

Housing Milestone Report

26-Aug-24

Address	Prior Total Units	Current Total Units	Total Rental	Affordable Rental	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	589	705	705	256	Minor Variance for increased density approved on July 24, 2024	Q4 2019	Nov 2021	Feb 2022	Jun 2022	Q4 2020	Q4 2024	Renegotiated business terms was approved at June 19, 2024 Board Meeting. Minor Variance for additional density approved on July 24, 2024 Committee of Adjustment meeting.
50 Wilson Heights Blvd	1,484	1,484	1,040	520	Zoning & Draft Plan of Subdivision Approved Feb 2020	Q4 2019	Oct 2021	Dec 2021	Jan 2022	Q4 2020	Q4 2024	CMHC Credit Committee approval on June 12, 2024, with final loan agreements in negotiation.
705 Warden Ave	450	600	600	250	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 proponent.
140 Merton St	180	294	294	98	Updated Zoning Approved November 2023	Q2 2021	Jul 2022	May-24	Mar 2023	Q4 2020	Q3 2024	Initial construction activities targeted for September 2024.
Bloor/Kipling Block 1	644	725	725	218	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 launched on February 1, 2024.
Bloor/Islington	1,415	1,415	944	472	Zoning approved Q2 2024	TBD	N/A	TBD	N/A	Q4 2021	TBD	Agreement of Purchase & Sale for HONI land acquisition targeted for close by September 2024. Final zoning by-law adopted at the April 17-19, 2024 meeting of Council.
1631 Queen St E	279	279	279	93	Zoning filed April 2021	TBD	N/A	TBD	N/A	Q2 2024	TBD	TESS and Child Services relocations advancing in coordination with local Councillor
1113-1117 Dundas Street West	100	100	100	30	Final zoning approved in July 2024	TBD	TBD	TBD	TBD	TBD	TBD	Business case to be finalized with a target of Q4 2024
931 Yonge St	250	250	250	TBD	Final zoning approved Q4 2024	TBD	TBD	TBD	TBD	TBD	TBD	Business case to be finalized for 2024/2025 market offering.
R6 Bayside	325	498	498	234	TBD	N/A	N/A	TBD	N/A	TBD	TBD	Final Business Case targeted for Q4 2024 Board meeting, subject to ongoing negotiations with Proponent.
158 Borough Dr	687	687	458	229	Zoning Approved Apr 2022	TBD	N/A	TBD	N/A	Q4 2024	TBD	Site available for market offering.
770 Don Mills	1,254	1,254	836	418	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Site available for market offering. Agreement of Purchase & Sale discussions with School Board advancing.
805 Don Mills	834	840	554	286	Zoning Approved Jun 2022	TBD	N/A	TBD	N/A	Q4 2021	TBD	Site available for market offering. Agreement of Purchase & Sale discussions with Church advancing.
Bloor/Kipling Block 5	586	586	391	196	Zoning for Block 5 Approved Jun 2021	TBD	N/A	TBD	N/A	Q4 2021	TBD	Site available for market offering.
610 Bay St / 130 Elizabeth St	N/A	TBD	TBD	TBD	TBD	TBD	RFP issued in September 2023. Proponent selection targeted by Q3 2024	N/A	N/A	TBD	TBD	Closed market offering in process, with an addendum issued on April 1, 2024. Final bid selection targeted for CreateTO Board approval by Q4 2024. The site is unzoned but targeting a total of 820 units based on preliminary internal massing, including a minimum requirement for 30% affordable rental housing.
72 Amroth Ave	N/A	34	TBD	TBD	Filed June 2024	TBD	N/A	N/A	N/A	TBD	TBD	Zoning submission filed in June 2024, with final report targeted by Q4 2024. The final business case remains targeted for Q4 2024, which will consider approaches to deliver any affordable housing.
Villiers Island	TBD	TBD	TBD	TBD	Enabling Zoning for Precinct Plan targeted for June 2024	TBD	N/A	N/A	N/A	TBD	TBD	Enabling zoning by-law for precinct approved June 2024. The affordable housing strategy in Villiers Island will include a minimum of 20% and a target of 30% affordable rental homes on public lands.
275 Merton St.	TBD	TBD	TBD	TBD	Zoning submission targeted Q4 2024	n/a	n/a	targeted Q2 2025	TBD	Q3 2025	Q3 2025	Project term sheet was endorsed by Council in June 2024.
2444 Eglinton Ave E	926	918	612	306	Zoning approved June 2024	Q3 2021	Q2 2023	TBD	Jan-24	Q3 2024	TBD	Zoning By-law Amendment approved in June 2024. SPA targeted for September 2024.
TOTAL	10,003	10,669	8,286	3,606								

2024 Housing Priorities