



URBAN GROWTH AND DEVELOPMENT

West from Spadina

April 2022

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1.1 About the Toronto Downtown West BIA

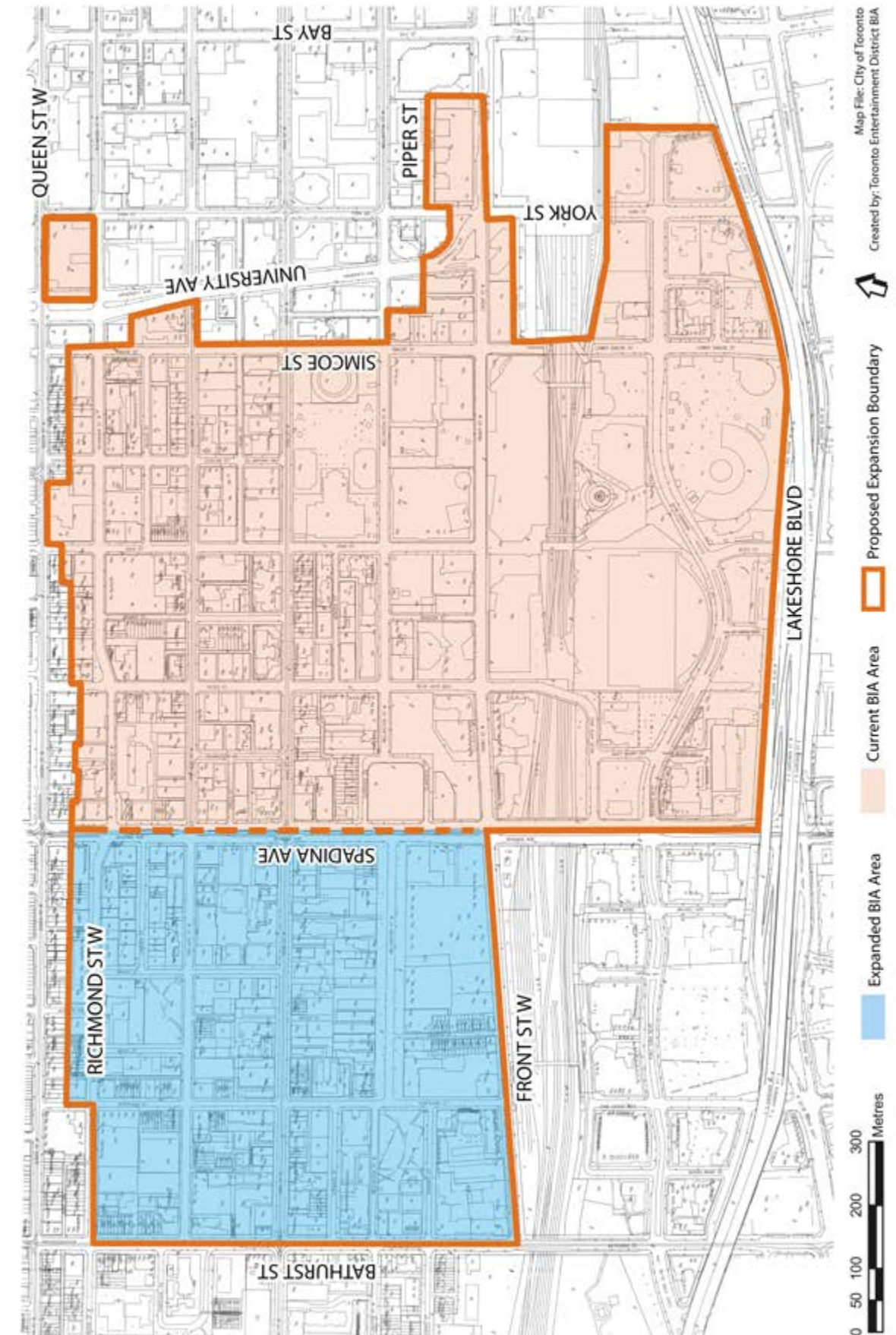
With distinct architecture both old and new, Toronto Downtown West BIA is a thriving commercial hub of creative houses, hospitality and retail. There are various business and cultural activities happening in this premier destination neighbourhood, including conferences and conventions, hotels, theatres, performing arts, festivals and events, sports, arts and culture, dining, cafés, bars, nightlife and shopping.

From the Scotiabank Arena to The Well, from the Four Seasons Centre for the Performing Arts to the Factory Theatre, Downtown West BIA includes many of Toronto's most iconic cultural landmarks including the CN Tower, EdgeWalk, FlyOver Canada, Steam Whistle Brewing, Toronto Railway Museum, Ripley's Aquarium of Canada, Canada's Walk of Fame, Metro Toronto Convention Centre, Metro Hall, Rogers Centre, Roy Thomson Hall, Princess of Wales Theatre, Royal Alexandra Theatre, TIFF Bell Lightbox, 401 Richmond, Theatre Museum Canada, Canadian Broadcast Corporation, and Bell Media. The District is home to an array of talent that is comprised of the Canadian Opera Company, the National Ballet of Canada, Toronto Symphony Orchestra, Toronto Blue Jays, Toronto Maple Leafs and Toronto Raptors.

1.2 Boundary Expansion and Name Change

The Toronto Entertainment District BIA is currently in the process of expanding our boundary to Bathurst Street. The expansion area will include all the commercial properties within this boundary (see map). The BIA has changed its name to be more reflective and inclusive of all the businesses in the area. For all arts, culture, sports, hospitality, and entertainment purposes, the Entertainment District brand will still be used by BIA and member businesses.

1.2 Boundary Expansion



1.3 About the Urban Growth & Development Document

The purpose of the Urban Growth and Development document is to provide BIA members and the general public with a comprehensive view of the incredible rate of growth and development in the district. It provides detailed descriptions of projects ranging in status from pre-application to completed. It is a living document that will be expanded and elaborated in future iterations as more development occurs and more research is conducted.

1.4 BIA ArtWalk

The growth in the Toronto Downtown West BIA has resulted in an impressive collection of public art from developer contributions in the area. The BIA launches ArtWalk which showcases over 70 art installations in the district. ArtWalk provides an interactive map of themed routes, highlighting the artwork with photos, about the artist, fun facts and engagement questions to provoke interest for art lovers as well as those who are new to the art world. ArtWalk can be an online virtual tour and a self-guided walking tour. When navigating ArtWalk, you can search for your favourite artwork, explore the attractions and architecture in the surrounding area or follow the three highlighted themed tours: Colour, Steel and Women Artists.

ArtWalk can be viewed at: <https://artwalk.tdwbia.ca>

1.5 Boundary Expansion Area (West from Spadina)

A Snapshot of the District

Residential Population	10,000+
Projected Residential Population (2030)	15,000+
Working Population	25,000+
Annual Visitors	1,000,000+

Development Summary*	Total	Average
Residential Units in Process	9,754	227
Storeys	890	16
Height in Meters	2,666	59
Total Hotel Units (existing)	102	
Total Hotel Units in Process	651	
Non-Residential GFA (Sq.m.) in Process	471,288	10,960
Residential GFA (Sq.m.) in Process	576,408	14,059
GFA (Sq.m.) in Process	1,047,960	25,019

*includes all projects ranging in status from Submitted to Completed, as of April 2022

1.6 Application Process



Pre-Application

A developer is considering constructing a new building and has either released information to the public, or held a pre-application meeting with the City and/or Councillor. The application has no formal status at this stage.



Submitted

An applicant has submitted a formal application to the City of Toronto for amendments to the Official Plan or Zoning By-Law or for Site Plan Approval or Building Permits that would permit them to build a new development. Official Plan and Zoning By-Law Amendments must be reviewed in a Preliminary and Final Report by City Staff and be passed by Community Council and City Council.



Decision

Upon the completion of a Staff review and submission to Community and City Council, an application is either approved or refused at the re-zoning process. If approved, an application must then move on the Site Plan Approval and Building Permit stages, which further refine the project before construction can begin. If an application is refused, the applicant can appeal Council's decision to the Local Planning Appeal Tribunal (LPAT).



Appealed

If an application is refused by Council, or if Council has failed to make a decision on the application within a certain amount of time, the applicant may appeal to LPAT. LPAT hears arguments from the City, the applicant, and other relevant stakeholders regarding the suitability of the application with regards to Municipal and Provincial planning policies and legislation.



