

Housing Now - Milestone Report

10-Jul-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
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 anticipated 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
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 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 reimbursement.
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 reimbursement. 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 reimbursement. 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	10,952	11,415	8,494 (74%)	3,964 (35%)								
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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	Site available for market offering pending provincial Bill 23 reimbursement.
2444 Eglinton Ave E***	900	926	611 (67%)	315 (33%)	TBD	Q3 2021	Q2 2023	TBD	N/A	Q3 2024	TBD	MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q4 2023.
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%)								
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40 Bushby Dr***	250	1,474	983	492	TBD	TBD	N/A	TBD	N/A	TBD	TBD	First zoning submission delayed to Q3 2023 based on ongoing coordination with Metrolinx.
2700 Eglinton Ave W***	300	300	201	100	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Concept development under review.
4040 Lawrence Ave E***	200	200	134	67	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Community Design Initiative launched, including four resident workshops hosted in 2023 in cooperation with the East Scarborough Storefront.
R6 Bayside***	325	325	325	199	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Term Sheet negotiations underway based on existing Bayside legal framework.
Parkdale Hub	-	170	170	57	Final zoning report targeted for Q4 2023	TBD	N/A	TBD	N/A	TBD	TBD	Technical comments on second zoning submission under review.
TOTAL	1,075	2,469	1,813	915								
OVERALL TOTAL	14,599	16,524	12,126	5,857								

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