPROVAL	Q4 2019	Q2 2020
SELECT PROPONENT	Q4 2019	Q1 2021
FINALIZE AGREEMENTS	Q1 2020	Q2 2021
START CONSTRUCTION	Q4 2020	Q2 2022

COMMENTS: 1) Various unforeseen matters caused a delay related to Toronto Water and TTC 2) This site was directed by Planning & Housing Committee to revisit and increase density; 3) Covid 19 is causing delays in negotiations and approvals



Total lot area:	5.4 acres
Ward / Councillor:	Ward 16 Don Valley East / Denzil Minnan-Wong
Official Plan Designation:	Mixed-Use Areas (Don Mills Crossing Secondary Plan)
Existing Use:	Surface Parking Lot (Metrolinx Eglinton Crosstown LRT Staging Area)
Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT

TOTAL GFA (SF) & FSI	991,421 SF (4.5)	RESIDENTIAL GFA (# OF UNITS)	960,039 SF (1,389)
HEIGHT (3 TOWERS)	28 – 52	NON RESIDENTIAL GFA	APPROX. 90,000 SF
PARKING (STALLS)	698	MARKET RENTAL UNITS	926 (2/3 OF TOTAL)
PARK, PUBLIC SCHOOL, CHILDCARE & COMMUNITY SPACE		AFFORDABLE RENTAL UNITS	463 (1/3 OF TOTAL)
		CONDOMINIUM UNITS	463

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	Q1 2019
DUE DILIGENCE	Q2 2019	Q2 2019
GO TO MARKET	Q3 2020	Q4 2021 ¹
PLANNING APPROVALS	Q4 2020	Q4 2021 ¹
SELECT PROPONENT	Q4 2020	Q1 2022
FINALIZE AGREEMENTS	Q1 2021	Q2 2022
START CONSTRUCTION	Q2 2022	Q3 2023 ²

COMMENTS: 1) The Ontario Line and the Science Centre Station location is causing a delay in moving forward with finalizing designs and approvals 2) Construction on this site cannot commence until the completion of the Eglinton Crosstown LRT, scheduled for 2022.

777 Victoria Park HOUSING NOW

PROJECT STATUS
June 2020



Total lot area:	1.97 acres
Ward / Councillor:	Ward 20 – Scarborough Southwest / Gary Crawford
Official Plan Designation:	Mixed-Use Areas
Existing Use:	TTC commuter parking lot
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

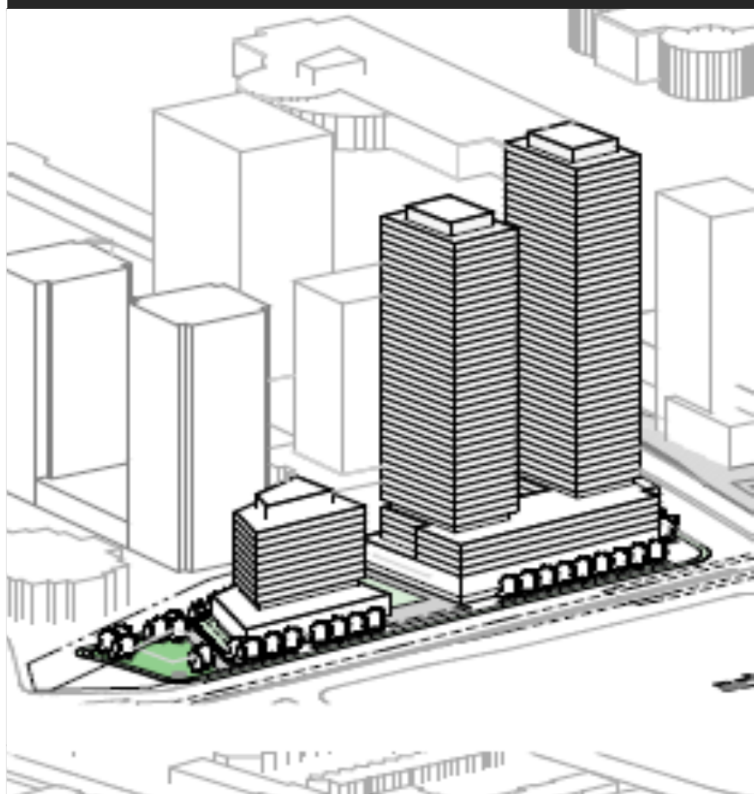
PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	384,000 SF (4.46)	RESIDENTIAL GFA (# OF UNITS)	345,700 SF (508)
HEIGHT (STOREYS)	Building A: 23 Building B: 11	COMMUNITY SPACE GFA	14,830 SF
PARKING	230	RENTAL RESIDENTIAL UNITS	508 (278 1 BD, 175 2 BD, 55 3BD)
HERITAGE RESTORATION	N/A	AFFORDABLE RENTAL UNITS	254 (50% OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	Q1 2019
DUE DILIGENCE	Q2 2019	Q2 2019
GO TO MARKET	Q4 2019	Q4 2019
PLANNING APPROVAL	Q4 2019	Q4 2019
SELECT PROPONENT	Q4 2019	Q1 2020
FINALIZE AGREEMENTS	Q1 2020	Q3 2020
START CONSTRUCTION	Q2 2021	Q4 2021

COMMENTS: 1) Delay due to COVID-19. Proponent due diligence period extended.
2) Estimated Occupancy based on proponent's schedule.