Under Construction

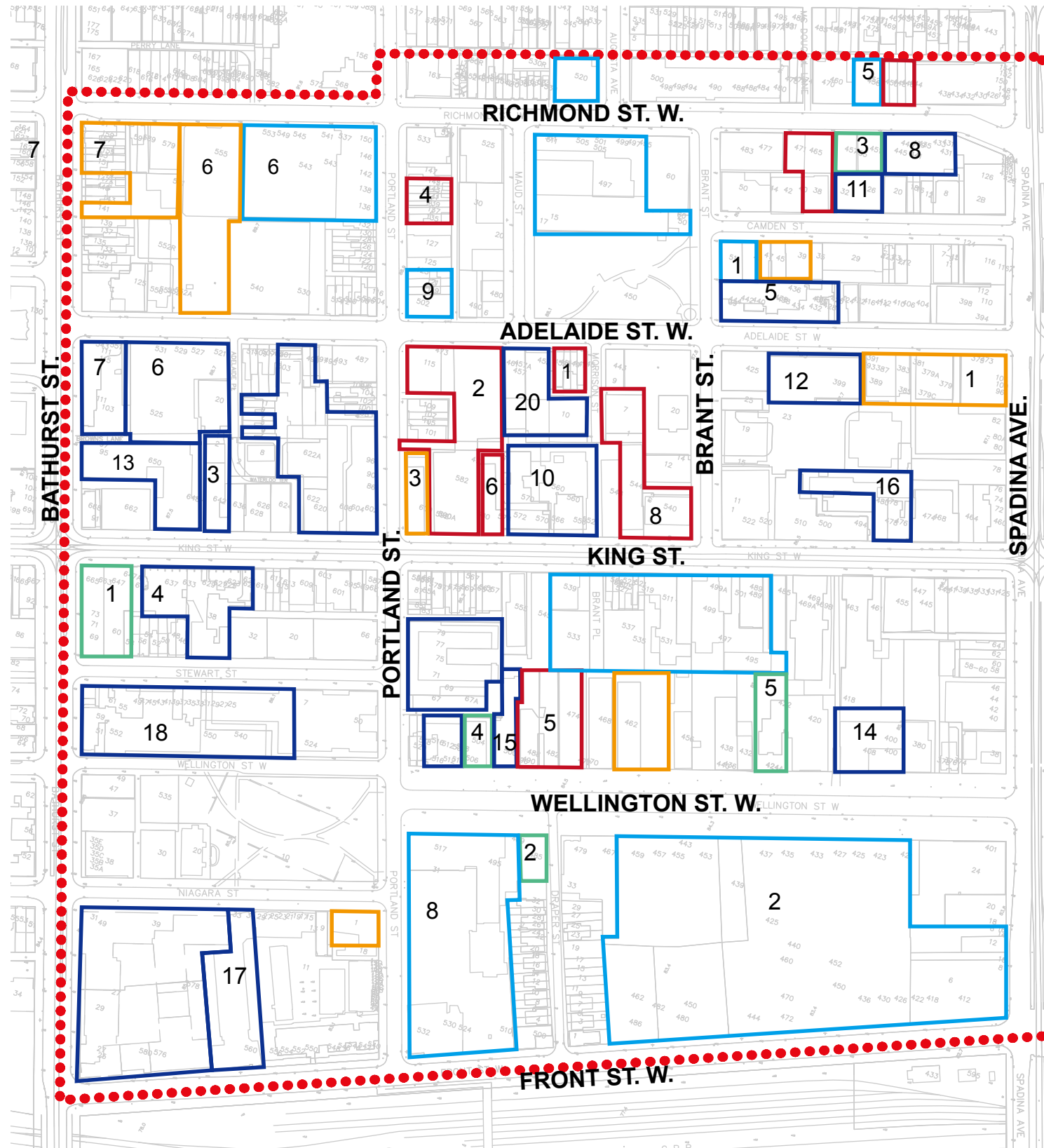
The development has completed the application process and started construction. Section 37 funds are often paid to the City at the start of construction phases, such as above ground construction.



Completed

The development is entirely complete and ready for occupancy.

1.7 Development Key



Status of Development

Submitted

1. 96 Spadina Ave.
2. 462 Wellington St. W.
3. 600 King St. W.
4. 18 Portland St.
5. 39 Camden St.
6. 550 Adelaide St. W.
7. 149 Bathurst St.

Decision (Approved/Refused)

1. 663 King St. W.
2. 485 Wellington St. W.
3. 457 Richmond St. W.
4. 504 Wellington St. W.
5. 422 Wellington St. W.

Appealed

1. 445-451 Adelaide St. W.
2. 582 King St. W.
3. 450 Richmond St. W.
4. 135 Portland St.
5. 470-488 Wellington St. W.
6. 578 King St. W.
7. 471 Richmond St. W.
8. 544 King St. W.

Under Construction

1. 49 Camden St.
2. 440 Front St. W.
3. 520 Richmond St. W.
4. 497 Richmond St. W.
5. 452 Richmond St. W.
6. 543 Richmond St. W.
7. 533 King St. W.
8. 517 Wellington St. W.
9. 123 Portland St.

Completed (2009 - 2022)

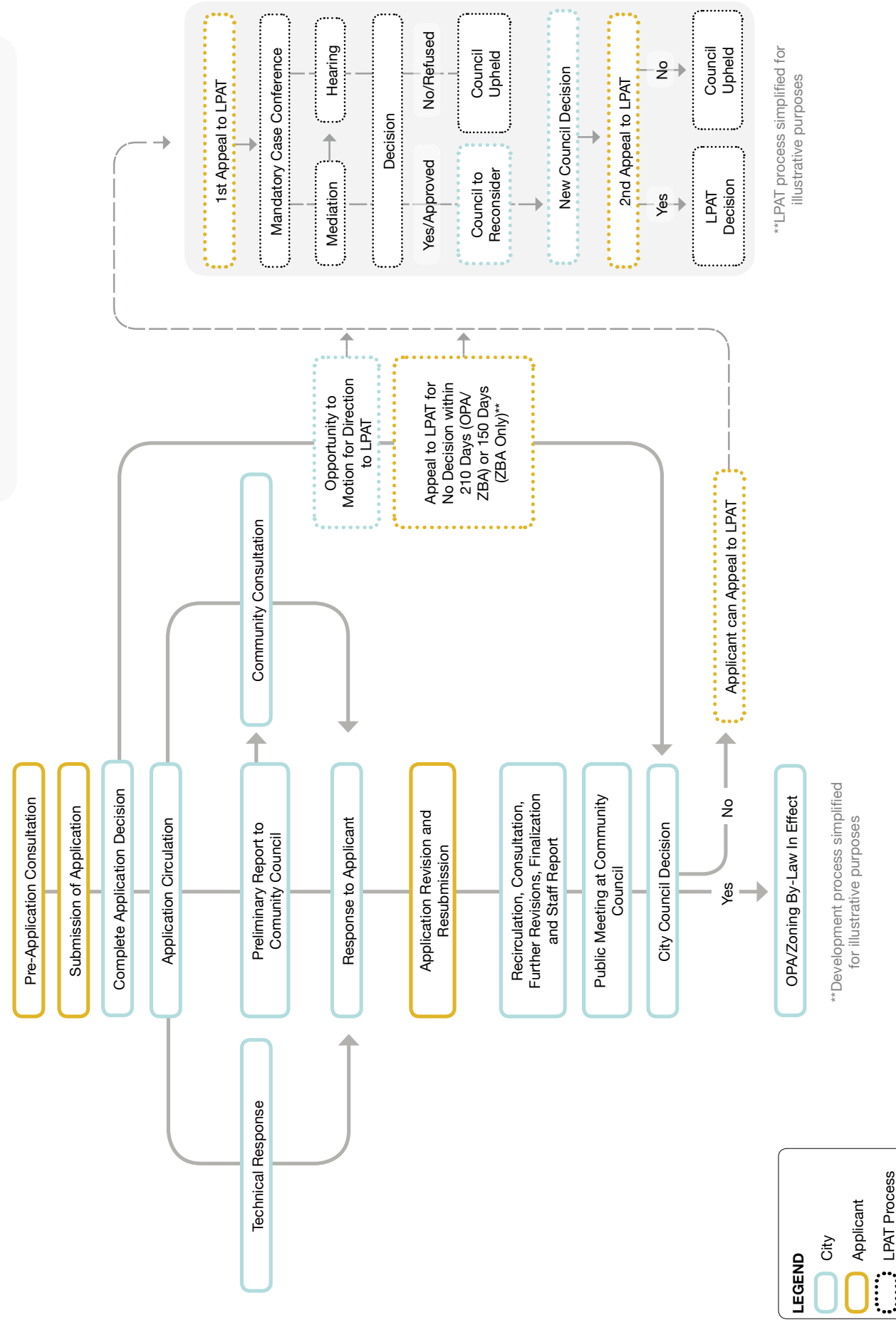
1. 602 King St. W.
2. 578 Front St. W.
3. 642 King St. W.
4. 629 King St. W.
5. 438 Adelaide St. W.
6. 525 Adelaide St. W.
7. 111 Bathurst St.
8. 431 Richmond St. W.
9. 508 Wellington St. W.
10. 560 King St. W.
11. 32 Camden St.
12. 399 Adelaide St. W.
13. 650 King St. W.
14. 400 Wellington St. W.
15. 500 Wellington St. W.
16. 478 King St. W.
17. 560 Front St. W.
18. 550 Wellington St. W.
19. 75 Portland St.
20. 455 Adelaide St. W.

1.8 Development Process Flowchart

The Development Process Flowchart is an at-a-glance diagram that illustrates the development approval process, including the recent change from the Ontario Municipal Board (OMB) to the Local Planning Appeal Tribunal (LPAT).

For detailed descriptions of each stage in the development process, please refer to the glossary of this document.

