## Housing Now - Milestone Report

	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	Renogotiation of terms are ongoing with consideration for fairness and new HST rebate on rental construction.
	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	Site works pushed to Spring 2024 due to multiple factors, including delays in financing and seasonal considerations tied to winter mobilization.
	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	Renogotiation of terms are ongoing with consideration for fairness and new HST rebate on rental construction.
	140 Merton St	180	294	294 (100%)	98 (33%)	Zoning Approved Dec 2019	Q2 2021	Jul 2022	Targeted for Q4 2023	Mar 2023	Q4 2020	Q3 2024	City-initiated rezoning to consider +11 storeys and 294 rental homes at City Council's November 8, 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	Q3 2023	Groundbreaking ceremony held in August 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	Zoning submission held pending resolution of funding impacts due to Bill 23.
	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 Q1 2024. HONI technical review
	805 Don Mills Rd	834	840	554 (67%)	286 (33%)	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	completed. 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	Zoning submission held pending resolution of funding impacts due to Bill 23.
	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 held pending resolution of funding impacts due to Bill 23.
	3933 Keele St	190	190	190 (100%)	65 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2022	TBD	Concept development held pending resolution of funding
			130	130 (100 %)	00 (00.0)	100	100						impacts due to Bill 23.
	TOTAL	10,952	11,525	8,604 (74%)	3,972 (35%)								
	TOTAL Address					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	
		10,952 Prior Total	11,525 Current Total	8,604 (74%) Total Rental (% of total	3,972 (35%) Afford. Rental	Date of Planning Submissions /		Date of Proponent	Date of SPA	Date of First CMHC Financing	Const'n Start First	Const'n Start Current	impacts due to Bill 23.
	Address 1627 Danforth	10,952 Prior Total Units	11,525 Current Total Units	8,604 (74%) Total Rental (% of total units)	3,972 (35%) Afford. Rental (% of total units)	Date of Planning Submissions / Approvals TBD Zoning filed Apr 2021	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	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022 TESS and Child Services relocation investigations ongoing.
62	Address 1627 Danforth Ave***	10,952 Prior Total Units 200	11,525     Current Total     Units     200	8,604 (74%) Total Rental (% of total units) 200 (100%)	3,972 (35%) Afford. Rental (% of total units) 67 (33%)	Date of Planning Submissions / Approvals TBD Zoning filed	Go To Market TBD	Date of Proponent Selection N/A	Date of SPA Submission TBD	Date of First CMHC Financing Submission N/A	Const'n Start First Forecast Q4 2023	Const'n Start Current Forecast TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services
Phase 2	Address 1627 Danforth Ave*** 1631 Queen St E	10,952 Prior Total Units 200 279	11,525     Current Total     Units     200     279	8,604 (74%) Total Rental (% of total units) 200 (100%) 279 (100%)	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%)	Date of Planning Submissions / Approvals Zoning filed Apr 2021 Zoning Approved Apr 2022 TBD	Go To Market TBD TBD	Date of Proponent Selection N/A N/A	Date of SPA Submission TBD TBD	Date of First CMHC Financing Submission N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024	Const'n Start Current Forecast TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024.
