

Approvals Progress

	Zoning Approval	Site Plan 1 st Approval	Site Plan Final Approval	First Building Permit
This Period	190 Affordable Units 3 Sites	166 Affordable Units 3 Sites	140 Affordable Units 4 Sites	313 Affordable Units 3 Sites
Last 12 Months	847 Affordable Units 11 Sites	590 Affordable Units 11 Sites	140 Affordable Units 4 Sites	607 Affordable Units 7 Sites

Status of Development Review

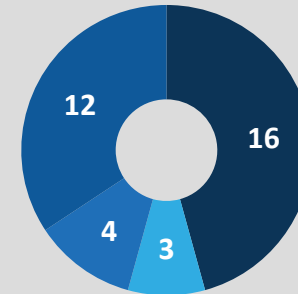


35
Priority Development Sites

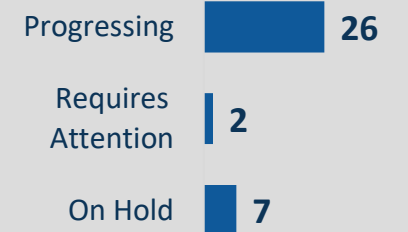


2781
Affordable Units

Sites by District



Review Status

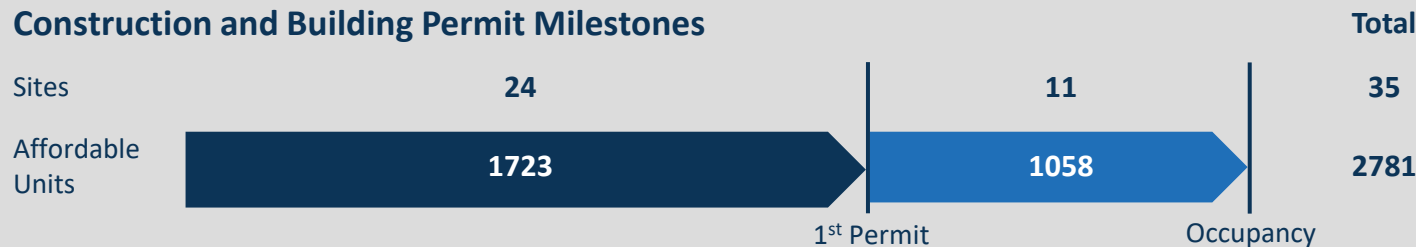


Current Milestone: Developments Supported by PDRS

Planning Approval Milestones



Construction and Building Permit Milestones



Dashboard Legend

Scope: Priority development projects assigned to Priority Development Review Stream (PDRS) as of this report. Projects are removed from the dashboard at Occupancy.

Definitions: Zoning Approval = Zoning By-Law Amendment and/or Official Plan Amendment City Council Decision or Minor Variance Approval; Site Plan 1st Approval = Notice of Approval Conditions Issued; Site Plan Final Approval = Statement of Approval Issued; First Building Permit = Building Permit or Conditional Building Permit (not including demolition), or Release for Construction Services that authorizes start of construction activities