1.6 Development Process Flowchart



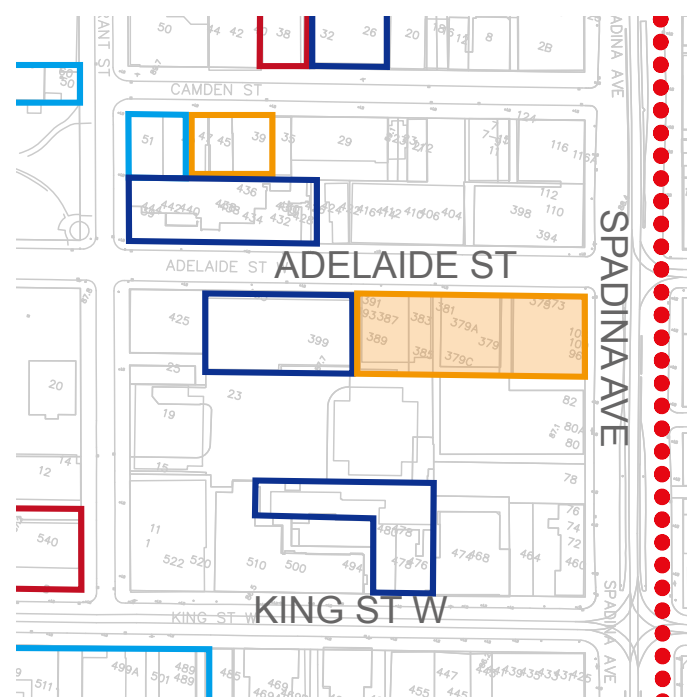


2.1 SUBMITTED

1. 96 Spadina Ave.
2. 462 Wellington St. W.
3. 600 King St. W.
4. 18 Portland St.
5. 39 Camden St.
6. 550 Adelaide St. W.
7. 149 Bathurst St.

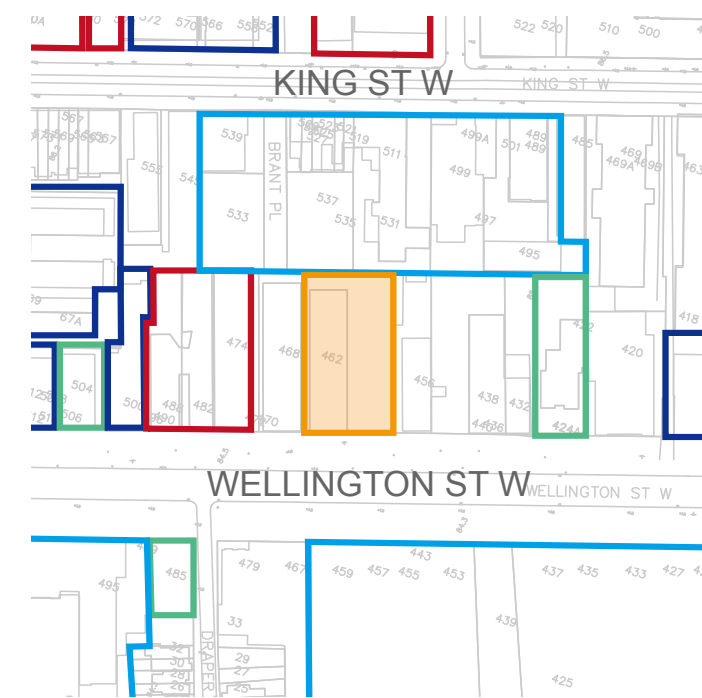
1 96 SPADINA AVE

Project Name	96 SPADINA AVE
Project Description	Proposed to develop a 16-storey non-residential building with retail uses at ground and commercial uses above. The proposal includes 106 bicycle parking spaces, with no vehicular parking spaces proposed.
Developer	Allied Properties REIT
Architect	Sweeny & Co Architects Inc.
Application Type	Rezoning, Site Plan Approval
Submission Date	12/13/2017
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	16
Height (Metres)	69.5
Non-Residential GFA	33,760
Residential GFA	0
Total GFA	33,760
Application Status	Submitted
Last Active Date	11/26/2019
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	<ul style="list-style-type: none"> \$80,000 towards the provision of new rental housing units as part of the Alexandra Park and Atkinson Housing Co-operative Revitalization, to be directed to the Capital Revolving Fund for Affordable Housing \$80,000 towards the Toronto Community Housing revolving capital fund for repairs to Toronto Community Housing properties in Ward 10 \$320,000 towards community services and facilities within the boundaries of Ward 10 \$320,000 towards streetscape and/or public realm improvements in the area bounded by Queen Street West, Spadina Avenue, Front Street West, and Bathurst Street



2 462 WELLINGTON ST W

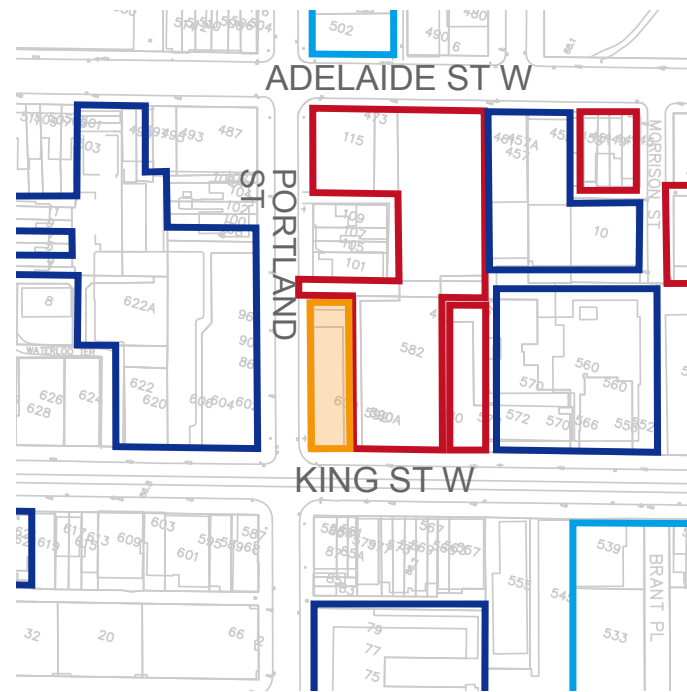
Project Name	462 WELLINGTON ST W
Project Description	Verve Senior Living is proposing a 15-storey mixed-use development with five storeys of office space, retail and restaurant uses at grade fronting onto Wellington Street West, and twelve storeys of senior living suites including 131 residential units. The existing heritage building on the site is proposed to be retained.
Developer	Verve Senior Living
Architect	Giannone Petricone Associates
Application Type	Rezoning
Submission Date	04/01/2019
Bachelor	1
1 Bedroom	8
2 Bedrooms	6
3+ Bedrooms	8
Residential Units	131
Proposed Land Use	Mixed-Use: Residential, Office, Retail
Height (Storeys)	15
Height (Metres)	58.8
Non-Residential GFA	7,780.7
Residential GFA	16,299.5
Total GFA	24,080.2
Application Status	Submitted
Last Active Date	04/04/2019
Planner	Mahendran, Janani
Planner Contact	(416) 338-3003
Section 37	<ul style="list-style-type: none"> \$900,000.00 to commission public art in a process in accordance with the City Planning's Public Art Program



3

600 KING ST W

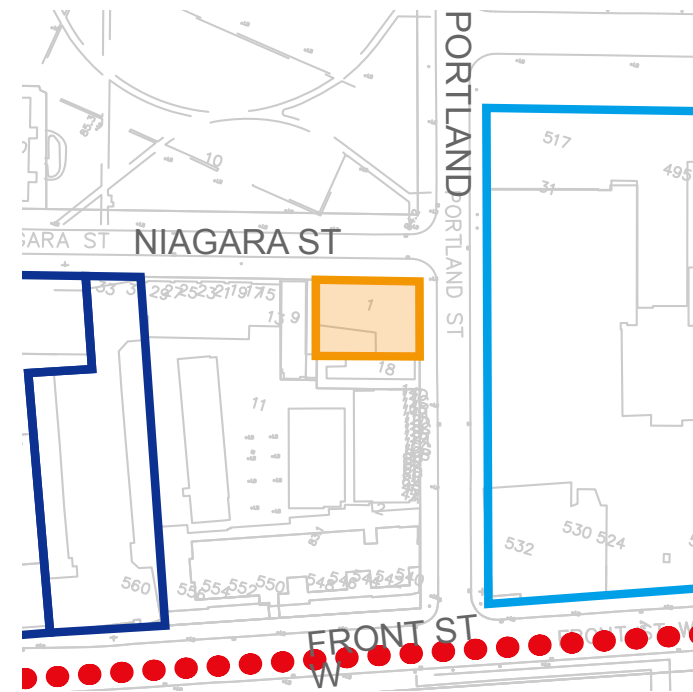
Project Name	
Project Description	Zoning Amendment Application to re-develop the site with a 10-storey non-residential building with a height of 41.5 metres (including mechanical penthouse). The existing 4-storey heritage building is proposed to be incorporated into the development. The development would include 9 bicycle spaces and zero parking spaces.
Developer	Wittington Properties Limited
Architect	ERA Architects
Application Type	Rezoning
Submission Date	02/26/2021
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	9
Height (Metres)	41.5
Non-Residential GFA	5,304
Residential GFA	0
Total GFA	5,304
Application Status	Submitted
Last Active Date	02/26/2021
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



