

ATTACHMENT 2 - LIST OF CITY-OWNED 'HOUSING READY' SITES

The tables below show City-owned sites (defined as lands owned by the City of Toronto and its Agencies and Corporations) that are currently within the City of Toronto, Build Toronto and Toronto Community Housing Corporation's portfolios.

There are a **total of 52 sites, which are estimated to deliver between 16,000 and 17,000 rent-controlled homes** (including RGI, affordable rental and market rental homes) that are considered 'housing ready' and further classified as either:

- 1) **High Priority Sites** (targeted construction start within 12 months) - defined as projects which are or may be ready to proceed to construction in the near term.
- 2) **Rezoned Sites** (12 to 36 months to construction) – defined as sites with projects where Council has already approved the rezoning but are still required to go through final stages of detailed design and/or Site Plan Approvals before being construction ready. These sites can be accelerated towards construction with through expedited City reviews and approvals, as well as funding and financing from the federal and provincial governments.
- 3) **Sites with Initial Approvals** (24 to 36 months to construction) – defined as sites which have already been designated for housing and have received some form of City approval (e.g., initial Council direction, Initial Development Plan (IDP) approval, or approval for Open Door incentives), but are not yet rezoned. Delivery of these sites can accelerate through expedited City reviews and approvals, as well as funding and financing from the federal and provincial governments.

Note, once construction has begun, occupancy timeframes range from 12 to 18 months for low-rise buildings, 18-24 months for midrise, and 24-36 months for tall buildings.

Table 1: List of High Priority Sites

Site	Ward	Current Lead	Developer Partner	Estimated Completion Year	Estimated No. of Rent-Controlled Homes	Action Plan
175 Cummer Ave*	18	City	City-led	2024	59	Funding confirmed/underway
25 Bellevue Ave	11	City	City-led	2024	67	Funding confirmed/underway
7-9 Wardlaw Ave	1	City	City-led	2024	51	Funding confirmed/underway
11 Brock Ave	4	City	City-led	2025	40	Funding confirmed/underway

140 Merton St	12	CreateTO	Missanabie Cree First Nations	2026	294	Funding confirmed/underway
50 Wilson Heights Blvd	6	CreateTO	Tridel and Greenwin	2027	767	Funding confirmed/underway
Bloor/ Kipling Block 1	3	CreateTO	KT Housing Now Six Points	2027	725	Funding confirmed/underway
Regent Park Phase 4 (1a)	13	TCHC	Tridel	2027	137	Fed./Prov. Funding and financing required
Total			8 sites with an estimated		2,140 homes	

* Under appeal to the Ontario Land Tribunal. The Hearing is scheduled for November 1-3, 2023.

Note, Federal and Provincial grants and financing are needed to expedite 137 of the 2,140 rent-controlled homes outlined above.

Table 2: List of Rezoned Sites

Site	Ward	Current Lead	Developer Partner	Estimated Completion year	Estimated No. of Rent-Controlled Homes	Action Plan
150 Queens Wharf Rd	10	CreateTO	TBD	2027	282	Fed./Prov. Funding/financing required
405 Sherbourne St	13	CreateTO	TBD	2027	310	Fed./Prov. Funding/financing required
Bloor/Kipling Block 5	3	CreateTO	TBD	2027	390	Fed./Prov. Funding/financing required
838 Broadview Ave	14	CreateTO	TBD	2027	50	Fed./Prov. Funding/financing required
105 Spadina Ave / 363 Adelaide St	10	CreateTO	TBD	2028	350	Fed./Prov. Funding/financing required
158 Borough Dr	21	CreateTO	TBD	2028	458	Fed./Prov. Funding/financing required

