## Housing Now - Milestone Report

				Total Rental	Afford. Rental	Date of				Date of First			
	Address	Prior Total Units	Current Total Units	(% of total units)	(% of total units)	Planning Submissions / Approvals	Go To Market	Date of Proponent Selection	Date of SPA Submission	CMHC Financing Submission	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
	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	CMHC financing commitment expected in July 2023, with site works anticpated to advance by October 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. Initial Site Plan applications filed in Dec 2021.
	140 Merton St	180	184	184 (100%)	90 (49%)	Zoning Approved Dec 2019	Q2 2021	Jul 2022	Targeted for Q3 2023	Mar 2023	Q4 2020	Q1 2024	City-initiated Rezoning application to add additional residential density is targeted for July 2023
Phase 1	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-iniated rezoning to increase total density to 725 units adopted by Council on May 10, 2023. Groundbreaking anticipated for summer 2023.
	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	Site available for market offering pending provincial Bill 23 re- imbursement.
	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	Site available for market offering pending provincial Bill 23 re- imbursement. Agreement of Purchase & Sale discussions with Church advancing.
	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	Site available for market offering pending provincial Bill 23 re- imbursement. Agreement of Purchase & Sale discussions with School Board advancing.
	1250 Eglinton Ave W	70	240	240 (100%)	80 (33%)	Zoning Submission Targeted For Q4 2023	TBD	N/A	TBD	N/A	Q4 2021	TBD	First zoning submission delayed to Q4 2023 due to ongoing technical coordination.
	251 Esther Shiner Blvd	1,800	1,800	1,206 (67%)	603 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2022	TBD	First zoning submission package delayed to Q4 2023 based on ongoing technical coordination.
	3933 Keele St	190	190	190 (100%)	65 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2022	TBD	Concept development under review based on Metrolinx coordination.
	TOTAL Address	10,952 Prior Total Units	11,415 Current Total Units	8,494 (74%) Total Rental (% of total units)	3,964 (35%) Afford. Rental (% of total units)	Date of Planning Submissions /	Go To Market	Date of Proponent Selection	Date of SPA Submission	Date of First CMHC Financing	Const'n Start First Forecast	Const'n Start Current Forecast	Milestone Notes
Phase 2	1627 Danforth Ave***	200	200	200 (100%)	67 (33%)	Approvals TBD	TBD	N/A	TBD	Submission 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	607		000 (000()	Zoning							
			687	458 (67%)	229 (33%)	Approved Apr 2022	TBD	N/A	TBD	N/A	Q4 2023	TBD	Site available for market offering pending provincial Bill 23 re- imbursement.
Pha	2444 Eglinton Ave E***	900	926	458 (67%) 611 (67%)	315 (33%)		TBD Q3 2021	N/A Q2 2023	TBD TBD	N/A N/A	Q4 2023 Q3 2024	TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023.
Pha	2444 Eglinton Ave E*** 405 Sherbourne St	900 266				Z022 TBD Zoning Approved Jul 2021							pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4
Pha	E*** 405 Sherbourne St 150 Queens Wharf Rd	266 282	926 266 282	611 (67%) 266 (100%) 282 (100%)	315 (33%) 133 (50%) 141 (50%)	2022 TBD Zoning Approved Jul	Q3 2021	Q2 2023	TBD	N/A	Q3 2024	TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led
Pha	E*** 405 Sherbourne St 150 Queens	266	926 266	611 (67%) 266 (100%)	315 (33%) 133 (50%)	Z022 TBD Zoning Approved Jul 2021 Zoning Approved Nov	Q3 2021 TBD	<b>Q2 2023</b> N/A	TBD TBD	N/A N/A	Q3 2024 Q2 2023	TBD TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for
Pha	E*** 405 Sherbourne St 150 Queens Wharf Rd TOTAL	266 282 <b>2,572</b> Prior Total	926 266 282 <b>2,640</b> Current Total	611 (67%) 266 (100%) 282 (100%) 2.096 (79%) Total Rental (% of total	315 (33%) 133 (50%) 141 (50%) <b>978 (37%)</b> Afford. Rental	Zoning Approved Jul 2021 Zoning Approved Nov 2021 Date of Planning Submissions /	Q3 2021 TBD TBD	Q2 2023 N/A N/A Date of Proponent	TBD TBD TBD Date of SPA	N/A N/A N/A Date of First CMHC Financing	Q3 2024 Q2 2023 Q2 2023 Const'n Start First	TBD TBD TBD TBD Const'n Start Current	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q3 2023.
