



REPORT FOR INFORMATION

Housing Now Progress Update

Date: Sept 25, 2020

To: Board of Directors, CreateTO

From: Chief Executive Officer

Wards: Wards All

SUMMARY

On January 30, 2019, City Council approved a signature affordable housing initiative, "the Housing Now Initiative," to leverage City-owned land for the purpose of creating new, mixed-use, mixed-income communities. Through the Initiative, 11 properties were identified for development, with the potential to create a total of 10,000 new residential units. On May 28, 2020, Council approved the addition of 6 more sites to the Housing Now Initiative with the potential to create 1,455 to 1,700 residential units. The Housing Now Initiative is coordinated through a Steering Committee composed of senior staff from the Housing Secretariat, City Planning and CreateTO. The purpose of this report is to provide a broad status update on the progress made to-date on the 17 properties.

RECOMMENDATIONS

The Chief Executive Officer recommends that the Board of Directors receive this report for information.

FINANCIAL IMPACT

There is no financial impact on CreateTO. Due diligence, marketing and partial human resource costs are being recovered by CreateTO from the Housing Secretariat.

DECISION HISTORY

On December 13, 2018, City Council adopted the Housing Now Initiative by approving the activation of 11 sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 30, 2019, Council approved an action plan, resources and program requirements for the Housing Now Initiative.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On July 9, 2019, the CreateTO Board directed the Chief Executive Officer, CreateTO to include the following as part of the Housing Now business case:

- a. a summary of the results of the community consultation, with local councillor input;
- b. the planning context;
- c. context on City Building initiatives;
- d. a breakdown of levels of affordability and proposed terms of the transaction; and
- e. how the business case addresses maximum attainability of affordable units.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA7.4>

On September 24, 2019, the CreateTO Board of Directors adopted RA 8.2 "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue", which presented business cases and a recommended approach to the market offering process for the first four Housing Now properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA8.2>

On January 27, 2020, the CreateTO Board of Directors adopted CreateTO staff recommendations to authorize Management's recommendations authorizing negotiations of land leases and purchase and sale agreements with the preferred proponents for 50 Wilson Heights Boulevard and 777 Victoria Park Avenue.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.RA10.2>

On May 28, 2020, Council approved the creation of new affordable housing opportunities through Phase Two of the Housing Now Initiative.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC21.3>

On June 29, 2020 Council received the Housing Now Initiative- Annual Progress Report. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.3>

COMMENTS

Progress since the July 23rd, 2020 Board Meeting

A Milestone Report including all properties from both Phase 1 and Phase 2 can be found in Attachment 1. The Milestone report identifies key metrics for each property including the number of affordable units, target go to market dates and estimated start of construction dates. A Unit Tracker for both Phase 1 and 2 has been included as Attachment 2. This tracker outlines estimated unit count per property, including a sum of how many units are at specific stages of the development cycle.

Phase 1 - 11 Properties

50 Wilson Heights Boulevard and 777 Victoria Park Avenue

The selection of the preferred bids for 50 Wilson Heights Boulevard and 777 Victoria Park Avenue have been approved by the Deputy City Manager, Corporate Services and the Chief Financial Officer and Treasurer. Zoning by-law amendments have been approved by Council. Final documents are being negotiated with the proponents on these two sites. Due diligence periods are underway. The preferred proponents are actively pursuing financing and preparing Site Plan Application materials for submission to City Planning.

705 Warden Avenue

A revised Zoning By-law and draft plan of subdivision conditions were approved by City Council June 28, 2020. The business and marketing plan was approved by the Deputy City Manager, Corporate Services and the Chief Financial Officer. The site was released to market on Aug 10, 2020. At the time of report writing, bids were expected back on Oct 7, 2020.

140 Merton Street

140 Merton Street has received zoning approval in December 2019. The property's business and marketing plan has been approved. The project awaits final Senior City staff approval on financial aspects of the Project prior to going to market.

Bloor-Islington and Bloor-Kipling

In the fall of 2019, work began on the preparation of a Block Context Plan for the 17-acre site at Bloor-Kipling and the 3.8-acre site at Bloor-Islington. To-date two public meetings have been held jointly on each proposal. A conceptual site plan for the relocated TTC bus terminal at Bloor Islington is nearing completion. Following collaboration with the TTC and City Planning, and the northern boundary for the Housing Now development blocks have been established. CreateTO and City Planning have finalized Block Context Plans for both Bloor-Kipling and Bloor-Islington. These projects will be presented to the City's Design Review Panel (DRP) on October 8, 2020. CreateTO and City Planning are finalizing the approach for an expedited work program for technical review, and are targeting the re-zoning submission for Q1 2021.

770 & 805 Don Mills Road

The Ontario Line will run above-grade on Don Mills Road. As a result the precise location of the infrastructure has not yet been determined. Plans for these two Housing Now sites can only be finalized once the Province has confirmed the location of the above-grade infrastructure. CreateTO has been informed that the Province will provide details of the infrastructure location by the end of 2020. Once the alignment is established, the updated plans for these sites will be submitted for planning approvals and the sites will proceed to market. In the interim, CreateTO is working with City Planning and other Divisions to finalize elements of the future subdivision at 805 Don Mills Road to facilitate the construction of new roads, which are required to realize the development opportunity at this location.

251 Esther Shiner Boulevard (Oriole Yards)

The Oriole Yards Study has identified a plan for relocating existing City uses from the site to free the lands for development with the exception of the fuel depot, which is still to be determined. The development of the Block Context plan is current under way and is expected to be complete by Q2 2021, with a rezoning submission planned for Q3 2021.

1250 Eglinton Avenue West, 3933 Keele Street

The property at 3933 Keele Street will be brought to market on the completion of the Finch West Light Rail Transit (LRT) expected in 2023/24. The property at 1250 Eglinton Avenue West will be available for marketing following completion of the Eglinton Crosstown, which is now expected in 2022.

Phase 2: 6 Properties

405 Sherbourne Street

Real property due diligence and concept planning is currently underway. The first community consultation is expected in November 2020, with Design Review Panel currently scheduled for November 26, 2020. Zoning submissions are being targeted for submission in Q1 2021.

1631 Queen Street East

Real property due diligence and concept planning is currently underway. The first community consultation is expected in December 2020, with Design Review Panel targeted for December 10, 2020. Zoning submissions are being targeted for submission in Q1 2021.

150 Queen's Wharf Road

Real property due diligence currently underway. Consultant team RFPs are currently in the market. The consultant team is expected to be *retained* by end of Oct 2020, with concept design beginning in November 2020.

2444 Eglinton Avenue East

Real property due diligence currently underway. Consultant team RFPs are currently in the market. The consultant team is expected to be *retained* by end of October 2020, with concept design beginning in Nov 2020.

158 Borough Drive

Real property due diligence is currently underway. Consultant team RFPs are currently in the market. The consultant team is expected to be on-boarded by end of Oct 2020, with concept design beginning in Nov 2020.

1627 & 1675 Danforth Avenue

Due Diligence is underway building on the Council-approved framework established by Danforth Garage Master Plan. Consultant team RFPs will be in the market imminently. The consultant team is expected to be retained by end of October 2020 with refinement of uses, unit counts and a phasing plan to begin in November 2020.

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SIGNATURE

Brian Johnston
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ATTACHMENTS

Attachment 1 - Phase 1 Housing Now Milestone Report
Attachment 2 - Housing Now Unit Tracker