ase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave	10,952           Prior Total Units           200           279           645	11,525           Current Total           Units           200           279           687	<b>8,604 (74%)</b> Total Rental (% of total units) 200 (100%) 279 (100%) 458 (67%)	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%)	Date of Planning Submissions / Approvals Zoning filed Apr 2021 Zoning Approved Apr 2022 TBD Zoning Approved Jul	Go To Market TBD TBD TBD	Date of Proponent Selection N/A N/A N/A	Date of SPA Submission TBD TBD TBD	Date of First CMHC Financing Submission N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023	Const'n Start Current Forecast TBD TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincia Bill 23 re- Imbursement. MOU and Term Sheet signed as per Board endorssement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. RFP to be led through a Housing Secretaria-led
ase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Wharf Rd	10,952           Prior Total Units           200           279           645           900           266           282	11.525           Current Total Units           200           279           687           926           266           282	8604 (74%)           Total Rental           (% of total units)           200 (100%)           279 (100%)           458 (67%)           611 (67%)           266 (100%)           282 (100%)	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%) 229 (33%) 315 (33%) 133 (50%) 141 (50%)	Date of Planning Submissions / Approvals TBD Zoning filed Apr 2021 Zoning Approved Apr 2022 TBD Zoning	Go To Market TBD TBD TBD Q3 2021	Date of Proponent Selection N/A N/A N/A Q2 2023	Date of SPA Submission TBD TBD TBD	Date of First CMHC Financing Submission N/A N/A N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024	Const'n Start Current Forecast TBD TBD TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations engoing. Site available for market offering pending provincial Bill 23 re- Imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024.
ase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens	10,952           Prior Total Units           200           279           645           900           266	11,525           Current Total Units           200           279           687           926           266	8604 (74%)           Total Rental           (% of total units)           200 (100%)           279 (100%)           458 (67%)           611 (67%)           266 (100%)	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%) 229 (33%) 315 (33%) 133 (50%)	Date of Planning Submissions / Approvals TBD Zoning filed Aproved Apr 2022 TBD Zoning Approved Jul 2021 Zoning Approved Jul 2021	Go To Market TBD TBD Q3 2021 TBD	Date of Proponent Selection N/A N/A N/A Q2 2023 N/A	Date of SPA Submission TBD TBD TBD TBD TBD	Date of First CMHC Financing Submission N/A N/A N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023	Const'n Start Current TBD TBD TBD TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2001. Approved. RFP to be led through a Housing Secretariat-led process.
ase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Wharf Rd TOTAL	10,952           Prior Total Units           200           279           645           900           266           282           2,572           Prior Total	11.525           Current Total           200           279           687           926           266           282           2,300           Current Total	8644 (74%)           Total Rental           (% of total units)           200 (100%)           279 (100%)           458 (67%)           611 (67%)           266 (100%)           282 (100%)           2038 (79%)           Total Rental (% of total (% of to	3.972 (35%)           Afford. Rental           (% of total units)           67 (33%)           93 (33%)           229 (33%)           229 (33%)           315 (33%)           133 (50%)           141 (50%) <b>978 (37%)</b>	Date of Planning Submissions / Approvals TBD Zoning filed Aproved Apr 2022 TBD Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021	Go To Market TBD TBD TBD Q3 2021 TBD TBD TBD	Date of Proponent Selection N/A N/A N/A Q2 2023 N/A N/A Date of Proponent	Date of SPA Submission TBD TBD TBD TBD TBD TBD Date of SPA	Date of First CMHC Financing Submission N/A N/A N/A N/A N/A N/A Date of First CMHC Financing	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023 Q2 2023 Q2 2023 Const'n Start First	Constn Start Current Forecast TBD TBD TBD TBD TBD TBD Constn Start Current	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. REP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q1 2024.
