

Attachment 1 - Housing Now Milestone Report

Housing Now - Milestone Report

27-Apr-22

		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	Milestone Notes
Phase 1		777 Victoria Park	450	575	575 (100%)	254 (44%)	Q4 2019	Q4 2020	Q4 2022	CMHC Financing Submissions under review. Site Plan applications currently being prepared.
		50 Wilson Heights	1,150	1,484	1,040 (70%)	520 (35%)	Q4 2019	Q4 2020	Q3 2022	CMHC Financing Submissions under review. Site Plan applications submitted in Dec 2021.
		705 Warden	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	Q4 2022	CMHC Financing Submissions under review. Site Plan applications submitted in Dec 2021.
		140 Merton Street	150	180	180 (100%)	90 (50%)	Q2 2021	Q4 2020	Q2 2022	Market Offering launched on June 2nd, closing on Aug 27. Bidder Evaluation complete. Legal Agreements under negotiation.
		Bloor/Kipling *	2,300	2,700	1,800 (67%)	900 (34%)	Q3 2021	Q4 2021	Q4 2022	Block One market offering released on Oct 14, with a bids received Dec 14. Bidder Selection approved by CTO Board I in April. (568 units) Lease Approval anticipated at May Board cycle.
		Bloor/Islington	1,250	1,415	943 (67%)	472(34%)	Q4 2022	Q4 2021	Q4 2023	Zoning and plan of subdivision submission made in Dec 2021. Final zoning report targeted for July 2022 PHC.
		805 Don Mills	988	834	556 (67%)	278 (34%)	Q3 2022	Q4 2021	Q3 2023	2nd Zoning Submission made in Jan 2022. Final zoning report targeted for May 2022 PHC.
		770 Don Mills	1,389	1,254	836 (67%)	418 (33%)	Q3 2022	Q4 2021	Q3 2023	2nd Zoning Submission made in Jan 2022. Final zoning report targeted for May 2022 PHC.
		1250 Eglinton Ave W	70	70	70 (100%)	35 (50%)	TBD	Q4 2021	Q1 2023	Concept development underway
		251 Esther Shiner	1,800	1,800	1,206 (67%)	603 (34%)	Q2 2023	Q4 2022	Q2 2024	Design Review Panel held in Feb 2022. Development requires relocation of works yard.
	3933 Keele Street	190	190	190 (100%)	95 (50%)	TBD	Q4 2022	Q4 2024	On hold pending completion of Finch West LRT	
TOTAL			10,187	11,102	7996 (72%)	3914(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	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%)	Q4 2022	Q2 2024		Second zoning submission being prepared. Current use property relocations being considered.
		158 Borough Drive		645	430 (66%)	215 (33%)	Q2 2022	Q4 2023		Final zoning report approved at April 2022 City Council. Marketing Offering planned for May 2022.
		2444 Eglinton Ave E***		900	600 (67%)	300 (33%)	Q3 2021	Q3 2024		Market Offering launched on Oct 14, with a bids received Dec 14. Bidder Selection update at May 2022 CTO Board meeting.
		405 Sherbourne St		266	266 (100%)	133 (50%)	Q2 2022	Q2 2023		Zoning Approved. RFP planned for Q2 2022.
		150 Queens Wharf Rd		282	282 (100%)	141 (50%)	Q2 2022	Q2 2023		Zoning approval expected in Nov. RFP planned for Q2 2022.
TOTAL			2,572	2057 (80%)	1029 (40%)					
OVERALL TOTAL			13,674	10,053	4943					

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

**Changes from March 2022 report shown in Bold

***Unit counts shown are estimates only