Priority Sites Dashboard – January 2024 Update

**Sept 28, 2023 –
Jan 3, 2024**

APP. STATUS / LINE #	SITE ADDRESS	PLANNING DISTRICT (WARD)	AFFD. HOUSING PROGRAM	AFFD. RENTAL UNITS	PLANNING APPROVALS			BUILDING PERMIT MILESTONES		APPLICANT ORIGINAL CONSTRUCTION TARGET DATE WHEN REC'D BY C2K	CURRENT ACTIVE APPLICATION			
					ZONING APPROVAL	FIRST SITE PLAN APPROVAL	FINAL SITE PLAN APPROVAL	FIRST BUILDING PERMIT	OCCUPANCY		APP. TYPE	DATE RECEIVED	AV. CIRCULATION TIME	DETAILED STATUS UPDATE (if applicable)
1	27 Grosvenor St. / 26 Grenville	TEY (13)	Open Door	231	OZ: May 5 2021; Oct 1, 2021	On Hold				Q4 2022	SPC	Mar 20, 2019	5.8 weeks	Comments sent to applicant on Nov 5, 2021. Awaiting resubmission. On Hold.
2	90 Mill St. / 373 Front St. E.	TEY (13)	Open Door	261	ZBA: Oct 22, 2020	Feb 22, 2022	In Progress	Aug 3, 2022		Q4 2021	SPC	Jun 5, 2020	5.5 weeks	
3	537 Broadview Ave.	TEY (14)	N/A (replacement units)	12	n/a	Feb 21, 2023	Not Required			-	SPC	Oct 30, 2020	9.3 weeks	Change in proponent and scope of project. Site Plan not required.
4	175 Cummer Ave.	NY (18)	Modular Housing Initiative	59	ZBA: Jan 2, 2024	Jan 2, 2024				Q3 2022	SPC	Mar 5, 2021	2.1 weeks	Appeals refused by Ontario Land Tribunal on Jan 2, 2024.
5	2217 Kingston Rd.	SC (20)	Open Door	12	n/a	Sep 14, 2021	In Progress	Sep 15, 2023		Q3 2022	SPC	Mar 15, 2021	4.0 weeks	NOAC originally issued on Sep 14, 2021; revised NOAC issued on Sept 29, 2023.
6	525 Markham Rd.	SC (24)	Rapid Housing Initiative & Open Door	62	MV: Jan 19, 2023	Jun 27, 2023	Dec 27, 2023			Q3 2022	SPC	Apr 1, 2021	4.0 weeks	
7	125R Mill St.	TEY (10)	Open Door	196	OZ: Oct 22, 2020	On Hold				Q2 2022	SPC	Apr 23, 2021	7.9 weeks	Comments sent to applicant on May 10, 2022. Awaiting resubmission. On Hold.
8	39 Dundalk Dr.	SC (21)	Modular Housing Initiative & Open Door	57	n/a	Apr 28, 2022	In Progress	Apr 6, 2022		Q2 2022	SPC	May 12, 2021	2.9 weeks	
9	1050-1060 Eastern Ave./1555 Queen St. E.	TEY (14)	TCH Revitalization	82	OZ: Jul 28, 2020	Dec 14, 2022	In Progress	Jun 1, 2022		Q2 2022	SPC	May 17, 2021	6.2 weeks	
10	1070 Eastern Ave. / 1555 Queen St. E.	TEY (14)	TCH Revitalization	138	OZ: Jul 28, 2020	Sep 1, 2023	In Progress	Jul 31, 2023		Q2 2022	SPC	May 11, 2021	6.3 weeks	
11	355 Sherbourne St	TEY (13)	United Property MOU	30	OZ: Jul 19, 2022	On Hold				-	OZ	Jun 29, 2021		Site Plan Application not yet received.
12	150 Dunn Ave.	TEY (4)	Rapid Housing Initiative & Open Door	51	n/a	Apr 6, 2022	In Progress	May 17, 2022		Q2 2022	SPC	Jul 5, 2021	2.4 weeks	

Development Review Status: ■ Progressing ■ Requires Attention ■ On Hold

Application Type: OPA: Official Plan Amendment SPC: Site Plan Control ZBA: Zoning By-law Amendment PLC: Part Lot Control Exemption SB: Plan of Subdivision OZ: OPA & ZBA

