

Housing Now - Milestone Report

02-Feb-24

	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	Renegotiation 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	Tender package for site servicing works issued by the Project team and closed on January 19, 2024. Construction start remains targeted for Spring 2024.
	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	Renegotiation of terms are ongoing with consideration for fairness and new HST rebate on rental construction.
	140 Merton St	180	294	294 (100%)	98 (33%)	Updated Zoning Approved November 2023	Q2 2021	Jul 2022	Jan-24	Mar 2023	Q4 2020	Q3 2024	City-initiated rezoning approved for 29 storeys, 294 rental homes on November 8, 2023. Site Plan submission targeted for late February/early March 2024.
	Bloor/Kipling Block 1	644	725	725 (100%)	218 (30%)	Zoning for Block 1 Approved Jun 2021	Q3 2021	May 2022	Block 1 SPA filed Oct 2022	Mar 2023	Q4 2021	Q3 2023	Project teams CMHC financing agreement is fully executed with shoring and excavation works expected to commence in January 2024.
	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	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	Agreement of Purchase & Sale for HONI land acquisition under review. Final zoning by-law scheduled for April 5, 2024 meeting of PHC.
	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%)	TBD	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 impacts due to Bill 23.
TOTAL	10,952	11,525	8,604 (74%)	3,972 (35%)									
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Phase 2	1627 Danforth Ave***	200	200	200 (100%)	67 (33%)	TBD	TBD	N/A	TBD	N/A	Q4 2023	TBD	Concept development held pending resolution of funding impacts due to Bill 23.
	1631 Queen St E	279	279	279 (100%)	93 (33%)	Zoning filed Apr 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	TESS and Child Services relocation investigations advancing in coordination with local councillor.
	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***	926	926	611 (67%)	315 (33%)	Targeted February 2024	Q3 2021	Q2 2023	TBD	Jan-24	Q3 2024	TBD	Partnership announced on January 9th, 2024. Concept submission to the Design Review Panel on January 17, 2024, with zoning submission targeted for third week of February.
	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	Technical site servicing memo has been prepared and escalated to resolve downstream capacity issues.
TOTAL	2,598	2,640	2,096 (79%)	978 (37%)									
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Phase 3	40 Bushby Dr***	250	1,474	983	492	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Zoning submission held pending resolution of funding impacts due to Bill 23.
	2700 Eglinton Ave W***	300	300	201	100	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Concept development held pending resolution of funding impacts due to Bill 23.
	4040 Lawrence Ave E***	200	200	134	67	TBD	TBD	N/A	TBD	N/A	TBD	TBD	Concept development held pending resolution of funding impacts due to Bill 23.
	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	231	231	76	Zoning Approved Nov 2023	TBD	N/A	TBD	N/A	TBD	TBD	Final zoning report adopted by Council on November 8, 2023. West Block is targeted for RFP to non-profit sector this quarter.
TOTAL	1,245	2,530	1,874	934									
OVERALL TOTAL	14,795	16,695	12,574	5,884									

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