



# HousingNowTO.com

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July 24th, 2024

Toronto City Council  
100 Queen Street West  
Toronto, ON  
M5H 2N2

**RE: CC20.10 - Advancing the Transformation of Toronto's Housing Delivery**

Mayor & Members of City Council,

Volunteers from our **HousingNowTO.com** civic-tech and open-data project have been tracking the "Progress on the Five Public Developer Sites" for a number of years, as many of them were part of earlier affordable housing programs. We have updated the chart of page 6 of the Staff Report to revise it for the reduced apartment-delivery count on the mass-timber affordable housing project at Dundas and Ossington.

## Progress on the Five Public Developer Sites

### Table 1: Summary of Key Project Details and Milestones

Address	Estimated Number of Rental Units	Project Milestones
11 Brock Ave.	44 All supportive and RGI	Construction Start: Q4 2024 Occupancy: Q4 2025
35 Bellevue Ave.	78 All supportive and RGI	Construction Start: Q1 2025 Occupancy: Q4 2025
405 Sherbourne St.	266 (??) 89 affordable rental 176 rent-controlled	Construction Start: 2025 Occupancy: 2027
1113-1117 Dundas St. W.	94 <del>100</del> 28 <del>30</del> affordable rental 66 <del>70</del> rent-controlled	Construction Start: 2025 Occupancy: 2026
150 Queens Wharf Rd.	282 94 affordable rental 188 rent-controlled	Construction Start: 2025 Occupancy: 2027

<b>TOTAL UNITS</b>	(16%)	122	supportive and RGI
	(28%)	211	affordable rental
	(56%)	430	rent-controlled (market)
		<b>763</b>	<b>Total new apartments</b>

We have also attached current-state summer 2024 images of the Public Developer Sites that our volunteers have taken on recent site-visits, for Council to reference.

As always, our volunteers are happy to answer any questions that councillors or city staff may have on affordable-housing development best practices – and how to make most effective use of government-owned lands to help alleviate Toronto’s rental-housing crisis.

Yours,

A handwritten signature in black ink, appearing to read 'Mark Richardson', with a long horizontal flourish extending to the right.

Mark J. Richardson

Technical Lead – [HousingNowTO.com](https://www.housingnowto.com)

**Appendix ‘A’ - 11 Brock Ave. (July 2024)**





**Appendix 'B' - 35 Bellevue Ave. (July 2024)**



**Appendix 'C' - 405 Sherbourne St. (July 2024)**





**Appendix 'D' - 1113-1117 Dundas St. W. (July 2024)**



**Appendix 'E' - 150 Queens Wharf Rd. (July 2024)**