4

18 PORTLAND ST

Project Name	
Project Description	Density Group Limited proposes to develop a 23-storey mixed-use condominium building at the southwest corner of Portland Street and Niagara Street. The project will include 54 parking spots.
Developer	Density Group Limited
Architect	RAW Design
Application Type	Rezoning
Submission Date	11/10/2021
Bachelor	0
1 Bedroom	67
2 Bedrooms	97
3+ Bedrooms	18
Residential Units	182
Proposed Land Use	Mixed-Use: Residential, Office, Retail
Height (Storeys)	23
Height (Metres)	78
Non-Residential GFA	2,640
Residential GFA	14,460
Total GFA	17,100
Application Status	Submitted
Last Active Date	02/15/2022
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Pending



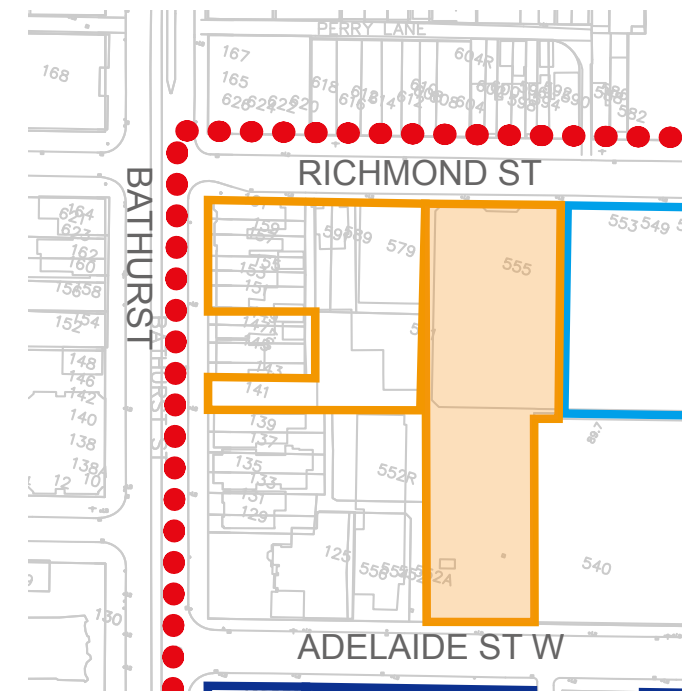
5 39 CAMDEN ST

Project Name	
Project Description	Lamb Development Corp proposes to develop a 16-storey mixed-use condominium building with retail at-grade and 52 parking spots.
Developer	Lamb Development Corp
Architect	architects—Alliance
Application Type	Rezoning
Submission Date	11/09/2021
Bachelor	37
1 Bedroom	75
2 Bedrooms	36
3+ Bedrooms	16
Residential Units	154
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	16
Height (Metres)	58
Non-Residential GFA	364
Residential GFA	10,625
Total GFA	10,990
Application Status	Submitted
Last Active Date	12/07/2021
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



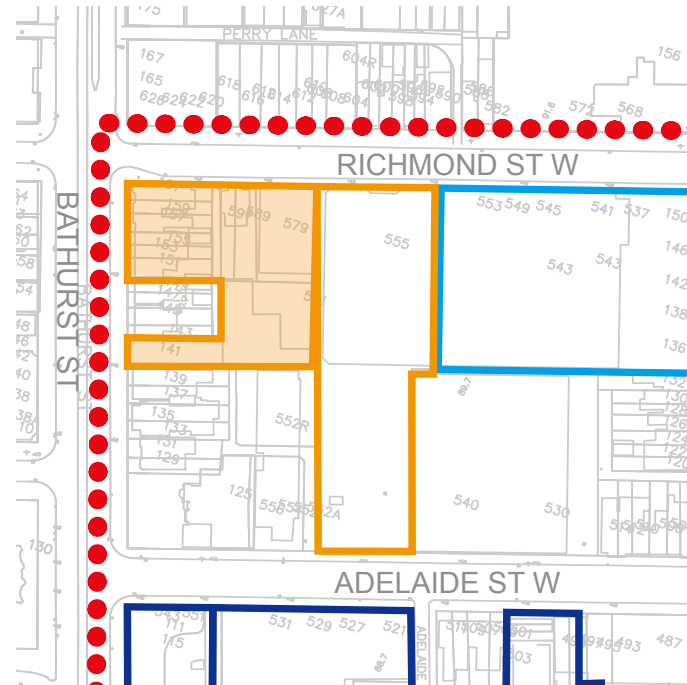
6 550 ADELAIDE ST W

Project Name	
Project Description	Allied Properties REIT proposes two office and residential buildings at 550 Adelaide Street West and 149 Bathurst Street. This is part of two separate development applications. The proposal at 550 Adelaide Street West is a 16-storey residential rental and retail building.
Developer	Allied Properties Reit
Architect	BDP Quadrangle
Application Type	Rezoning
Submission Date	07/22/2021
Bachelor	0
1 Bedroom	80
2 Bedrooms	40
3+ Bedrooms	19
Residential Units	139
Proposed Land Use	Mixed-Use: Residential, Rental, Retail
Height (Storeys)	16
Height (Metres)	59
Non-Residential GFA	180
Residential GFA	11,461
Total GFA	11,821
Application Status	Submitted
Last Active Date	02/15/2022
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Pending



149 BATHURST ST

Project Name	
Project Description	Allied Properties REIT proposes two office and residential buildings at 550 Adelaide Street West and 149 Bathurst Street. This is part of two separate development applications. The proposal at 149 Bathurst Street West is a 12-storey retail and office building with 44 parking spots.
Developer	Allied Properties REIT
Architect	BDP Quadrangle
Application Type	Rezoning
Submission Date	07/15/2021
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Retail, Office
Height (Storeys)	12
Height (Metres)	59
Non-Residential GFA	23,396
Residential GFA	0
Total GFA	23,396
Application Status	Submitted
Last Active Date	01/11/2022
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Applicable





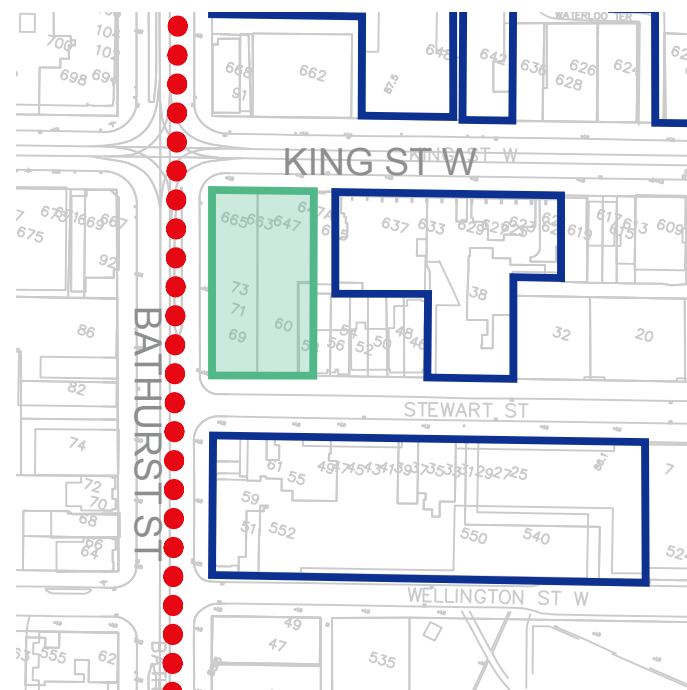
2.2 DECISION (APPROVED/REFUSED)

1. 663 King St. W. (A)
2. 485 Wellington St. W. (A)
3. 457 Richmond St. W. (A)
4. 504 Wellington St. W. (A)
5. 422 Wellington St. W. (R)

1

663 KING ST W

Project Name	663 KING ST W
Project Description	Approved to permit the zoning by-law amendment to redevelop the site with a 17-storey mixed use building containing retail uses at grade and residential uses above. The King, Bathurst and Stewart Street walls of the existing heritage building, the Banknote, will be conserved.
Developer	Timbercreek Asset Management
Architect	Diamond Schmitt Architects
Application Type	Rezoning
Submission Date	12/22/2016
Bachelor	40
1 Bedroom	110
2 Bedrooms	103
3+ Bedrooms	33
Residential Units	286
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	17
Height (Metres)	66
Non-Residential GFA	1,394
Residential GFA	21,711
Total GFA	23,105
Application Status	Decision, Approved at OMB
Last Active Date	08/09/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	<ul style="list-style-type: none"> Minimum of \$250,000.00 toward new affordable housing within Ward 10 Minimum of \$250,000.00 toward capital repairs for Toronto Community Housing within Ward 10 Minimum of \$1,000,000.00 for the provision of public realm improvements in the vicinity of the subject site, along King Street West, Bathurst Street, and/or Stewart Street and/or around Victoria Memorial Square Park Minimum of \$1,000,000.00 for the provision of community services and facilities in the vicinity of the site