Priority Sites Dashboard – January 2024 Update

APP. STATUS / LINE #	SITE ADDRESS	PLANNING DISTRICT (WARD)	AFFD. HOUSING PROGRAM	AFFD. RENTAL UNITS	PLANNING APPROVALS			BUILDING PERMIT MILESTONES		APPLICANT ORIGINAL CONSTRUCTION TARGET DATE WHEN REC'D BY C2K	CURRENT ACTIVE APPLICATION			
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13	7 Vanauley St.	TEY (10)	Open Door	31	OZ: Jul 22, 2022	Oct 27, 2022	In Progress			Q2 2022	SPC	Aug 12, 2021	6.6 weeks	
14	155-165 Elm Ridge Dr.	NY (8)	Open Door & Pre-Development Funding	111	MV: Aug 24, 2023 ZBA: Jul 20, 2022	Apr 20, 2023	In Progress	Aug 10, 2023		Q3 2022	SPC	Oct 21, 2021	5.8 weeks	
15	4626 Kingston Rd.	SC (25)	Rapid Housing Initiative & Open Door	64	MV: Oct 20, 2021	Oct 4, 2022	In Progress	Oct 6, 2023		Q2 2022	SPC	Nov 8, 2021	4.3 weeks	
16	705 Warden Ave. (Block 1)	SC (20)	Housing Now	162	ZBA: Jun 29, 2020	On Hold				Q4 2022	Block 1 SPC	Dec 30, 2021	-	Comments sent to applicant on Jan 24, 2022. Awaiting resubmission. On Hold.
17	705 Warden Ave. (Block 2)	SC (20)	Housing Now	88	ZBA: Jun 29, 2020	On Hold				Q4 2022	Block 2 SPC	Dec 30, 2021	-	Comments sent to applicant on Jan 24, 2022. Awaiting resubmission. On Hold.
18	50 Wilson Heights Blvd (Block 1)	NY (6)	Housing Now	-	OZ: Mar 2, 2020	In Progress				Q2 2022	Block 1 SPC	Jan 6, 2022	6.8 weeks	Comments sent to applicant on Oct 10, 2023. Awaiting resubmission.
										Q2 2022	SB	Nov 1, 2019	3.8 weeks	Comments sent to applicant on Oct 13, 2023. Awaiting resubmission.
19	50 Wilson Heights Blvd (Block 2)	NY (6)	Housing Now	384	OZ: Mar 2, 2020	In Progress				Q2 2022	Block 2 SPC	Dec 31, 2021	6.3 weeks	Comments sent to applicant on Oct 2, 2023. Awaiting resubmission.
20	1552 Weston Rd.	EY (5)	Open Door	50	MV: Aug 17, 2023	In Progress				Q2 2023	SPC	Jan 31, 2022	6.0 weeks	Comments sent to applicant on Oct 27, 2023. Awaiting resubmission.
21	306-310 Gerrard St. E.	TEY (13)	Pre-Development Funding	96	OZ: Dec 13, 2023					-	OPA/ZBA	Feb 17, 2022	-	First submission through PDRS: Sep 25, 2023. Report adopted at City Council on Dec 13, 2023.
22	963-967 Pharmacy Ave.	SC (21)	United Property MOU	8	On Hold					Q4 2022	ZBA	Mar 7, 2022	7.2 weeks	Comments sent to applicant on Apr 25, 2022. Awaiting resubmission. On Hold.
23	3379-3385 Lawrence Ave. E.	SC (24)	United Property MOU	35	ZBA: Nov 8, 2023					Q2 2023	ZBA	Mar 7, 2022	4.7 weeks	Report adopted at Community Council on Oct 19, 2023. ZBA bill enacted on Nov 9, 2023.
24	215 Wellesley St. E.	TEY (13)	Rapid Housing Initiative & Open Door	33	ZBA: Jul 19, 2022	Aug 14, 2023	Nov 17, 2023	Sep 22, 2023		Q3 2022	SPC	Mar 22, 2022	4.4 weeks	Statement of Approval issued on Nov 17, 2023.

Development Review Status: ■ Progressing ■ Requires Attention ■ On Hold

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Priority Sites Dashboard – January 2024 Update

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25	2102 Lawrence Ave. E.	SC (21)	United Property MOU	37	OZ In Progress					Q4 2023	OPA / ZBA	Mar 29, 2022	13.8 weeks	Comments sent to applicant on July 5, 2022. Awaiting resubmission.
26	781 Victoria Park Ave.	SC (20)	Housing Now	-	n/a	On Hold		n/a	n/a	Q3 2022	SPC	Apr 6, 2022	4.4 weeks	Comments sent to applicant on May 5, 2022. Awaiting resubmission. On Hold.
27	1120 Ossington Ave.	TEY (9)	Rapid Housing Initiative & Open Door	25	MV: Nov 2, 2022	Aug 11, 2023	Nov 17, 2023			Q2 2023	SPC	Jul 4, 2022	3.1 weeks	Statement of Approval issued on Nov 17, 2023.
28	150 Eighth St.	EY (3)	Rapid Housing Initiative	58	MV: Aug 31, 2023	In Progress				Q4 2023	SPC	Oct 14, 2022	4.1 weeks	Resubmission received on Dec 21, 2023.
29	5207 Dundas St. W.	EY (3)	Housing Now	218	ZBA: May 10, 2023	In Progress		Dec 15, 2023		Q2 2023	SPC	Oct 14, 2022	3.1 weeks	Comments sent to applicant on Dec 18, 2023. Awaiting resubmission.
30	25 Augusta Ave.	TEY (10)	Rapid Housing Initiative & Open Door	31	MV: May 31, 2023	Sep 13, 2023	In Progress	Dec 8, 2023		Q4 2023	SPC	Nov 18, 2022	4.9 weeks	
31	285-297 Danforth Ave./ 60-80 Bowden St	TEY (14)	Rapid Housing Initiative & Open Door	32	MV: Jul 12, 2023	In Progress				Q3 2023	SPC	Feb 8, 2023	3.3 weeks	Comments sent to applicant on Sept 12, 2023. Awaiting resubmission.
32	230 Coxwell Ave	TEY (14)	Open Door	20	MV: Jun 6, 2022	Sept 14, 2023	Nov 15, 2023			Q3 2023	SPC	Feb 10, 2023	3.0 weeks	Statement of Approval issued on Nov 15, 2023.
33	1731 Lawrence Ave E	SC (21)	Open Door & Pre-Development Funding	95	MV: Jul 26, 2023	Nov 6, 2023	In Progress			Q3 2023	SPC	Feb 22, 2023	3.2 weeks	NOAC issued on Nov 6, 2023.
34	393 Dundas St E.	TEY (13)	Open Door	12	MV: Nov 23, 2022	Nov 20, 2023	In Progress			Q2 2024	SPC	Jun 14, 2023	3.2 weeks	NOAC issued on Nov 20, 2023.
35	3276 St. Clair Ave. E.	SC (20)	N/A	-	n/a	In Progress				TBD	SPC	Jul 10, 2023	3.2 weeks	Comments sent to applicant on Aug 1, 2023. Awaiting resubmission. Minor Variance application anticipated.

