

Item 2D - Status Update on Design and Construction of Tenant Service Hubs and Interior Improvements
 TCHC April 27, 2021 Board Meeting
 Report #: TCHC:2021-04D

Attachment 1
Tenant Service Hub Summary and Schedule

Jan-21

	Hub ID #	DevName	Address	Op Unit	Region	Ward	Tenant Spaces				Status
							Common	B.F. W/C	Laundry	Res Unit	
1	19	McCormick Park	1525 Dundas St. W	E	Central	9					Modular Program
2	20	Dunn Avenue	245 Dunn Ave	E	Central	4		X			In Tender
3	36	Northcliffe Blvd. (659)	659 Northcliffe Boulevard	J	Central	12					In Tender
4	37	McCaul St. (22)	22 McCaul St.	J	Central	10					Construction
5	38	Queen Vanauley	20 Vanauley St.	J	Central	10			X		Construction
6	39	Lambert Court	177 Pendrith	J	Central	12					In Design
7	40	Senator D. Croll Apts	341 Bloor St. W.	J	Central	11					In Design
8	41	Elm St. (25)	25 Elm St.	J	Central	11					In Tender
9	43	Scadding Ave. (15)	15 Scadding Ave	J	Central	10					Construction
	45	Bishop Tutu Blvd. (25)	25 Bishop Tutu Blvd	J	Central	10					Construction

Hub ID #	DevName	Address	Op Unit	Region	Ward
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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

10	47	Wellesley Jarvis Place	460 Jarvis St.	K	Central	13
11	48	Dan Harrison Complex	Multiple addresses at Sherbourne	K	Central	13
12	49	Sherbourne Shuter	155 Sherbourne St.	K	Central	13
13	50	Wellesley St. E. (200)	200 Wellesley St. E.	K	Central	13
14	51	Moss Park	285 Shuter St.	K	Central	13
15	52	Pembroke Mews	200 Sherbourne	K	Central	13
16	53	Asquith Park	40 Asquith Ave.	L	Central	11
17	54	Broadway/Eglinton	8, 12 Broadway / 220 Eglinton Ave E	L	Central	15
18	57	Rivertowne	Multiple addresses	L	Central	14
19	59	Blake Boulton	80 Blake Boulton	L	Central	14
20	60	Queen St. (1167)	1167 Queen St. E.	L	Central	14

X	X		
X			
	X		
X	X	X	
X	X		

Construction
In Design
Construction
Construction
In Design
Construction
In Design
Predesign Review
Modular Program
Construction
Construction

Hub ID #	DevName	Address	Op Unit	Region	Ward
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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

21	64	Regent Park (North)	415 Gerrard Street East	M	Central	13
22	65	River Street (110)	110 River St.	M	Central	13
23	67	Sackville St. (230)	230 Sackville St.	M	Central	13
24	68	Gerrard River	220 Oak St.	M	Central	13
25	55	Danforth Ave. (1275)	1275 Danforth Ave.	L	East	14
26	58	Edgewood Avenue	59 Edgewood	L	East	19
27	61	Kingston Rd. (520)	520 Kingston Rd.	L	East	19
28	62	Don Summerville	1555,1575 Queen St. E.	L	East	14
29	63	Stephenson Ave. (139)	121-137A, 141 Stephenson	L	East	19
30	69	Centennial Apartments	5 Wakunda Place	G	East	19
31	70	Finch Brahms	2 Brahms	G	East	17

	X		
X	X		
		X	
	X		X

Construction
Construction
Construction
Complete
Construction
Construction
Construction
In Design
Predesign Review
Construction
Construction

Hub ID #	DevName	Address	Op Unit	Region	Ward	
32	71	Willowdale Avenue	415 Willowdale	G	East	18
33	72	O'Connor Drive	10 Parma Court	G	East	19
34	73	Parkwoods Rayoak	14 Rayoak Dr	G	East	16
35	74	Leslie Finch	2 Treesparroway & 11 Field Sparroway	G	East	17
36	75	Kingslake Allenbury	Allenbury Gardens, King Lake	G	East	17
37	76	Sheppard Victoria Park	2743, 2739 Victoria Park	G	East	22
38	77	Victoria Park Chester Le	160 Chester Le Blvd, Unit 91	G	East	22
39	78	Canlish Road	10,15 Canlish	H	East	21
40	79	Gilder Drive	31 and 81 Gilder Dr	I	East	21
41	80	Kennedy Glamorgan	7 Glamorgan	H	East	21
42	81	Ellesmere Markham	2180 Ellesmere	H	East	24

Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit
X			
	X		

Status
Construction
In Tender
Construction
In Tender
Pre-design Review
Complete
Construction
In Design
Construction
Construction
Construction

Hub ID #	DevName	Address	Op Unit	Region	Ward
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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

