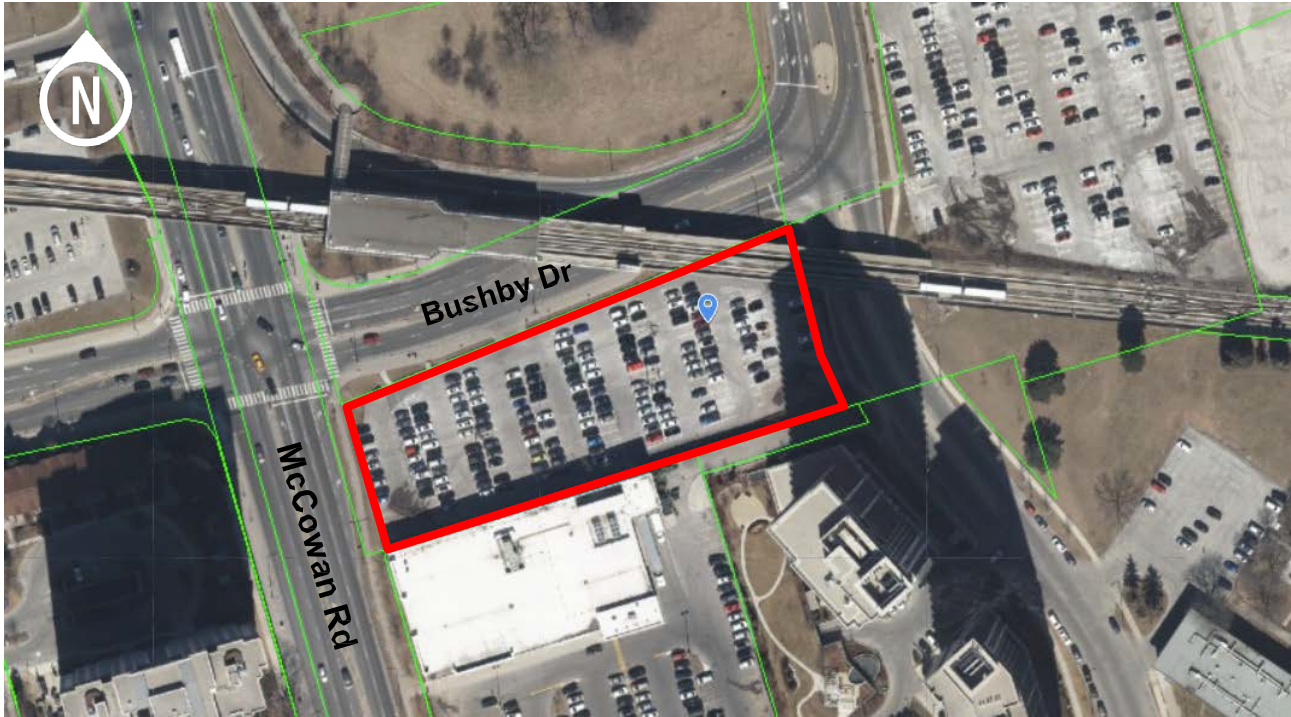


HOUSING NOW INITIATIVE - PHASE THREE SITES

Below is the list of proposed Phase Three sites including preliminary considerations for each.

1. 40 Bushby Drive



Subject Site	40 Bushby Drive
Ward:	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.67 acres

Subject Site	40 Bushby Drive
Preliminary site considerations	<ul style="list-style-type: none"> • Tall residential buildings with ground-related units will be predominant built-form (Scarborough Centre Secondary Plan) • Subject site recognized as Potential Redevelopment site (Scarborough Centre Secondary Plan) • 2018 Transportation Master Plan envisions new north-south street dissecting the subject site, with the eastern portion of the site to be used as a public park. Scarborough Planning Staff have mentioned that this park can potentially be located elsewhere. • Decommissioning timeline for overhead Scarborough Rapid Transit infrastructure to be coordinated.

2. 2700 Eglinton Avenue West



Subject Site	2700 Eglinton Avenue West
Ward	Ward 5 – York South Weston
Parcel information	Designated as <i>Mixed Use Areas</i> Site size: 1.5 acres
Preliminary site considerations	<ul style="list-style-type: none"> • Current Toronto Parking Authority lot • Proximity to Eglinton Crosstown Keele station

3. 4040 Lawrence Avenue East



Subject Site	4040 Lawrence Avenue East
Ward	Ward 24 – Scarborough-Guildwood
Parcel information	Designated as <i>Apartment Neighbourhoods</i> Site size: 1.19 acres Located in Ward 24 – Scarborough-Guildwood
Preliminary site considerations	<ul style="list-style-type: none"> • Current occupant: East Scarborough Storefront, community garden and basketball courts • Site is surrounded by privately owned properties which are designated as Apartment Neighbourhoods. • Site is fronting onto Lawrence Avenue which is a large major street suitable for high density redevelopment.

4. East Bayfront – Block R6



Subject Site	East Bayfront – Block R6
Ward	Ward 10 – Spadina-Fort York
Parcel information	Designated as <i>Regeneration Areas</i> Site size: 0.55 acres
Preliminary site considerations	<ul style="list-style-type: none"> • Under the jurisdiction of Waterfront Toronto • <u>Report to Council EX36.28</u>, Creating New Purpose-Built Affordable Rental Homes in R6 Bayside Waterfront District, passed in July of 2018 set the following boundaries: <ul style="list-style-type: none"> - the City-owned land is to offered on a 99 year lease at below market rent; - the affordable units are to be operated by a not for profit; - the project is to yield a minimum of 215 affordable units; - Open Door incentives are provided; - Funding of \$6.9M is available through a section 37 transaction. Of this, the City can use up to \$1 million of this amount for predevelopment and construction stage experts