ase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Whart Rd 10174L Address	10,952           Prior Total Units           200           279           645           900           266           282           27572           Prior Total Units	11.525           Current Total Units           200           279           687           926           266           282           260           Current Total           Units	8.604 (74%) Total Rental (% of total units) 200 (100%) 279 (100%) 458 (67%) 611 (67%) 266 (100%) 282 (100%) 2.098 (79%) Total Rental (% of total units)	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%) 229 (33%) 315 (33%) 133 (50%) 141 (50%) 978 (57%) Afford. Rental (% of total units)	Date of Planning Submissions / Approvals TBD Zoning filed Apr 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Vov 2021 Zoning Approved Nov 2021 Zoning Approved Nov 2021	Go To Market TBD TBD Q3 2021 TBD TBD Go To Market	Date of Proponent Selection N/A N/A N/A Q2 2023 N/A N/A Date of Proponent Selection	Date of SPA Submission TBD TBD TBD TBD TBD TBD Date of SPA Submission	Date of First CMHC Financing Submission N/A N/A N/A N/A N/A Date of First CMHC Financing Submission	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023 Q2 2023 Q2 2023 Q2 2023 Const'n Start First Forecast	Const'n Start Current TBD TBD TBD TBD TBD TBD TBD Const'n Start Current Forecast	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincial Bill 23 re- imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. RFP to be led through a Housing Secretariat-led process. Final zoning bill anticipated for enactment by Q1 2024. Milestone Notes Zoning submission held pending resolution of funding
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3 Phase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Whart Rd 101AL Address 40 Bushby Dr*** 2700 Eglinton Ave W*** 4040 Lawrence	10,952           Prior Total Units           200           279           645           900           266           282           2,572           Prior Total Units           250           300	11.525           Current Total Units           200           279           687           926           266           262           2(20)           Current Total           Units           1,474           300	8644 (74%)           Total Rental (% of total units)           200 (100%)           279 (100%)           458 (67%)           611 (67%)           266 (100%)           282 (100%)           2038 (79%)           Total Rental (% of total units)           983           201	3.972 (35%)           Afford. Rental           (% of total units)           67 (33%)           93 (33%)           229 (33%)           315 (33%)           133 (50%)           141 (50%)           978 (37%)           Afford. Rental           (% of total units)           492           100	Date of Planning Submissions / Approvals TBD Zoning filed Aproved Apr 2022 TBD Zoning Approved Apr 2022 TBD Zoning Approved Jul 2021 Zoning Approved Jul 2021 TBD Date of Planning Submissions / Approvals TBD TBD	Go To Market TBD TBD Q3 2021 TBD Go To Market TBD TBD TBD	Date of Proponent Selection N/A N/A Q2 2023 N/A N/A Date of Proponent Selection N/A N/A	Date of SPA Submission TBD TBD TBD TBD TBD TBD Date of SPA Submission	Date of First CMHC Financing Submission N/A N/A N/A N/A Date of First CMHC CMHC Financing Submission N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023 Q2 2023 Q2 2023 Const'n Start First Forecast TBD TBD	Constn Start Current Forecast TBD TBD TBD TBD TBD Constn Start Current Forecast TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Site available for market offering pending provincial Bill 23 re- Imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. RFP to be led through a Housing Secretarial-led process. Final zoning bill anticipated for enactment by Q1 2024. Milestone Notes Zoning submission held pending resolution of funding impacts due to Bill 23. Concept development held pending resolution of funding impacts due to Bill 23. Community Design lative launched, including five resident workshops hosted in 2023 in cooperation with the East