Pre-Application Consultations – January 2024 Update

	APPLICATION ADDRESS	PLANNING DISTRICT (WARD)	APPLICATION TYPE	AFFORDABLE HOUSING PROGRAM	PROPOSED NUMBER OF AFFORDABLE RENTAL UNITS*
Nov 17, 2023	140 Merton St.	TEY (12)	SPC PAC	Housing Now	98
Nov 23, 2023	2444 Eglinton Ave. E.	SC (21)	ZBA PAC	Housing Now	300-306
Nov 30, 2023	1117 Danforth Ave.	TEY (14)	OPA/ZBA PAC	Pre-Development Funding	64-69
Dec 21, 2023	835 Queen St. E.	TEY (14)	OPA/ZBA PAC	Open Door	96

Active Non-Profit and Co-Operative Housing Development Applications

Last Updated
Dec 8, 2023

WARD	APPLICATION ADDRESS	APPLICATION TYPE	AFF. RENTAL UNIT COUNT	APPLICANT	SUPPORT PROGRAMS
Toronto & East York District					
4	150 Dunn Avenue	SPC	51	City-Led	<ul style="list-style-type: none"> Open Door Incentives Rapid Housing Initiative Housing Development Officer Priority Development Review Stream
4	1303, 1313, 1325 Queen Street West & 220 Cowan Avenue (Parkdale Hub)	OPA, ZBA	87	City-Led	<ul style="list-style-type: none"> Housing Now Open Door Incentives Housing Development Officer
9	1120 Ossington Avenue	SPC	25	St. Clare's	<ul style="list-style-type: none"> Open Door Incentives Rapid Housing Initiative Housing Development Officer Priority Development Review Stream
9	640 Lansdowne Avenue	SPC	57	Magellan Community Charities	<ul style="list-style-type: none"> Open Door Incentives Capital Funding City Land for Affordable Housing Housing Development Officer
10	25 Augusta Avenue	SPC	31	St. Felix Centre	<ul style="list-style-type: none"> Open Door Incentives Rapid Housing Initiative Housing Development Officer Priority Development Review Stream
10	7 Vanauley Street	SPC	31	YMCA of Greater Toronto	<ul style="list-style-type: none"> Open Door Incentives Rapid Housing Initiative Housing Development Officer Priority Development Review Stream
10	571 Dundas Street West (Alexandra Park)	SB, SPC	4	TCHC	<ul style="list-style-type: none"> TCHC Revitalization Incentives and Capital Funding Housing Development Officer
11	502-508 Spadina Avenue	OPA, ZBA, SPC	109	The Scott Mission	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Open Door Pre-Development Funding Housing Development Officer