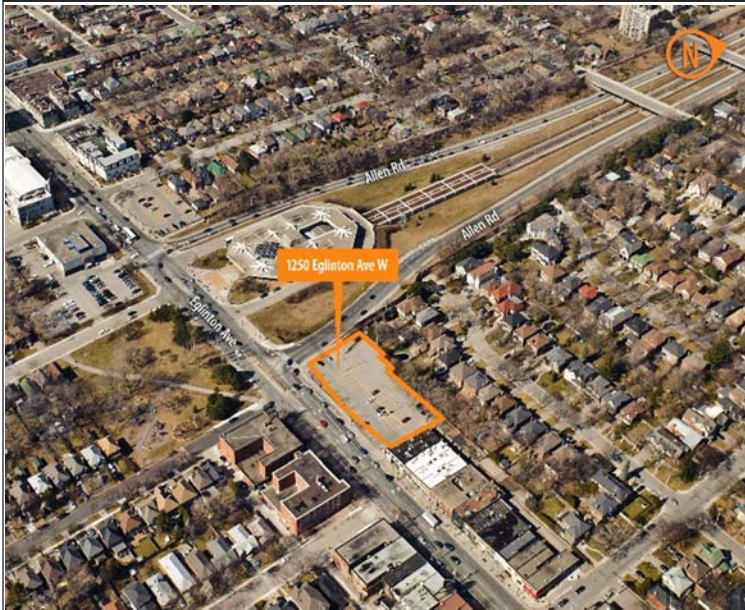
Total lot area:	3.5 acres
Ward / Councillor:	Ward 16 Don Valley East / Denzil Minnan-Wong
Official Plan Designation:	Mixed-Use Areas (Don Mills Crossing Secondary Plan)
Existing Use:	Surface Parking Lot (Metrolinx Eglinton Crosstown LRT Staging Area)
Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

TOTAL GFA (SF) & FSI	693,153 SF (4.5)	RESIDENTIAL GFA (# OF UNITS)	661,908 SF (988)
HEIGHT IN STOREYS (3 TOWERS)	12-34	NON RESIDENTIAL GFA	APPROX. 70,000 SF
PARKING	540	RENTAL RESIDENTIAL UNITS	658 (2/3 OF TOTAL)
NEW PUBLIC PARK & CHILDCARE		AFFORDABLE RENTAL UNITS	329 (1/3 OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	Q1 2019
DUE DILIGENCE	Q2 2019	Q2 2019
GO TO MARKET	Q3 2020	Q1 2021 ¹
PLANNING APPROVALS	Q4 2020	Q2 2021 ²
SELECT PROPONENT	Q4 2020	Q2 2021
FINALIZE AGREEMENTS	Q1 2021	Q3 2021
START CONSTRUCTION	Q4 2021	Q3 2022 ³

COMMENTS: 1) COVID-19 is creating market uncertainty and will delay the market offering process 2) The Ontario Line and the Science Centre Station location is causing a delay in moving forward with finalizing designs and approvals 3) Construction on this site cannot commence until the completion of the Eglinton Crosstown LRT, scheduled for 2022.



Total lot area:	0.4 acres
Ward / Councillor:	Ward 8 Eglinton-Lawrence / Mike Colle
Official Plan Designation:	Mixed-Use Areas
Existing Use:	Parking lot used by Metrolinx for Eglinton LRT staging
Residual Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT ¹

TOTAL GFA (FAR)	66,571 SF (3.48)	RESIDENTIAL GFA (# OF UNITS)	64,071 SF (70)
HEIGHT (STOREYS)	7 storeys	RENTAL RESIDENTIAL UNITS	35
PARKING	TBD	AFFORDABLE RENTAL UNITS	35 (50%)

PROJECT MILESTONES ²

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q3 2020	Q2 2021
GO TO MARKET	Q4 2020	Q3 2021
PLANNING APPROVAL	Q4 2020	Q2 2021
SELECT PROPONENT	Q1 2021	Q3 2021
FINALIZE AGREEMENTS	Q2 2021	Q4 2021
START CONSTRUCTION ^{1&2}	Q1 2022	Q1 2023