2

485 WELLINGTON ST W

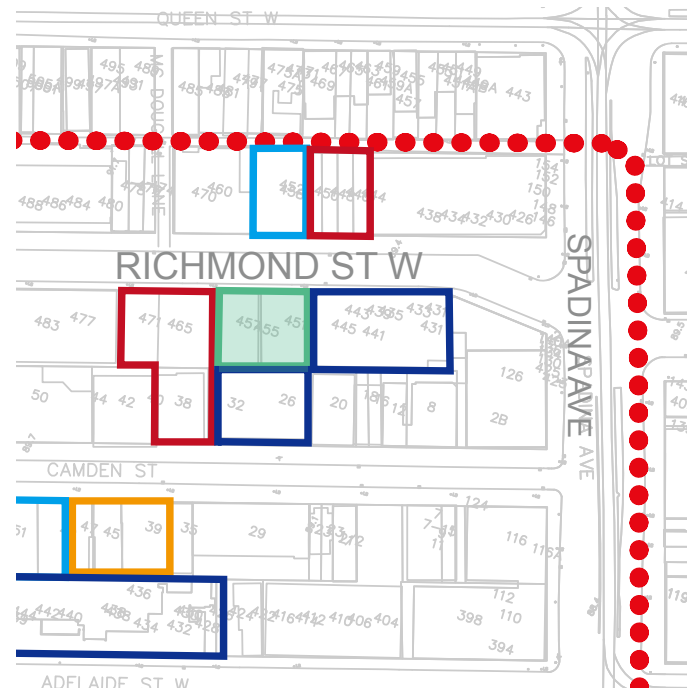
Project Name	485 WELLINGTON ST W
Project Description	Approved for a 14-storey mixed-use building with ground floor retail space and 29 underground parking spaces. The building will contain 117 residential units.
Developer	Lifetime Developments
Architect	Wallman Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	02/09/2016
Bachelor	0
1 Bedroom	72
2 Bedrooms	29
3+ Bedrooms	16
Residential Units	117
Proposed Land Use	Mixed Use: Residential, Retail
Height (Storeys)	14
Height (Metres)	51
Non-Residential GFA	456
Residential GFA	8,506
Total GFA	8,962
Application Status	Decision, Approved at OMB
Last Active Date	09/26/2019
Planner	Mahendran, Janani
Planner Contact	(416) 383-3003
Section 37	Not Available



3

457 RICHMOND ST W

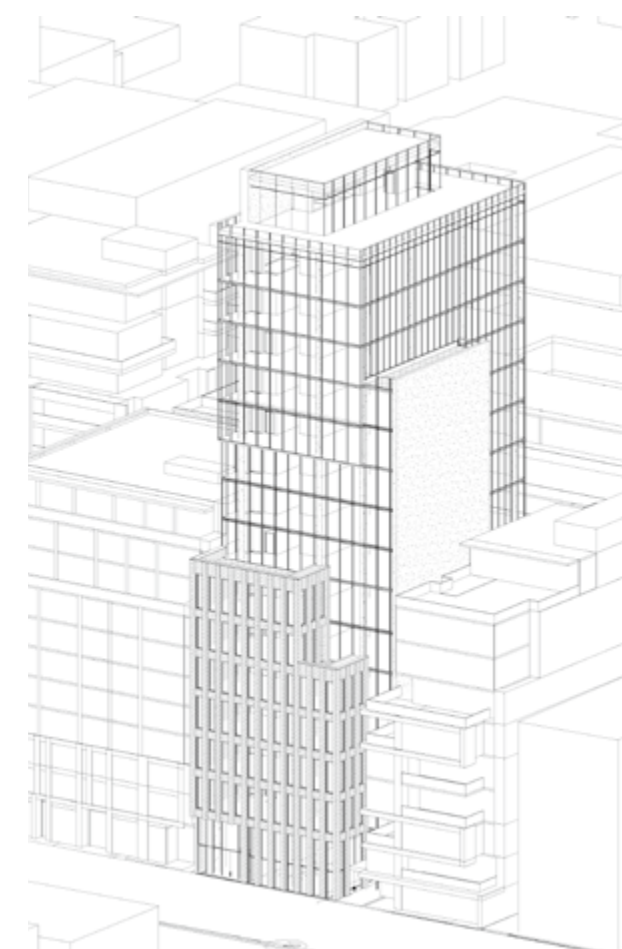
Project Name	
Project Description	Approved to construct a 19-storey mixed-use building with two levels of underground parking, retail at grade and approximately 139 residential units above.
Developer	King Financial Holdings
Architect	architectsAlliance
Application Type	Rezoning
Submission Date	12/20/16
Bachelor	40
1 Bedroom	55
2 Bedrooms	27
3+ Bedrooms	17
Residential Units	139
Proposed Land Use	Mixed Use: Residential, Retail
Height (Storeys)	19
Height (Metres)	57
Non-Residential GFA	97
Residential GFA	9,733
Total GFA	9,830
Application Status	Approved at OMB
Last Active Date	07/15/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



4

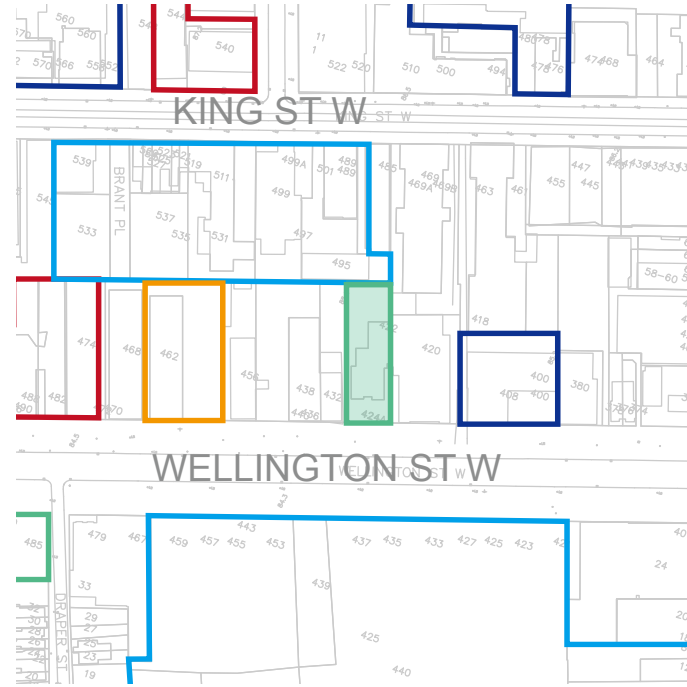
504 WELLINGTON ST W

Project Name	
Project Description	Proposal to develop a 13-storey apartment condominium building containing 34 residential units and three levels of underground parking containing 22 parking spaces.
Developer	Uxland Development Inc.
Architect	Raw Design
Application Type	Rezoning
Submission Date	12/22/2016
Bachelor	0
1 Bedroom	2
2 Bedrooms	22
3+ Bedrooms	10
Residential Units	34
Proposed Land Use	Residential
Height (Storeys)	13
Height (Metres)	49.5
Non-Residential GFA	0
Residential GFA	5,434
Total GFA	5,434
Application Status	Decision, Approved at OMB
Last Active Date	08/22/2019
Planner	McAlpine, Susan
Planner Contact	(416) 392-7622
Section 37	Not Available



422 WELLINGTON ST W

Project Name	Wellington House
Project Description	Proposed to construct a 17-storey mixed use building. The proposed development provides 2 levels of underground parking with 33 parking spaces for residents.
Developer	Lamb Development Corp.
Architect	architectsAlliance
Application Type	Site Plan Approval, Rezoning
Submission Date	08/26/2016
Bachelor	34
1 Bedroom	37
2 Bedrooms	21
3+ Bedrooms	12
Residential Units	104
Proposed Land Use	Mixed-Use: Residential, Office
Height (Storeys)	17
Height (Metres)	57
Non-Residential GFA	864
Residential GFA	8,169
Total GFA	9,033
Application Status	Decision, Refused at OMB
Last Active Date	02/04/2020
Planner	Mahendran, Janani
Planner Contact	(416) 338-3003
Section 37	Not Available



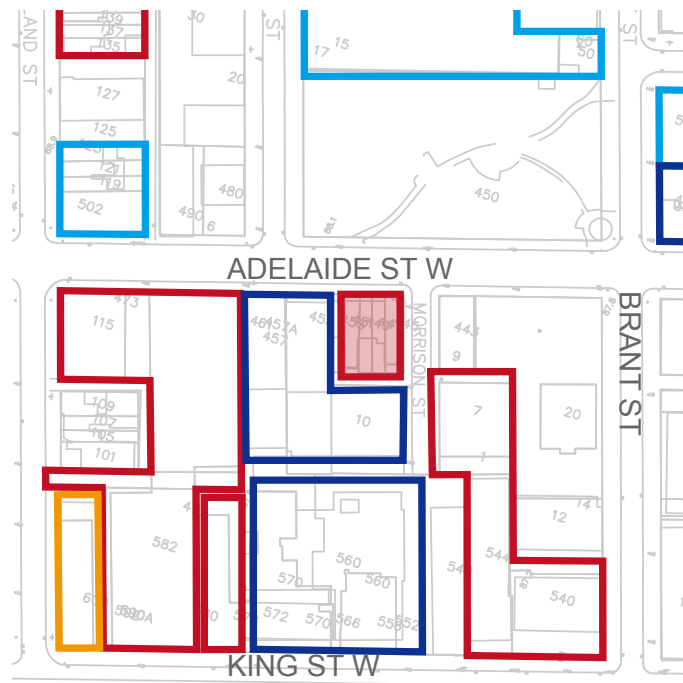


2.3 APPEALED

1. 445-451 Adelaide St. W.
2. 582 King St. W.
3. 450 Richmond St. W.
4. 135 Portland St.
5. 470-488 Wellington St. W.
6. 578 King St. W.
7. 471 Richmond St. W.
8. 544 King St. W.

