

Attachment 1 - Housing Now - Milestone Report

03-Nov-21

	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%)	254 (44%)	Q4 2019	Q4 2020	Q1 2022	-15	Lease being prepared for signature. Announcement planning underway.
	50 Wilson Heights	1,150	1,484	1,040 (70%)	520 (35%)	Q4 2019	Q4 2020	Q1 2022	-15	Lease signed, preparation of Site Plan Application and Financing submission underway.
	705 Warden	450	600	600 (100%)	275 (46%)	Q3 2020	Q4 2020	Q2 2022	-18	Lease signed, preparation of Site Plan Application and Financing submission underway.
	140 Merton Street	150	180	180 (100%)	90 (50%)	Q2 2021	Q4 2020	Q2 2022	-18	Market Offering launched on June 2nd, closing on Aug 27. Review underway.
	Bloor/Kipling *	2,300	2,700	1,800 (67%)	900 (34%)	Q3 2021	Q4 2021	Q4 2022	-12	Zoning Approved, block one market offering released on Oct 14, with a bid date anticipated for mid Dec. (568 units)
	Bloor/Islington	1,250	1,250	833 (67%)	417 (34%)	Q1 2022	Q4 2021	Q4 2022	-12	Zoning and plan of subdivision submission planned for Q4 2021.
	805 Don Mills	988	806	537 (67%)	269 (34%)	Q2 2022	Q4 2021	Q2 2023	-18	Zoning Submission made on Oct 19
	770 Don Mills	1,389	1,252	834 (67%)	418 (33%)	Q2 2022	Q4 2021	Q3 2023	-21	Zoning Submission made on Oct 19
	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%)	Q4 2022	Q4 2022	Q4 2023	-12	Block Plan under development. Development requires relocation of works yard. MOU for LTC onsite under negotiation.
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	10,907	7865 (72%)	3876 (35%)					
	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		279	279 (100%)	140 (50%)	Q1 2022	Q1 2024			Second zoning submission being prepared
	158 Borough Drive		645	645 (100%)	323 (50%)	Q1 2022	Q1 2024			Second zoning submission being prepared
	2444 Eglinton Ave E***		900	600 (67%)	300 (33%)	Q3 2021	Q4 2023			Market Offering launched on Oct 14, with a bid date anticipated for mid- dec.
	405 Sherbourne St		266	266 (100%)	133 (50%)	Q3 2021	Q2 2023			Zoning Approved. RFP timing under consideration.
	150 Queens Wharf Rd		282	282 (100%)	141 (50%)	Q4 2021	Q3 2023			Zoning approval expected in Nov. RFP timing under consideration.
TOTAL			2,572	2272 (88%)	1137 (44%)					
OVERALL TOTAL			13,479	10,137	5013					

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

**Changes from Sept 2021 report shown in Bold

***Unit counts shown are estimates only