

Housing Now - Milestone Report

05-Apr-23

	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Phase 1	777 Victoria Park Ave	575	589	589 (100%)	254 (43%)	Zoning Approved Nov 2019	Q4 2019	Nov 2021	Feb 2022	Jun 2022	Q4 2020	TBD	CMHC Financing Submissions under review. Site Plan application filed for new TTC pick-up/drop-off.
	50 Wilson Heights Blvd	1,484	1,484	1,040 (70%)	520 (35%)	Zoning & Draft Plan of Subdivision Approved Feb 2020	Q4 2019	Oct 2021	Dec 2021	Jan 2022	Q4 2020	Q4 2023	Proponent advancing release for construction anticipated by Q4 2023.
	705 Warden Ave	450	600	600 (100%)	250 (42%)	Zoning & Draft Plan of Subdivision Approved Jun 2020	Q3 2020	Oct 2021	Dec 2021	Jan 2022	Q4 2020	TBD	CMHC Financing Submissions under review. Site Plan applications submitted in Dec 2021.
	140 Merton St	180	184	184 (100%)	90 (49%)	Zoning Approved Dec 2019	Q2 2021	Jul 2022	Targeted for Q2 2023	Mar 2023	Q4 2020	Q1 2024	Proponent-led final submission to the Design Review Panel on Feb 16, 2023.
	Bloor/Kipling Block 1	644	725	725 (100%)	218 (30%)	Zoning for Blocks 1 Approved Jun 2021	Q3 2021	May 2022	Block 1 SPA filed Oct 2022	Mar 2023	Q4 2021	Q2 2023	City-initiated rezoning for Block 1 filed in Feb 2023 to increase total density to 725 units. Final zoning report scheduled for April 27th PHC Meeting.
	Bloor/Kipling Block 5	586	586	391 (67%)	196 (33%)	Zoning for Block 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	Market Offering expected to follow consideration of Housing Now Annual Update Report at the April 27th PHC
	Bloor/Kipling Blocks 3,6,7	1,470	1,470	980 (67%)	490 (33%)	Zoning for Blocks 1 & 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	First zoning submission for Blocks 3, 6, 7 targeted for Q4 2023.
	Bloor/Islington	1,415	1,453	959 (67%)	494 (33%)	Zoning Filed May 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final zoning report targeted for Q4 2023 PHC pending HONI technical review and IO signoff.
	805 Don Mills Rd	834	840	554 (67%)	286 (33%)	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Market Offering expected to follow consideration of Housing Now Annual Report at the April 27th PHC
	770 Don Mills Rd	1,254	1,254	836 (67%)	418 (33%)	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Final contract discussions with TDSB ongoing. Market Offering expected to follow consideration of the Housing Now Annual Update Report at April 27th PHC.
	1250 Eglinton Ave W	70	240	240 (100%)	80 (33%)	Zoning Submission Targeted For Q2 2023	TBD	N/A	TBD	N/A	Q4 2021	TBD	First submission to the Design Review Panel on Feb 16, 2023.
	251 Esther Shiner Blvd	1,800	1,800	1,206 (67%)	603 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2022	TBD	Zoning submission package delayed based on ongoing coordination with the Seniors Services and long Term Care division.
	3933 Keele St	190	190	190 (100%)	65 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2022	TBD	Concept development underway
TOTAL	10,952	11,415	8,494 (74%)	3,964 (35%)									
	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Phase 2	1627 Danforth Ave**	200	200	200 (100%)	67 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2023	TBD	Concept development underway. Business Case targeted Q4 2023.
	1631 Queen St E	279	279	279 (100%)	93 (33%)	Zoning filed Apr 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing
	158 Borough Dr	645	687	458 (67%)	229 (33%)	Zoning Approved Apr 2022	TBD	N/A	TBD	N/A	Q4 2023	TBD	Market Offering expected to follow consideration of Housing Now Annual Update Report at April 27th PHC
	2444 Eglinton Ave E**	900	926	611 (67%)	315 (33%)	TBD	Q3 2021	Expected by Q2 2023	TBD	N/A	Q3 2024	TBD	Market Offering launched on Oct 14, 2021 with a bids received Dec 14, 2021. Final contract negotiations with preferred Proponent ongoing.
	405 Sherbourne St	266	266	266 (100%)	133 (50%)	Zoning Approved Jul 2021	TBD	N/A	TBD	N/A	Q2 2023	TBD	Zoning Approved. RFP to be led through a Housing Secretariat-led process.
	150 Queens Wharf Rd	282	282	282 (100%)	141 (50%)	Zoning Approved Nov 2021	TBD	N/A	TBD	N/A	Q2 2023	TBD	Final zoning bill anticipated for enactment by Q3 2023.
TOTAL	2,572	2,640	2,096 (79%)	978 (37%)									
	Address	Prior Total Units	Current Total Units	Total Rental (% of total units)	Afford. Rental (% of total units)	Date of Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Phase 3	40 Bushby Dr***	250	1,474	983	492	Zoning Submission Targeted For Q2 2023	TBD	N/A	TBD	N/A	TBD	TBD	First submission to the Design Review Panel on March 9, 2023.
	2700 Eglinton Ave W***	300	300	201	100	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Consideration of the subject site as part of the Mount Dennis Campus Opportunity review expected at CreateTO's Board by Q3 2023
	4040 Lawrence Ave E***	200	200	134	67	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Community Design Initiative launched, including three resident workshops hosted in 2023 in cooperation with the East Scarborough Storefront.
	R6 Bayside***	325	325	218	108	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Preliminary due diligence underway, with concept testing completed.
TOTAL	1,075	2,299	1,536	767									
OVERALL TOTAL	14,599	16,354	12,126	5,709									