COMMENTS:

- 1) Site currently used for construction staging for the Eglinton Crosstown LRT; site can not be accessed until Crosstown construction completed
- 2) Completion of the Eglinton Crosstown LRT delayed by 16 months (Fall 2021 to Winter 2022)

3393 Keele Street HOUSING NOW

PROJECT STATUS
June 2020



Total lot area:	0.67 acres
Ward / Councillor:	Ward 6 York Centre / James Pasternak
Official Plan Designation:	Mixed-Use Area (Currently subject to Keele Finch Plus Secondary Plan)
Existing Use:	Construction site for Finch West LRT
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

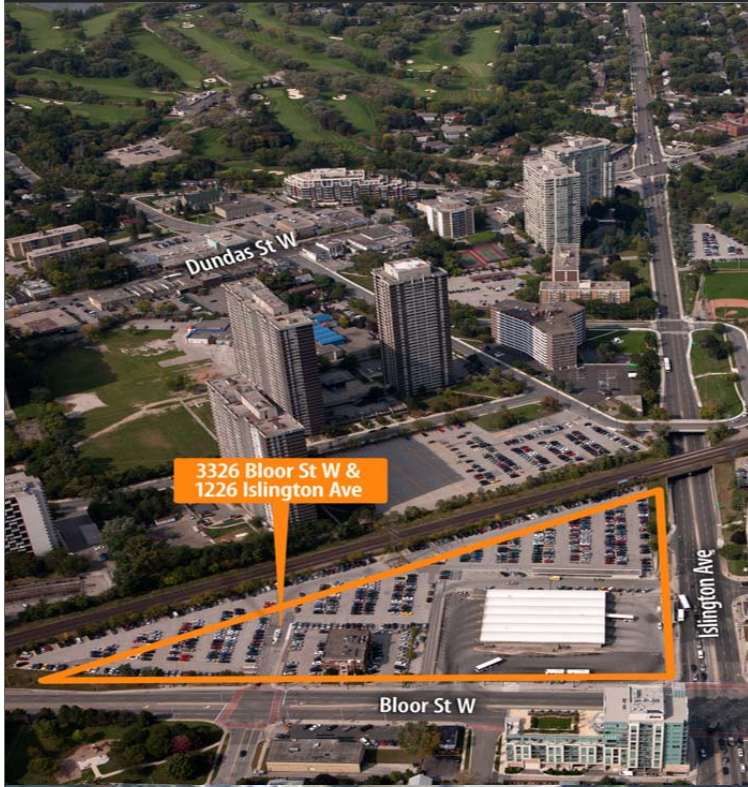
PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	201,425 SF ()	RESIDENTIAL GFA (# OF UNITS)	146,000 SF (170)
HEIGHT (STOREYS)	25* assumption that the Downsview Airport is no longer in operation.	COMMUNITY SPACE GFA	24,000 SF
PARKING	No underground parking lot due to LRT Station.	RENTAL RESIDENTIAL UNITS	170 (136 1 BD, 34 2 BD)
HERITAGE RESTORATION	N/A	AFFORDABLE RENTAL UNITS	85 (50% OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q3 2020	Q3 2022
GO TO MARKET	Q3 2020	Q3 2022
PLANNING APPROVAL	Q4 2020	Q4 2022
SELECT PROPONENT	Q1 2021	Q1 2023
FINALIZE AGREEMENTS	Q2 2021	Q2 2023
START CONSTRUCTION	Q4 2022	Q4 2024

COMMENTS: 1) On hold pending completion of the Finch West LRT.



Total lot area:	4.9 acres
Ward / Councillor:	Ward 3 Etobicoke - Lakeshore/ Councillor Mark Grimes
Official Plan Designation:	Mixed- Use Areas, Etobicoke Centre Bloor/ Islington Focus Area
Existing Use:	TTC Islington Bus, MiWay bus terminal and Commuter Lot
Residual Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	1, 056,277 SF (9.2)	RESIDENTIAL GFA (# OF UNITS)	997,788 SF (1,250)
HEIGHT (STOREYS)	34, 40, 37, 31 +M	COMMUNITY SPACE GFA	15, 258 SF
PARKING	805	RENTAL RESIDENTIAL UNITS	834
RETAIL/ COMMERCIAL GFA	43,230 SF	AFFORDABLE RENTAL UNITS	417