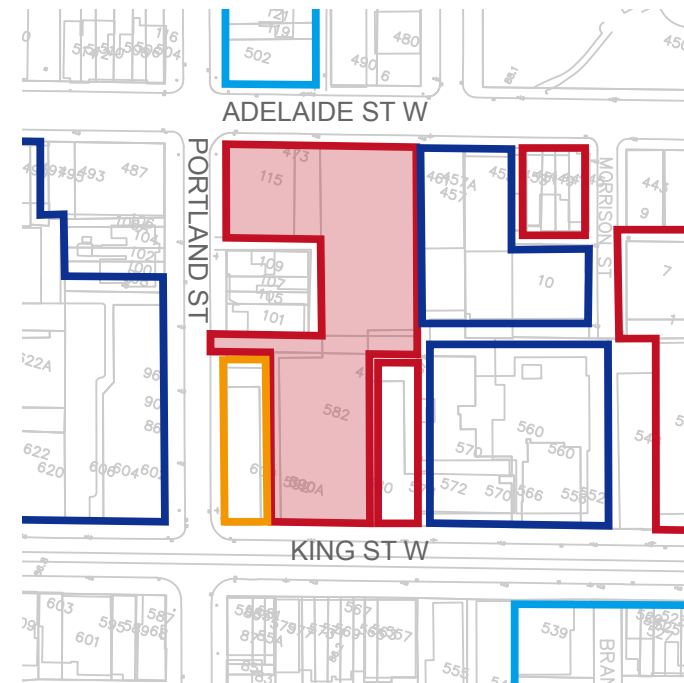
445-451 ADELAIDE ST W

Project Name	Hudson Toronto Hotel
Project Description	Proposed to develop a new 14-storey hotel having a height of 45.7 metres, including the mechanical penthouse. The proposal includes 146 hotel rooms, 6,597 square metres non-residential GFA and 11 car parking spaces one level below grade.
Developer	Lamb Development Corp.
Architect	architectsAlliance
Application Type	Rezoning
Submission Date	08/01/2017
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Institutional: Hotel
Height (Storeys)	14
Height (Metres)	45.7
Non-Residential GFA	6,597
Residential GFA	0
Total GFA	6,597
Application Status	Appealed to OMB
Last Active Date	12/02/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



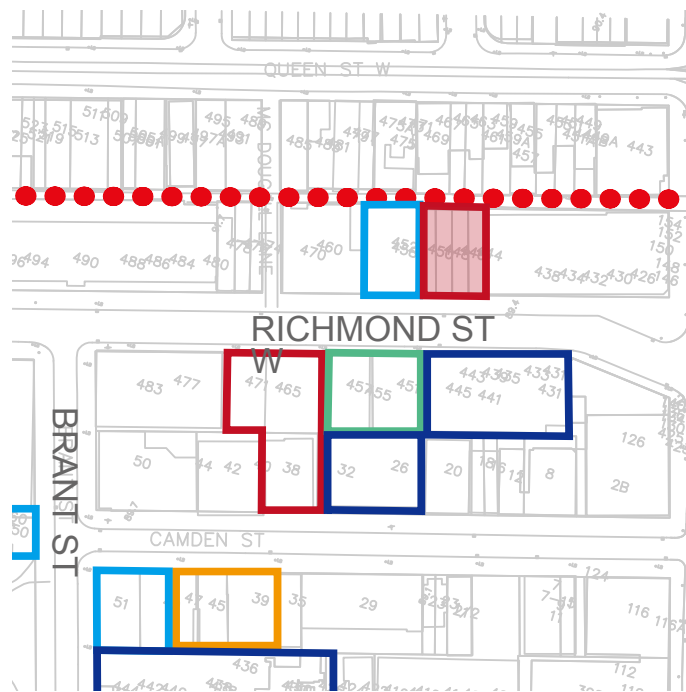
582 KING ST W

Project Name	King Adelaide Centre
Project Description	Proposed to construct 8 additional stories of non-residential floor area to the commercial building with retail uses on the ground floor and office uses on upper storeys, maintaining the existing occupancy with additional proposed area for employment purposes. All existing significant buildings on the development site will be retained in situ. Their three-dimensional form, including the open space of their interiors, will be preserved, with minimal interventions on their heritage fabric.
Developer	YAD Investments Ltd
Architect	KFA Architects + Planners Inc.
Application Type	Site Plan Approval, Rezoning
Submission Date	08/11/2017
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	12
Height (Metres)	56
Non-Residential GFA	36,964
Residential GFA	0
Total GFA	36,964
Application Status	Appealed to OMB
Last Active Date	03/06/2018
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



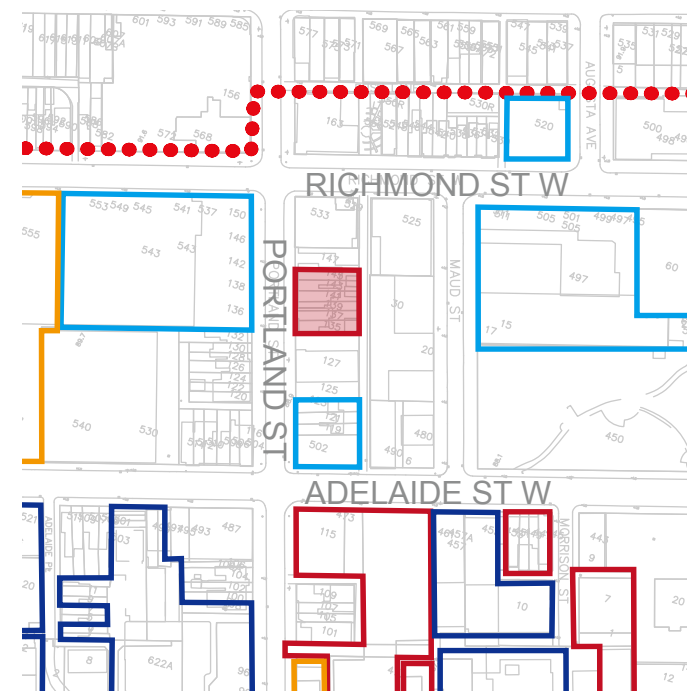
3 450 RICHMOND ST W

Project Name	
Project Description	Proposed to develop a 19-storey apartment condominium building above a 12-storey podium with a total of 111 residential units, retail at grade, 6 surface parking spaces and a one level underground garage containing 112 bicycle spaces.
Developer	King Financial Holdings
Architect	architectsAlliance
Application Type	Rezoning
Submission Date	07/05/2017
Bachelor	0
1 Bedroom	45
2 Bedrooms	45
3+ Bedrooms	21
Residential Units	111
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	19
Height (Metres)	61
Non-Residential GFA	336
Residential GFA	8,158
Total GFA	8,494
Application Status	Appealed to OMB
Last Active Date	09/09/2019
Planner	Hatcher, Kirk
Planner Contact	(416) 740-7228
Section 37	Not Available



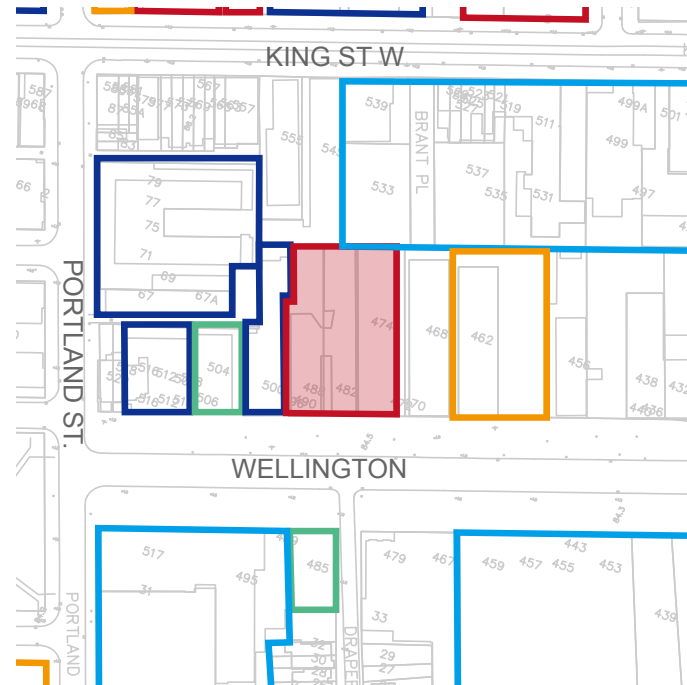
4 135 PORTLAND ST

Project Name	
Project Description	Proposed to develop a 16-storey apartment condominium building with retail uses at grade, 117 residential units above, and 24 below-grade parking spaces. The existing designated townhouses at 139-143 Portland Street will be integrated into the base of the building.
Developer	Adi Development Group
Architect	Core Architects, ERA Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	08/09/2017
Bachelor	13
1 Bedroom	52
2 Bedrooms	51
3+ Bedrooms	13
Residential Units	129
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	16
Height (Metres)	50
Non-Residential GFA	0
Residential GFA	8,224
Total GFA	8,224
Application Status	Appealed to OMB
Last Active Date	07/02/2020
Planner	Johnson, Paul
Planner Contact	(416) 397-0259
Section 37	Not Available