43	83	Empringham Mews	Multiple addresses on Empringham Dr.	H	East	25
44	84	Finch Birchmount	2821 Birchmount Rd	H	East	22
45	85	Sheppard Birchmount 1	365 Bay Mills	H	East	22
46	86	McClain Park Apartments	10 Glen Everest	I	East	20
47	87	Adanac Apartments	140 Adanac Dr	I	East	20
48	88	Danforth Midland	40 Gordonridge Place	I	East	20
49	89	McCowan Rd. (400)	400 McCowan	I	East	21
50	90	Teesdale Pharmacy	30 Teasdale Place	I	East	20
51	91	Warden Woods	1 Firvalley Crt	I	East	20
52	92	Leslie Nymark	1-35, 45-69. 6-66 Adra Villaway	G	East	17
53	1	Islington St.Andrews	2063 and 2067 Islington Ave.	C	West	1

	X		
X			
	X		
	X		
	X		
	X		

Modular Program
Construction
Modular Program
Construction
Modular Program
Construction
In Tender
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In Tender
Construction
Modular Program

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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

54	2	Eagle Manor	1901 Weston Rd.	C	West	5					Construction
55	4	Rowntree Manor	2765 Islington Ave.	C	West	1				X	Construction
56	5	Robert J. Smith Apartments	101 and 121 Kendleton Drive	C	West	1					Modular Program
57	6	Humberline Place	10 Humberline Drive	C	West	1	X	X			In Tender
58	7	Thistle town 1	232 Jamestown Cres	C	West	1					Construction
59	8	Westacres	1 to 8 Arbor Dell Rd	C	West	1					Modular Program
60	9	Downsview Acres	2195 Jane St	D	West	6					Modular Program
61	10	Edgeley Village Driftwood	415 Driftwood	D	West	7	X	X			Construction
62		Edgeley Village Driftwood	30 Driftwood	D	West	7	X	X			Construction
63	11	Finch Tobermory	15 Tobermory Dr	D	West	7		X		X	Construction
64	12	Jane Falstaff	30 Fallstaff	D	West	5					Construction

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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

65	13	Jane Firgrove	5 Needle Firway	D	West	7
66	14	Jane Milo	4400 Jane St	D	West	7
67	15	Sheppard Magellan	1901 Sheppard	D	West	6
68	16	Yorkwoods Village	10 Driftwood	D	West	7
69	17	Pelham Park Gardens	61 Pelham Park Gardens	E	West	9
70	18	High Park Quebec	100 High Park Ave	E	West	4
71	21	Cooper Mills Townhomes	4020 Dundas St W	E	West	4
72	23	Humber Boulevard	101, 121 Humber Blvd	E	West	5
73	24	Jane Woolner	190 Woolner Ave	E	West	5
74	25	Dundas Mabelle	5005 Dundas St W	W	West	3
75	28	Symington Place	600 Symington Ave	E	West	9

X	X		
	X		
X			X
X	X		
X	X		
X	X		
	X		

Construction
Construction
Construction
Construction
In Tender
Construction
In Tender
In Tender
Construction
In Design
In Tender

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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

76	29	Queensway Windermere	1-154 Swansea Mews	E	West	4
77	30	Champlain Place	495 Wilson Ave	F	West	6
78	31	Neptune Drive	135, 145, 155 Neptune Dr	F	West	8
79	32	Northwood Apartments	3680 Keele St	F	West	7
80	33	Roselawn Marlee	855 Roselawn Ave	F	West	8
81	34	Lawrence Heights E. & W.	10 Old Meadow	F	West	8
82	93	Kipling Mr. Olive	1-11, 15-27 Mt Olive Dr. 53-55 Silverstone Drive	W	West	1
83	94	Trethewey Tedder	710, 720 Trethewey Drive	W	West	5
84	95	Capri Road	7 Capri Road	W	West	2
85	96	Queens Plate	900-910 Queens Plate Dr	W	West	1
86	97	Tandridge Crescent 2	75 Tandridge Crescent	W	West	1

	X		
			X
	X		

In Design
Complete
Modular Program
Modular Program
Construction
Construction
In Design
In Design
In Design
In Design
In Design

Hub ID #	DevName	Address	Op Unit	Region	Ward
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87

98	York Square	2468 Eglinton Ave W	W	West	5
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88

99	Willowridge Richview	44 Willowridge	W	West	1
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Tenant Spaces			
Common	B.F. W/C	Laundry	Res Unit

Status

In Design

In Design

Project Schedule		
Tenant Service Hub Delivery by Quarter	# of Tenant Service Hubs	Cumulative
Q4 2020 (complete)	3	3
Q1 2021	1	4
Q2 2021	24	28
Q3 2021	14	42
Q4 2021	46*	88*
2021 Total (year-end) 88*		

* includes up to 29 interim tenant service hubs