705 Warden Ave	20	CreateTO	TBD	2028	583	Fed./Prov. Funding/financing required
770 Don Mills Rd	16	CreateTO	TBD	2028	842	Fed./Prov. Funding/financing required
777 Victoria Park Ave	20	CreateTO	TBD	2028	508	Fed./Prov. Funding/financing required
805 Don Mills Rd	16	CreateTO	TBD	2028	560	Fed./Prov. Funding/financing required
Firgrove	7	TCHC	TBD	2028	107	Fed./Prov. Funding/financing required
260 Adelaide St W	10	CreateTO	TBD	2029	163	Fed./Prov. Funding/financing required
Alexandra Park Phase 2B	10	TCHC	TBD	2030	2	Fed./Prov. Funding/financing required
Regent Park Phase 5 (5c, 5d)	13	TCHC	Tridel	2030	171	Fed./Prov. Funding/financing required
Regent Park Phase 5 (5g, 5h)	13	TCHC	Tridel	2033	329	Fed./Prov. Funding/financing required
Alexandra Park Phase 2C	10	TCHC	TBD	2034	60	Fed./Prov. Funding/financing required
Total	16 sites with an estimated 5,165 homes					

Table 3: List of Sites with Initial Approvals

Site	Ward	Current Lead	Developer Partner	Estimated Completion Year	Action Plan
1113-1117 Dundas St W	10	CreateTO	City-led	2026	Fed./Prov. Funding/financing required
15 Denison Ave	10	City	Indigenous (delivery and future ownership)	2026	Fed./Prov. Funding/financing required
72 Amroth Ave	19	CreateTO	TBD	2027	Fed./Prov. Funding/financing required

Site	Ward	Current Lead	Developer Partner	Estimated Completion Year	Action Plan
1250 Eglinton Ave W	8	CreateTO	TBD	2028	Fed./Prov. Funding/financing required
Quayside Phase 1 - 1A	10	City	Quayside Impact (QILP)	2028	Fed./Prov. Funding/financing required
2444 Eglinton Ave E	21	CreateTO	Co-op	2028	Fed./Prov. Funding/financing required
263 Merchant's Wharf (R6)	10	CreateTO	TBD	2028	Fed./Prov. Funding/financing required
3933 Keele St	6	CreateTO	TBD	2028	Fed./Prov. Funding/financing required
4040 Lawrence Ave E	24	CreateTO	TBD	2028	Fed./Prov. Funding/financing required
931 Yonge St	13	CreateTO	TBD	2028	Fed./Prov. Funding/financing required
1325 Queen St W (Parkdale Hub)	4	CreateTO	TBD	2029	Fed./Prov. Funding/financing required
1627 Danforth Ave (Danforth Garage)	19	CreateTO	TBD	2029	Fed./Prov. Funding/financing required
1631 Queen St E	19	CreateTO	NFP	2029	Fed./Prov. Funding/financing required
Quayside Phase 1 - 1C2	10	City	Quayside Impact (QILP)	2029	Fed./Prov. Funding/financing required
40 Bushby Dr	24	CreateTO	TBD	2029	Fed./Prov. Funding/financing required
Bloor/Kipling Block 3	3	CreateTO	TBD	2029	Fed./Prov. Funding/financing required
Quayside Phase 1 - 1C3	10	City	Quayside Impact (QILP)	2030	Fed./Prov. Funding/financing required
Quayside Phase 1 - 2A	10	City	Quayside Impact (QILP)	2030	Fed./Prov. Funding/financing required

Site	Ward	Current Lead	Developer Partner	Estimated Completion Year	Action Plan
251 Esther Shiner Blvd	17	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
3326 Bloor St W (Bloor-Islington)	3	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
Bloor/Kipling Block 6 & 7	3	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
610 Bay Ave	11	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
2700 Eglinton Ave W	5	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
33 Queen St E	3	CreateTO	TBD	2030	Fed./Prov. Funding/financing required
Quayside Phase 2 - 3B1	10	City	Quayside Impact (QILP)	2031	Fed./Prov. Funding/financing required
Quayside Phase 2 - 3B2	10	City	Quayside Impact (QILP)	2032	Fed./Prov. Funding/financing required
Quayside Phase 2 - 4	10	City	Quayside Impact (QILP)	2033	Fed./Prov. Funding/financing required
Lawrence Heights Phase 2/3	8	TCHC	TBD	2033	Fed./Prov. Funding/financing required
Total	28 sites with an estimated 8,500 – 9,500 new homes				