Pha	E <sup>+++</sup> 405 Sherbourne St 150 Queens Wharf Rd TOTAL Address	266 282 <b>2,572</b> Prior Total Units	926 266 282 2,640 Current Total Units	611 (67%) 266 (100%) 282 (100%) 2,096 (79%) Total Rental (% of total units)	315 (33%) 133 (50%) 141 (50%) <b>978 (37%)</b> Afford. Rental (% of total units)	Zoning Approved Jul 2021 Zoning Approved Nov 2021 Date of Planning Submissions / Approvals	Q3 2021 TBD TBD Go To Market	Q2 2023 N/A N/A Date of Proponent Selection	TBD TBD TBD Date of SPA Submission	N/A N/A N/A Date of First CMHC Financing Submission	Q3 2024 Q2 2023 Q2 2023 Const'n Start First Forecast	TBD TBD TBD TBD Const'n Start Current Forecast	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q3 2023. Milestone Notes First zoning submission delayed to Q3 2023 based on ongoing coordination with Metrolinx. Concept development under review.
Phase 3	E*** 405 Sherbourne St 150 Queens Wharf Rd TOTAL Address 40 Bushby Dr*** 2700 Eglinton Ave	266 282 <b>2,572</b> Prior Total Units 250	926 266 282 2,640 Current Total Units 1,474	611 (67%) 266 (100%) 282 (100%) 2,096 (79%) Total Rental (% of total units) 983	315 (33%) 133 (50%) 141 (50%) <b>978 (37%)</b> Afford. Rental (% of total units) <b>492</b>	Z022 TBD Zoning Approved Jul 2021 Approved Nov 2021 Date of Planning Submissions / Approvals TBD	Q3 2021 TBD TBD Go To Market TBD	Q2 2023 N/A N/A Date of Proponent Selection N/A	TBD TBD TBD Date of SPA Submission TBD	N/A N/A N/A Date of First CMHC Financing Submission N/A	Q3 2024 Q2 2023 Q2 2023 Const'n Start First Forecast TBD	TBD TBD TBD Const'n Start Current Forecast TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q3 2023. Milestone Notes First zoning submission delayed to Q3 2023 based on ongoing coordination with Metrolinx. Concept development under review. Community Design Iniative launched, including four resident workshops hosted in 2023 in cooperation with Metrolins.
	E*** 405 Sherbourne St 150 Queens Wharf Rd TOTAL Address 40 Bushby Dr*** 2700 Eglinton Ave W*** 4040 Lawrence	266 282 2,572 Prior Total Units 250 300	926 266 282 2,640 Current Total Units 1,474 300	611 (67%) 266 (100%) 282 (100%) 2,096 (79%) Total Rental (% of total units) 983 201	315 (33%) 133 (50%) 141 (50%) <b>978 (37%)</b> Afford. Rental (% of total units) <b>492</b> 100	Zooling Approved Jul Zoning Approved Nov 2021 Date of Planning Submissions / Approvals TBD TBD	Q3 2021 TBD TBD Go To Market TBD TBD	Q2 2023 N/A N/A Date of Proponent Selection N/A N/A	TBD TBD TBD Date of SPA Submission TBD TBD	N/A N/A N/A Date of First CMHC Financing Submission N/A N/A	Q3 2024 Q2 2023 Q2 2023 Const'n Start First Forecast TBD TBD	TBD TBD TBD Const'n Start Current Forecast TBD TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q3 2023. Milestone Notes First zoning submission delayed to Q3 2023 based on ongoing coordination with Metrolinx. Concept development under review. Community Design Iniative launched, including four resident workshops hosted in 2023 in cooperation with the East
	E*** 405 Sherbourne St 150 Queens Wharf Rd TOTAL Address 40 Bushby Dr*** 2700 Eglinton Ave W*** 4040 Lawrence Ave E***	266 282 Prior Total Units 250 300 200	926 266 282 2,540 Current Total Units 1,474 300 200	611 (67%) 266 (100%) 282 (100%) 2,096 (79%) Total Rental (% of total units) 983 201 134	315 (33%) 133 (50%) 141 (50%) <b>978 (37%)</b> Afford. Rental (% of total units) <b>492</b> 100 67	Zoning Approved Jul 2021 Approved Jul 2021 Date of Nov 2021 Date of Nov 2021 TBD TBD TBD	Q3 2021 TBD TBD Go To Market TBD TBD TBD	Q2 2023 N/A N/A Date of Proponent Selection N/A N/A	TBD TBD TBD Date of SPA Submission TBD TBD TBD	N/A N/A N/A Date of First CMHC Financing Submission N/A N/A N/A	Q3 2024 Q2 2023 Q2 2023 Const'n Start First Forecast TBD TBD TBD	TBD TBD TBD Const'n Start Current Forecast TBD TBD TBD	pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q3 2023. Milestone Notes First zoning submission delayed to Q3 2023 based on ongoing coordination with Metrolinx. Concept development under review. Community Design Iniative launched, including four resident workshops hosted in 2023 in cooperation with the East Scarborugh Storefront. Term Sheet negotiations underway based on existing Bayside legal

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

10-Jul-23