

RA17.2 Attachment 1

Housing Now - Milestone Report

24-Sep-20

	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)	Milestone Notes
Phase 1	777 Victoria Park	450	508	508 (100%)	254 (50%)	Q4 2019	Q4 2020	Q4 2021	-12	Term Sheet signed. Lease Negotiations and Due Diligence under way.
	50 Wilson Heights	1,150	1,484	1,040 (70%)	520 (35%)	Q4 2019	Q4 2020	Q1 2022	-15	Term Sheet signed. Lease Negotiations and Due Diligence under way.
	705 Warden	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q2 2022	-18	Currently being marketed, bid closes on Oct 7, 2020.
	140 Merton Street*	150	180	180 (100%)	90 (50%)	Q4 2020	Q4 2020	Q1 2022	-15	Ready to enter market, awaiting senior City staff sign off.
	Bloor/Kipling (Blk 1) *	2,300	2,300	1,541 (67%)	771 (34%)	Q2 2021	Q4 2021	Q3 2022	-9	Block Plan Completed, Design Review Panel Scheduled for Oct 8, 2020.
	Bloor/Islington	1,250	1,250	838 (67%)	419 (34%)	Q2 2021	Q4 2021	Q3 2022	-9	Block Plan Completed, Design Review Panel Scheduled for Oct 8, 2020.
	805 Don Mills	988	988	662 (67%)	331 (34%)	Q3 2021	Q4 2021	Q2 2023	-18	On hold pending confirmation of Ontario Line new stop location & LRT Construction.
	770 Don Mills	1,389	1,389	931 (67%)	465 (33%)	Q3 2021	Q4 2021	Q3 2023	-21	LRT Construction delays & coordination with IO on TDSB School land needs.
	1250 Eglinton Ave W	70	70	70 (100%)	35 (50%)	Q4 2021	Q4 2021	Q1 2023	-15	On Hold due to Eglinton LRT. Timing of LRT completion delayed.
	251 Esther Shiner	1,800	1,800	1,206 (67%)	603 (34%)	Q1 2022	Q4 2022	Q3 2023	-9	Block Plan under development. Development requires relocation of works yard.
	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	7766 (72%)	3833(36%)					
	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)	Milestone Notes
Phase 2	1627 Danforth Ave***		200	100	100	Q2 2022	Q4 2023			Concept development underway
	1631 Queen St E***		400	400 (100%)	200 (50%)	Q1 2022	Q3 2023			Concept development underway, Design Review Panel confirmed for Dec 10, 2020
	158 Borough Drive***		400	400 (100%)	200 (50%)	Q3 2022	Q1 2024			Consultants RFP in the market
	2444 Eglinton Ave E***		400	400 (100%)	200 (50%)	Q2 2022	Q4 2023			Consultants RFP in the market
	405 Sherbourne St***		200	200 (100%)	100 (50%)	Q4 2021	Q2 2023			Concept development underway, Design Review Panel confirmed for Nov 26, 2020
	150 Queens Wharf Rd***		TBC	100%	50%	Q1 2022	Q3 2023			Consultants RFP in the market
TOTAL		1,600	1600 (100%)	800 (50%)						
OVERALL TOTAL		12,359	9366	4633						

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

**Changes from July 17th 2020 report on Phase 1 properties shown in Bold

***Unit counts shown are estimates only