3 Phase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Wharf Rd 101AL Address 40 Bushby Dr*** 2700 Eglinton Ave W*** 4040 Lawrence Ave E***	10,952           Prior Total           200           279           645           900           266           282           2,572           Prior Total           Units           2,572           300           2200	11.525           Current Total           200           279           687           926           282           2,66           282           2,610           Current Total           1,474           300           200	8.604 (74%) Total Rental (% of total units) 200 (100%) 279 (100%) 279 (100%) 458 (67%) 611 (67%) 266 (100%) 266 (100%) 205 (75%) Total Rental (% of total units) 983 201 134	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%) 229 (33%) 315 (33%) 133 (50%) 133 (50%) 141 (50%) 978 (37%) Afford. Rental (% of total units) 492 100 67	Date of Planning Submissions' Approvals' TBD Zoning filed Apr 2021 Zoning Approved Apr 2022 TBD Zoning Approved Jul 2021 TBD Date of Planning Submissions / Approvals TBD TBD TBD	Go To Market TBD TBD Q3 2021 TBD TBD Go To Market TBD TBD	Date of Proponent Selection N/A N/A Q2 2023 N/A Date of Proponent Selection N/A N/A	Date of SPA Submission TBD TBD TBD TBD TBD Date of SPA Submission TBD TBD	Date of First CMHC Financing Submission N/A N/A N/A N/A Date of First CMHC Financing Submission N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023 Q2 2023 Q2 2023 Const'n Start First Forecast TBD TBD	Constn Start Current Forecast TBD TBD TBD TBD TBD TBD Constn Start Forecast TBD TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations engoing. Bite available for market offering pending provincial Bill 23 re- mbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. RFP to be led through a Housing Secretarial-led process. Final zoning bill anticipated for enactment by Q1 2024. Milestone Notes Zoning submission held pending resolution of funding impacts due to Bill 23. Concept development held pending resolution of funding impacts due to Bill 23. Compute due Bill 23. Compute due bill 23. Compute due bill 23. Community Design Inlative launched, including five resident workshops hosted in 2023 in cooperation with the East Scarborough Storefront. Term Sheet negotiations
3 Phase	Address 1627 Danforth Ave*** 1631 Queen St E 158 Borough Dr 2444 Eglinton Ave E*** 405 Sherbourne St 150 Queens Wharf Rd 151 Queens Wharf Rd 101AL Address 40 Bushby Dr*** 2700 Eglinton Ave W*** 4040 Lawrence Ave E*** R6 Bayside***	10,952           Prior Total Units           200           279           645           900           266           282           2,572           Prior Total Units           250           300           200           325           170           1,075	11.525           Current Total           200           279           687           926           282           2,66           282           2,66           282           2,610           Current Total           1,474           300           200           325	8.604 (74%) Total Rental (% of total units) 200 (100%) 279 (100%) 458 (67%) 611 (67%) 266 (100%) 266 (100%) 2058 (75%) Total Rental (% of total units) 983 201 134 325	3.972 (35%) Afford. Rental (% of total units) 67 (33%) 93 (33%) 229 (33%) 229 (33%) 315 (33%) 133 (50%) 133 (50%) 141 (50%) 978 (37%) Afford. Rental (% of total units) 492 100 67 199	Date of Planning Submissions / Approvals TBD Zoning filed Apr 2021 Zoning Approved Apr 2022 TBD Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021 Zoning Approved Jul 2021 TBD TBD TBD TBD Final zoning report targeted for	Go To Market TBD TBD Q3 2021 TBD GO TO Market TBD TBD TBD TBD	Date of Proponent Selection N/A N/A Q2 2023 N/A N/A Date of Proponent Selection N/A N/A	Date of SPA Submission TBD TBD TBD TBD TBD Date of SPA Submission TBD TBD TBD TBD	Date of First CMHC Financing Submission N/A N/A N/A N/A Date of First CMHC Financing Submission N/A N/A N/A	Const'n Start First Forecast Q4 2023 Q2 2024 Q4 2023 Q3 2024 Q2 2023 Q2 2023 Q2 2023 Const'n Start First Forecast TBD TBD TBD	Constn Start Current Forecast TBD TBD TBD TBD TBD Constn Start Forecast TBD TBD TBD TBD TBD	Impacts due to Bill 23. Milestone Notes Concept development held pending resolution of funding Impacts due to Bill 23. Final zoning submission filed Dec 2022. TESS and Child Services relocation investigations ongoing. Ste available for market offering pending provincial Bill 23 re- Imbursement. MOU and Term Sheet signed as per Board endorsement on April 24, 2023. First zoning submission targeted for Q1 2024. Zoning Approved. RFP to be led through a Housing Secretariai-led process. Final zoning bill anticipated for enactment by Q1 2024. Milestone Notes Zoning submission held pending resolution of funding impacts due to Bill 23. Concept development held pending resolution of funding impacts due to Bill 23. Computed to Bill 23. Comparison the Bill 23. Computed to Bill 23. Comparison with the East Scarborough Storefront. Term Sheet negotiations underway based on existing Bayside legal framework. Final zoning provt to be considered by Council on

\*\*Changes from July 2023 report shown in Bold \*\*\*Unit counts shown are estimates only 31-Oct-23