

Housing Now - Milestone Report

27-Oct-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 Ave	575	589	589 (100%)	254 (43%)	Q4 2019	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%)	Q4 2019	Q4 2020	Q2 2023	CMHC Financing Submissions under review. Draft Plan of Subdivision application submitted in Dec 2021 with final draft plan conditions expected by Q4 2022.
	705 Warden Ave	450	600	600 (100%)	250 (42%)	Q3 2020	Q4 2020	TBD	CMHC Financing Submissions under review. Site Plan applications submitted in Dec 2021.
	140 Merton St	180	184	184 (100%)	90 (49%)	Q2 2021	Q4 2020	Q2 2023	Proponent selection announced on July 26, 2022. Site Plan and CMHC financing submission expected in Q4 2022.
	Bloor/Kipling *	2,700	2,700	1,800 (67%)	900 (33%)	Q3 2021	Q4 2021	Q2 2023	644-unit site plan application filed by Proponent for Block 1, with design package endorsed by DRP in September 2022. Lease contract under final negotiation.
	Bloor/Islington	1,415	1,453	959 (67%)	494 (33%)	Q4 2022	Q4 2021	TBD	Final zoning report targeted for Q1 2023 PHC.
	805 Don Mills Rd	834	840	554 (67%)	286 (33%)	Q3 2022	Q4 2021	TBD	Final zoning report approved at June 2022 Council meeting.
	770 Don Mills Rd	1,254	1,254	836 (67%)	418 (33%)	Q3 2022	Q4 2021	TBD	Final zoning report approved at June 2022 Council meeting.
	1250 Eglinton Ave W	70	70	70 (100%)	24 (33%)	TBD	Q4 2021	TBD	Concept development underway
	251 Esther Shiner Blvd	1,800	1,800	1,206 (67%)	603 (33%)	Q2 2023	Q4 2022	TBD	Zoning submission package targeted for Q1 2023
3933 Keele St	190	190	190 (100%)	65 (33%)	TBD	Q4 2022	TBD	Concept development underway	
TOTAL	10,952	11,164	8,028 (72%)	3,904 (35%)					
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Phase 2	1627 Danforth Ave***	200	200	200 (100%)	67 (33%)	TBD	Q4 2023	TBD	Concept development underway.
	1631 Queen St E	279	279	279 (100%)	93 (33%)	Q4 2022	Q2 2024	TBD	Final zoning submission package targeted by end-of-year.
	158 Borough Dr	645	687	458 (67%)	229 (33%)	TBD	Q4 2023	TBD	Appeal of zoning by-law amendment dismissed by OLT at an October 21, 2022 Case Management Conference.
	2444 Eglinton Ave E***	900	926	611 (67%)	315 (33%)	Q3 2021	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%)	Q2 2022	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%)	Q2 2022	Q2 2023	TBD	Final zoning bill anticipated for enactment in Q1 2023.
TOTAL	2,572	2,640	2,096 (79%)	978 (37%)					
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Phase 3	40 Bushby Dr***		250	168	83	TBD	TBD	TBD	Preliminary due diligence underway.
	2700 Eglinton Ave W***		300	201	100	TBD	TBD	TBD	Preliminary due diligence underway.
	4040 Lawrence Ave E***		200	134	67	TBD	TBD	TBD	Preliminary due diligence underway.
	R6 Bayside***		325	218	108	TBD	TBD	TBD	Preliminary due diligence underway, with concept testing completed.
TOTAL		1,075	721	358					
OVERALL TOTAL		14,879	10,845	5,240					

* Bloor Kipling has 5 residential blocks containing 2,700 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