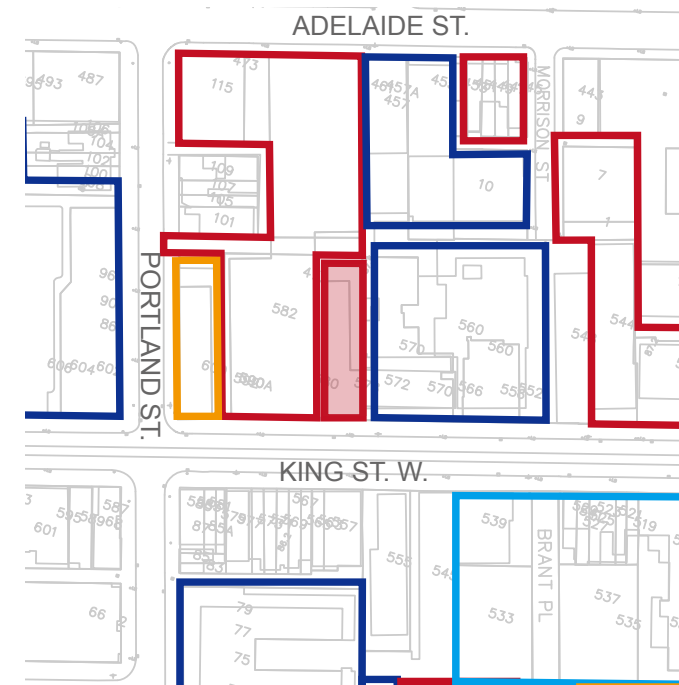
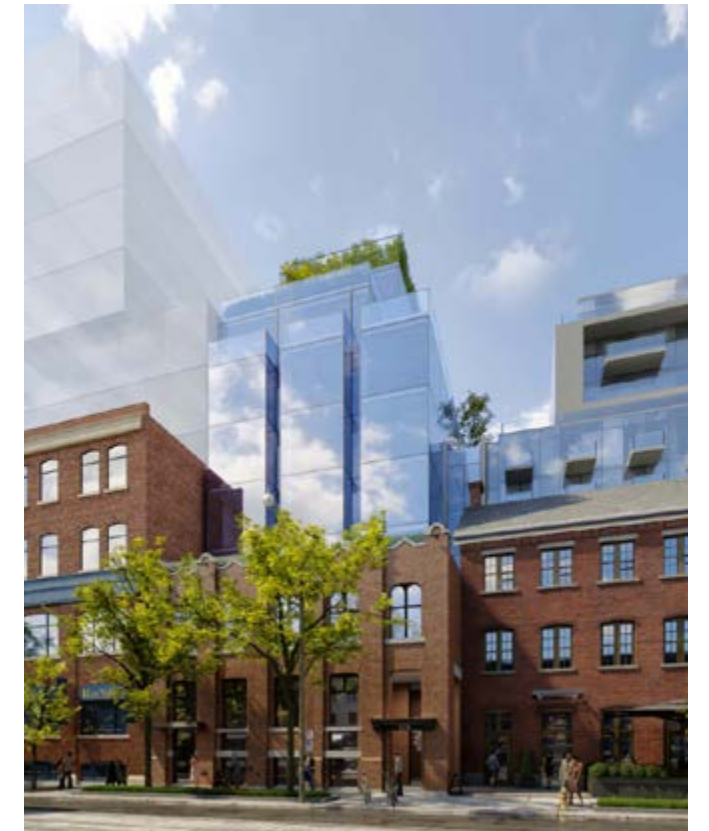
5 470-488 WELLINGTON ST W

Project Name	
Project Description	Proposal to develop a 14-storey office building with retail at grade, 56 parking spaces and 155 bicycle spaces. The consolidated site - previously proposed as two separate developments (both were mixed-use buildings containing primarily with office use): 474 Wellington (15-storey); 488 Wellington (16-storey).
Developer	Hullmark Developments, Doubledown Holdings Inc.
Architect	architectsAlliance
Application Type	Rezoning
Submission Date	12/18/18
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Mixed Use: Office, Retail
Height (Storeys)	14
Height (Metres)	63
Non-Residential GFA	23,062
Residential GFA	0
Total GFA	23,062
Application Status	Appealed to OMB
Last Active Date	04/06/2019
Planner	Mahendran, Janani
Planner Contact	(416) 338-3003
Section 37	<ul style="list-style-type: none"> Streetscape improvements on the north side of Wellington Street West between Spadina Avenue and Portland Street (\$800,000) Maintenance of affordable housing (\$200,000) Streetscape design for the north side of Wellington Street West between Spadina Avenue and Portland Street (\$200,000.00)



6 578 KING ST W

Project Name	
Project Description	Proposal to develop a 11-storey office building above an existing 2-storey heritage building containing 28 parking spaces.
Developer	Constantine Enterprises Inc.
Architect	Audax Architecture Inc.
Application Type	Rezoning
Submission Date	09/14/18
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Office
Height (Storeys)	11
Height (Metres)	48
Non-Residential GFA	6,080
Residential GFA	0
Total GFA	6,080
Application Status	Appealed to OMB
Last Active Date	02/13/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