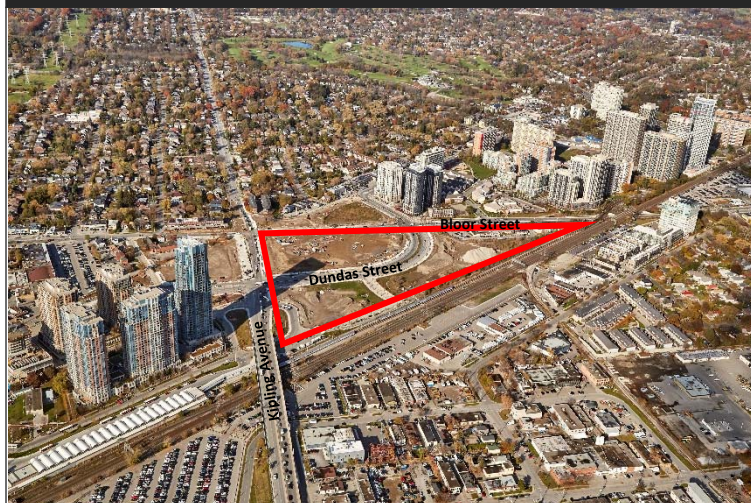
PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q1 2020	Q4 2020
GO TO MARKET	Q3 2020	Q4 2020
PLANNING APPROVAL	Q3 2020	Q1 2021
SELECT PROPONENT	Q4 2020	Q1 2021
FINALIZE AGREEMENTS	Q4 2020	Q2 2021
START CONSTRUCTION	Q4 2021	Q2 2022

COMMENTS: 1) Covid 19 will cause delays in negotiations and approvals

Bloor Street & Kipling Avenue HOUSING NOW

PROJECT STATUS



Total lot area:	13.8 acres (5 development blocks)
Ward / Councillor:	Ward 3 Etobicoke Lakeshore / Mark Grimes
Official Plan Designation:	Mixed-Use Areas
Existing Use:	Vacant Land created with the reconfiguration of the 6-Points Interchange
Residual Land Value:	TBD
Land Title:	City of Toronto
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT ¹

TOTAL GFA (FAR)	2,195,580 SF (3.65)	RESIDENTIAL GFA (# OF UNITS)	2,018,288 SF (2,300)
HEIGHT (STOREYS)	Ranging from 17-40 storeys	TCDSB SCHOOL GFA	54,492 SF
PARKING	TBD	RENTAL RESIDENTIAL UNITS	767
PARK, CHILDCARE, COMMUNITY SPACE		AFFORDABLE RENTAL UNITS	767 (33%)
		OWNERSHIP UNITS	766

PROJECT MILESTONES ²

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	
DUE DILIGENCE	Q3 2020	Q4 2020
GO TO MARKET	Q3 2020	Q4 2020
PLANNING APPROVAL	Q4 2020	Q1 2021
SELECT PROPONENT	Q4 2020	Q1 2021
FINALIZE AGREEMENTS	Q4 2020	Q2 2021
START CONSTRUCTION	Q4 2021	Q2 2022

COMMENTS:

- 1) Proposed development includes all five development blocks; the milestones reflect going to market with Block 1 first.
- 2) Delayed to resolve Block Context Plan with Planning; 3) Covid 19 requires more time for approval and negotiations.



Total lot area:	7.72 acres
Ward / Councillor:	Ward 17 – Don Valley North / Shelley Carroll
Official Plan Designation:	Mixed-Use Area
Existing Use:	The yard is currently occupied by Transportation Services, Parks, Forestry & Recreation Services
Residual Land Value:	TBD
Land Title:	The Corporation of the Township of North York, The Corporation of the Borough of North York
Council Direction:	Ex 1.1 JAN 2019

PROPOSED DEVELOPMENT

TOTAL GFA (FAR)	1,344,000 SF (4)	RESIDENTIAL GFA (# OF UNITS)	1,344,000 SF (1,800)*
HEIGHT (STOREYS)	TBD	COMMUNITY SPACE GFA	TBD
PARKING	TBD	TOTAL RENTAL UNITS	1206 (663 1 BD, 422 2 BD, 121 3 BD)
CITY BUILDING TBD	N/A	AFFORDABLE RENTAL UNITS	603 (33.5% OF TOTAL)

PROJECT MILESTONES

	LAST UPDATE	CURRENT DATE
COUNCIL APPROVAL	Q1 2019	Q1 2019
DUE DILIGENCE	Q2 2021	Q2 2021
GO TO MARKET	Q4 2021	Q4 2021
PLANNING APPROVAL	Q4 2021	Q4 2021
SELECT PROPONENT	Q1 2022	Q1 2022
FINALIZE AGREEMENTS	Q2 2022	Q2 2022
START CONSTRUCTION	Q4 2022	Q2 2023

COMMENTS: 1) Block Context Plan will be submitted in Q4 2020 and Zoning Application will be submitted in Q2 2021; 2) Approval of selection, finalizing negotiations and obtaining planning approvals to start construction will take longer than expected