

Attachment 1 - Phase 1 Housing Now Milestone Report

Housing Now - Milestone Report

22-Feb-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	575	575 (100%)	288 (50%)	Q4 2019	Q4 2020	Q4 2021	-12	Term Sheet signed. Lease Agreements being finalized. 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 complete. Due Diligence waived. SPA drawings being prepared.
	705 Warden	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q1 2022	-18	Bidder selected, term sheet signed, Lease Agreements being finalized.
	140 Merton Street*	150	180	180 (100%)	90 (50%)	Q2 2021	Q4 2020	Q1 2022	-15	Offering Document being prepared for market
	Bloor/Kipling (Blk 1) *	2,300	2,300	1,541 (67%)	771 (34%)	Q2 2021	Q4 2021	Q3 2022	-9	Due Diligence and zoning submission preparation work underway
	Bloor/Islington	1,250	1,250	838 (67%)	419 (34%)	Q4 2021	Q4 2021	Q3 2022	-9	Due Diligence and zoning submission preparation work underway
	805 Don Mills	988	988	662 (67%)	331 (34%)	Q1 2022	Q4 2021	Q2 2023	-18	Ontario Line infrastructure interference, concept plan revisions underway.
	770 Don Mills	1,389	1,389	931 (67%)	465 (33%)	Q1 2022	Q4 2021	Q3 2023	-21	Coordination with Province on TDSB School land needs.
	1250 Eglinton Ave W	70	70	70 (100%)	35 (50%)	TBD	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%)	Q2 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%)	TBD	Q4 2022	Q4 2024	-24	On hold pending completion of Finch West LRT
TOTAL		10,187	10,826	7833 (72%)	3867 (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%)	100 (100%)	TBD	Q4 2023			Concept development underway
	1631 Queen St E***		200	200 (100%)	100 (50%)	Q3 2021	Q3 2023			Due Diligence and zoning submission preparation work underway
	158 Borough Drive***		400	400 (100%)	200 (50%)	Q4 2021	Q1 2024			Due Diligence and concept preparation underway
	2444 Eglinton Ave E***		400	400 (100%)	200 (50%)	Q2 2021	Q4 2023			Due Diligence and concept preparation underway
	405 Sherbourne St***		200	200 (100%)	100 (50%)	Q3 2021	Q2 2023			Due Diligence and zoning submission preparation work underway. Community meeting #2 scheduled for April 1.
	150 Queens Wharf Rd***		200	200 (100%)	100 (50%)	Q3 2021	Q3 2023			Architect hired, concept plan development underway. Community meeting schedule for March 8.
TOTAL		1,600	1600 (100%)	800 (50%)						
OVERALL TOTAL		12,426	9433	4667						

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

**Changes from Dec 4th 2020 report shown in Bold

***Unit counts shown are estimates only