

# RA19.5 Attachment 1

## Housing Now - Milestone Report

15-Nov-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	<b>575</b>	<b>575 (100%)</b>	<b>288 (50%)</b>	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. <b>Lease Negotiations complete. Due Diligence waived. SPA drawings being prepared.</b>
		705 Warden	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q2 2022	-18	<b>Bidder selected, term sheet negotiated.</b>
		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	<b>Due Diligence and zoning submission preparation work underway</b>
		Bloor/Islington	1,250	1,250	838 (67%)	419 (34%)	Q2 2021	Q4 2021	Q3 2022	-9	<b>Due Diligence and zoning submission preparation work underway</b>
		805 Don Mills	988	988	662 (67%)	331 (34%)	Q3 2021	Q4 2021	Q2 2023	-18	Ontario Line infrastructure interference, <b>concept plan revisions underway.</b>
		770 Don Mills	1,389	1,389	931 (67%)	465 (33%)	Q3 2021	Q4 2021	Q3 2023	-21	<b>Coordination with Province on TDSB School land needs.</b>
		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
<b>TOTAL</b>			<b>10,187</b>	<b>10,826</b>	<b>7833 (72%)</b>	<b>3867 (36%)</b>					
		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%)	100 (100%)	Q2 2022	Q4 2023			Concept development underway
		1631 Queen St E***		<b>200</b>	<b>200 (100%)</b>	<b>100 (50%)</b>	Q1 2022	Q3 2023			Concept development underway, <b>Community Consultation confirmed for Dec 7, 2020,</b> Design Review Panel confirmed for Dec 10, 2020.
		158 Borough Drive***		400	400 (100%)	200 (50%)	Q3 2022	Q1 2024			<b>Architect hired, concept plan development underway</b>
		2444 Eglinton Ave E***		400	400 (100%)	200 (50%)	Q2 2022	Q4 2023			<b>Architect hired, concept plan development underway</b>
		405 Sherbourne St***		200	200 (100%)	100 (50%)	Q4 2021	Q2 2023			Concept development underway, <b>Community Consultation confirmed for Dec 7 2020,</b> Design Review Panel confirmed for Nov 26, 2020
		150 Queens Wharf Rd***		<b>200</b>	<b>200 (100%)</b>	<b>100 (50%)</b>	Q1 2022	Q3 2023			<b>Architect hired, concept plan development underway</b>
<b>TOTAL</b>			1,600	1,600	1600 (100%)	800 (50%)					
<b>OVERALL TOTAL</b>			<b>12,426</b>	<b>12,426</b>	<b>9433</b>	<b>4667</b>					

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

\*\*Changes from Oct 9th 2020 report shown in Bold

\*\*\*Unit counts shown are estimates only