

Attachment 1 - Phase 1 Housing Now Milestone Report

Housing Now - Milestone Report

22-Apr-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. Agreement of Purchase and Sale being finalized. 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	Market Offering Launching in May.
		Bloor/Kipling (Blk 1) *	2,300	2,300	1,541 (67%)	771 (34%)	Q2 2021	Q4 2021	Q4 2022	-12	Zoning submission completed on March 31, final report expected at June PHC.
		Bloor/Islington	1,250	1,250	838 (67%)	419 (34%)	Q4 2021	Q4 2021	Q4 2022	-12	Zoning and plan of subdivision submission planned for May.
		805 Don Mills	988	988	662 (67%)	331 (34%)	Q1 2022	Q4 2021	Q2 2023	-18	Ontario Line infrastructure crosses the western boundary of the site, concept plan revisions underway.
		770 Don Mills	1,389	1,389	931 (67%)	465 (33%)	Q1 2022	Q4 2021	Q3 2023	-21	Coordination on TDSB School integration within the development concept.
		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	200 (100%)	100 (100%)	TBD	Q4 2023			Concept development underway
		1631 Queen St E		275	275 (100%)	138 (50%)	Q3 2021	Q3 2023			Zoning submission planned for May.
		158 Borough Drive		600	600 (100%)	300 (50%)	Q4 2021	Q1 2024			Zoning submission planned for June.
		2444 Eglinton Ave E***		900	900 (100%)	300 (33%)	Q2 2021	Q4 2023			Due Diligence and concept preparation underway.
		405 Sherbourne St		266	266 (100%)	133 (50%)	Q3 2021	Q2 2023			Final Zoning Report scheduled for June PHC.
		150 Queens Wharf Rd		225	225 (100%)	113 (50%)	Q3 2021	Q3 2023			Zoning submission planned for May.
TOTAL			2,466	2466 (100%)	1084 (50%)						
OVERALL TOTAL			13,292	10,299	4951						

* Bloor Kipling has 5 residential blocks containing 2,300 units that will go out to market over the next few years.

**Changes from March 2021 report shown in Bold

***Unit counts shown are estimates only