**Changes from February 2023 report shown in Bold
 ***Unit counts shown are estimates only



UNIT TRACKER - PHASE 1 AND 2

UPDATED APRIL 5, 2023

Legend

- Advancing
- Pending
- On Hold
- T** Higher order transit corridor

Led by Proponent

	Identified Sites	Concept Testing	Design Development + Consultation	Zoning By-law + Market Offering	Site Plan Control	Construction	Occupancy
PHASE 1	T Bloor-Kipling (Block 1)				725 units		
	T Bloor-Kipling (Block 5)			586 units			
	T Bloor-Kipling (Block 3,6,7)			1,470 unit target			
	T 251 Esther Shiner Blvd			1,800 unit target			
	T 50 Wilson Heights Blvd*				1,484 units		
	T 770 Don Mills Road			1,254 units			
	T Bloor-Islington			1,453 unit target			
	T 805 Don Mills Road			840 units			
	T 705 Warden Avenue*				600 units		
	T 777 Victoria Park Avenue*				589 units		
	T 140 Merton Street*				184 units		
	T 3933 Keele Street		190 unit target				
	T 1250 Eglinton Ave W			240 unit target			
	T 158 Borough Dr				687 units		
PHASE 2	T 2444 Eglinton Ave E			926 unit target			
	T 150 Queens Wharf Rd			282 units			
	T 1627 Danforth Ave (Danforth Barns)			200 unit target			
	T 1631 Queen St E			279 unit target			
	T 405 Sherbourne St				266 units		

* 777 Victoria Park Ave, 50 Wilson Heights Blvd, 705 Warden Ave and 140 Merton have signed conditional lease agreements with successful proponents.



UNIT TRACKER - PHASE 3

UPDATED APRIL 5, 2023

Legend

- Advancing
- Pending
- On Hold
- T** Higher order transit corridor

Led by Proponent

PHASE 3

	Identified Sites	Concept Testing	Design Development + Consultation	Zoning By-law + Market Offering	Site Plan Control	Construction	Occupancy
● T 40 Bushby Dr			1,474 unit target				
● T 2700 Eglinton Ave W		300 unit target					
● 4040 Lawrence Ave E		200 unit target					
● R6 Bayside			325 unit target				
Total Units		1,015 units	5,184 units	7,346 units	2,809 units		
Total Affordable Units		340 units	1,732 units	2,649 units	988 units		