Active Non-Profit and Co-Operative Housing Development Applications

Last Updated
Dec 8, 2023

WARD	APPLICATION ADDRESS	APPLICATION TYPE	AFF. RENTAL UNIT COUNT	APPLICANT	SUPPORT PROGRAMS
Toronto & East York District Continued					
12	140 Merton Street	ZBA	94	Missanabie Cree First Nation	<ul style="list-style-type: none"> Housing Now Open Door Incentives City Land for Affordable Housing Capital Funding Priority Development Review Stream Housing Development Officer
13	215 Wellesley Street East	SPC	48	Elizabeth Fry Society of Toronto	<ul style="list-style-type: none"> Rapid Housing Initiative Open Door Incentives Housing Development Officer Priority Development Review Stream
13	306-310 Gerrard Street East	OPA, ZBA	96	The Yonge Street Mission	<ul style="list-style-type: none"> Pre-Development Funding Open Door Incentives Housing Development Officer Priority Development Review Stream (New this reporting period)
13	393 Dundas Street East	SPC	12	St. Jude Community Homes	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer Priority Development Review Stream
14	1555 - 1575 Queen Street East	SPC	100	TCHC/Context Development Inc.	<ul style="list-style-type: none"> TCHC Revitalization Incentives Housing Development Officer Priority Development Review Stream
14	230 Coxwell Avenue	SPC	20	Na Me Res	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer Priority Development Review Stream
14	60 Bowden Street	SPC	50	WoodGreen Community Housing Inc.	<ul style="list-style-type: none"> Rapid Housing Initiative Open Door Incentives Housing Development Officer Priority Development Review Stream
19	355 - 363 Coxwell Avenue	SPC	33	CAHS/Habitat	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer
20	1117 Danforth	OPA, ZBA, SPA (submissions pending)		Houselink Mainstay (HLMS)	<ul style="list-style-type: none"> Pre-Development Funding Open Door Incentives (to be approved in Q1 2024) Housing Development Officer Priority Development Review Stream

Active Non-Profit and Co-Operative Housing Development Applications

Last Updated
Dec 8, 2023

WARD	APPLICATION ADDRESS	APPLICATION TYPE	AFF. RENTAL UNIT COUNT	APPLICANT	SUPPORT PROGRAMS
North York District					
8	155-165 Elm Ridge Drive	SPC, ZBA	111	Reena	<ul style="list-style-type: none"> Open Door Incentives Pre-Development Funding Priority Development Review Stream Housing Development Officer
8	1-87 Bredonhill Court (Lawrence Heights)	SB, SPC	130	TCHC	<ul style="list-style-type: none"> TCHC Revitalization Incentives Housing Development Officer
16	844 Don Mills Road / 325 Moriyama Drive	SPC	390	Multi-Generational Housing	<ul style="list-style-type: none"> Incentives Housing Development Officer
18	175 Cummer Avenue	SPC	59	City-Led	<ul style="list-style-type: none"> Modular Housing Initiative Housing Development Officer
Etobicoke York District					
3	140 The Queensway	SPC	39	Houselink and Mainstay Community Housing	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer
3	150 Eighth Street	SPC	56	Canadian Helen Keller Centre	<ul style="list-style-type: none"> Rapid Housing Initiative Open Door Incentives Housing Development Officer Priority Development Review Stream
5	1240, 1246, 1250 Weston Road	OPA, ZBA	97	The Learning Enrichment Foundation	<ul style="list-style-type: none"> Incentives Pre-Development Funding Housing Development Officer Priority Development Review Stream (starting with future site plan control application)
7	3 and 36 Marsh Grassway; 5,10 and 40 Turf Grassway; 1, 2 and 8 Dune Grassway; 7 and 11 Blue Grassway; 4 and 17 Cane Grassway; and 2-14, 22-36 and 5 Needle Firway (Firgrove-Grassways)	SB	107	TCHC	<ul style="list-style-type: none"> TCHC Revitalization Housing Development Officer

Active Non-Profit and Co-Operative Housing Development Applications

Last Updated
Dec 8, 2023

WARD	APPLICATION ADDRESS	APPLICATION TYPE	AFF. RENTAL UNIT COUNT	APPLICANT	SUPPORT PROGRAMS
Scarborough District					
20	2217 Kingston Road	SPC	24	Thunder Woman Healing Lodge Society	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer Priority Development Review Stream
21	1731 Lawrence Avenue East	SPC	95	Good Shepherd Refuge Social Ministries	<ul style="list-style-type: none"> Open Door Incentives Housing Development Officer Priority Development Review Stream Pre-Development Funding
21	39 Dundalk Drive / 7 Glamorgan Avenue	SPC	57	City-Led	<ul style="list-style-type: none"> Modular Housing Initiative Open Door Incentives Housing Development Officer Priority Development Review Stream
24	525 Markham Road	SPC	62	Wigwamen	<ul style="list-style-type: none"> Rapid Housing Initiative Open Door Incentives and Capital Funding Housing Development Officer Priority Development Review Stream
25	25 Sewells Road - Building A & B	OPA, ZBA, SPC	318	Brenyon Way Charitable Foundation	<ul style="list-style-type: none"> Open Door Incentives and Capital Funding Housing Development Officer Pre-Development Funding
25	4626 Kingston Road	SPC	64	City-Led	<ul style="list-style-type: none"> Rapid Housing Initiative Open Door Incentives Housing Development Officer Priority Development Review Stream