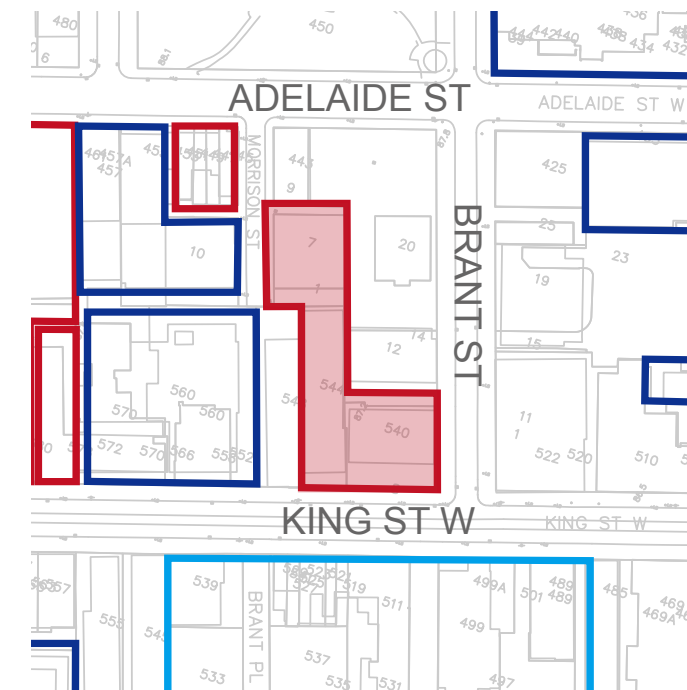
471 RICHMOND ST W

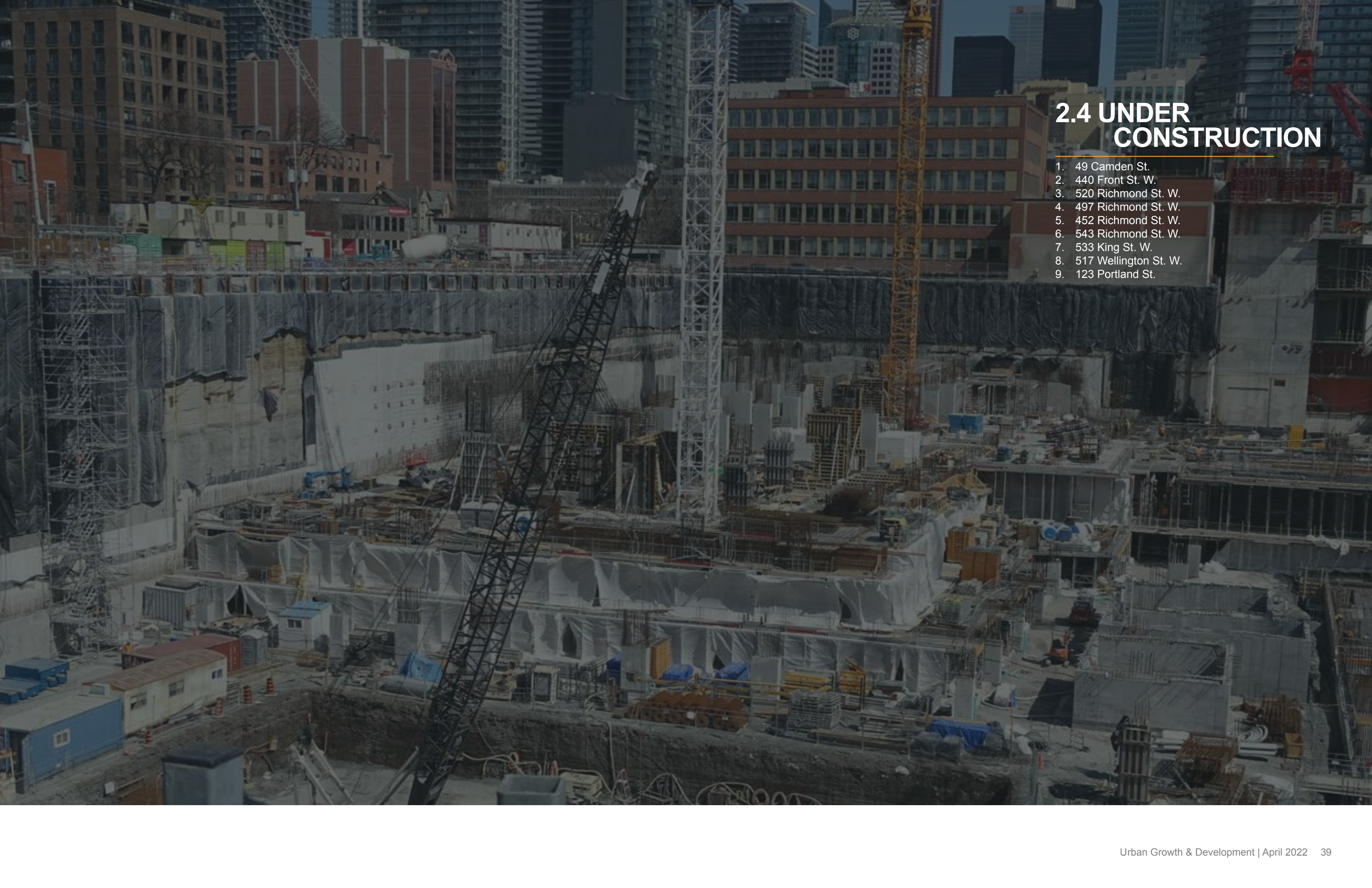
Project Name	MANGA
Project Description	Manga Hotels is proposing a redevelopment of the site with two hotel towers (17 storeys fronting Richmond Street West and 15 storeys fronting Camden Street). The two components will be connected by a common 2-storey podium, with 3 levels of underground parking below. The project is proposing a total number of 375 hotel suites.
Developer	Manga Hotels
Architect	Sweeny & Co Architects Inc., ERA Architects
Application Type	Rezoning
Submission Date	07/04/2019
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Institutional: Hotel
Height (Storeys)	17, 15
Height (Metres)	51.2, 45
Non-Residential GFA	14,177
Residential GFA	0
Total GFA	14,177
Application Status	Appealed to OMB
Last Active Date	09/12/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	Not Available



544 KING ST W

Project Name	
Project Description	Proposal to develop a mixed-use building, comprised of 12 storeys fronting King Street West containing ground floor retail and office uses above, and a 15-storey residential building fronting Morrison Street. The total height of both portions of the building will be 50 metres, including mechanical elements. Loading access will be off of a public lane north of the site and vehicular access to a below grade garage will be off of Brant Street.
Developer	Allied Properties REIT
Architect	Hariri Pontarini Architects
Application Type	Rezoning
Submission Date	03/06/2018
Bachelor	0
1 Bedroom	54
2 Bedrooms	18
3+ Bedrooms	8
Residential Units	80
Proposed Land Use	Mixed-Use: Residential, Office, Retail
Height (Storeys)	15
Height (Metres)	50
Non-Residential GFA	18,746
Residential GFA	6,940
Total GFA	25,686
Application Status	Appealed to OMB
Last Active Date	09/09/2020
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	<ul style="list-style-type: none"> \$200,000.00 towards the Toronto Community Housing revolving capital fund for repairs to Toronto Community Housing properties in Ward 10 \$200,000.00 for the provision of affordable housing \$600,000.00 for above base streetscape improvements on the west side of Brant Street between King Street West and Adelaide Street West





2.4 UNDER CONSTRUCTION

1. 49 Camden St.
2. 440 Front St. W.
3. 520 Richmond St. W.
4. 497 Richmond St. W.
5. 452 Richmond St. W.
6. 543 Richmond St. W.
7. 533 King St. W.
8. 517 Wellington St. W.
9. 123 Portland St.

1

Project Name	49 CAMDEN ST
Project Description	Ace Hotel
Developer	Currently under construction a 130-room hotel consisting of 13 storeys.
Architect	Alterra Group of Companies, Zinc Developments, Prowinko
Application Type	Shim-Sutcliffe Architects
Submission Date	Site Plan Approval, Rezoning
Bachelor	08/19/2015
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Institutional: Hotel
Height (Storeys)	13
Height (Metres)	45
Non-Residential GFA	7,855
Residential GFA	0
Total GFA	7,855
Application Status	Under Construction
Last Active Date	11/30/2018
Planner	Mule, Paul
Planner Contact	(416) 392-1306
Section 37	Not Available



2

Project Name	440 FRONT ST W
Project Description	The Well
Developer	Currently under construction a multi-phased development consisting of 7 mixed-use buildings up to 46 storeys in height, containing 46,592 square metres of retail gross floor area.
Architect	RioCan REIT, Allied Properties REIT, Diamond Corp, Tridel, Woodbourne Canada Management, Inc. Hariri Pontarini Architects, architectsAlliance, Wallman Architects, Adamson Associates Architects, BDP, Pickard Chilton
Application Type	Subdivision Approval, Part Lot Control Exemption, Site Plan Approval, Site Plan Approval, Site Plan Approval, Site Plan Approval, Site Plan Approval, OPA & Rezoning
Submission Date	02/12/2014
Bachelor	79
1 Bedroom	743
2 Bedrooms	715
3+ Bedrooms	144
Residential Units	1,681
Proposed Land Use	Mixed-Use: Residential, Retail, Office
Height (Storeys)	14, 16, 16, 22, 36, 38, 46
Height (Metres)	56, 63, 63, 81, 136, 157, 174
Non-Residential GFA	149,714
Residential GFA	139,532
Total GFA	288,246
Application Status	Under Construction
Last Active Date	06/10/2019
Planner	Mahendran, Janani
Planner Contact	(416) 338-3003
Section 37	<ul style="list-style-type: none"> \$180,000.00 to the Child Care Facility Replacement Reserve Fund \$150,000.00 for the defrayment of operational deficits during the first year of operation \$2,800,000.00 to secure streetscape improvements on Wellington Street West adjacent the site; \$1,700,000.00 to secure streetscape improvements on Wellington Street West east of the site to Spadina Avenue and west of the subject site to Draper Street; \$1,130,000.00 for streetscape improvements on Draper Street \$1,000,000.00 toward construction of the YMCA facility to be constructed at 505 Richmond Street West The provision and maintenance of a public art contribution with a minimum value of \$900,000.00 \$220,000.00 to secure street lighting associated with the streetscape improvements on Wellington Street West \$75,000.00 for a new crosswalk on Wellington Street West



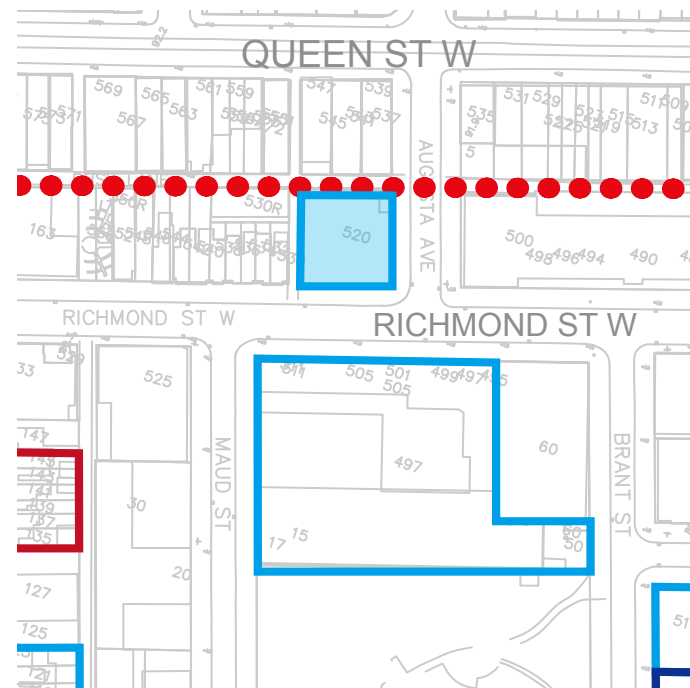
3

520 RICHMOND ST W

Project Name Rush Condos
Project Description Currently under construction a 15-storey mixed-use building containing 125 residential units, commercial uses at grade and 26 parking spaces below grade. The building will have a height of 45 metres (with a small elevator projection above) and a gross floor area of 8,794 square metres. The zoning amendment application was approved by City Council in July 2019.

Developer Alterra Group
Architect Quadrangle Architects Limited
Application Type Site Plan Approval, Rezoning
Submission Date 11/15/2012
Bachelor 0
1 Bedroom 100
2 Bedrooms 11
3+ Bedrooms 14
Residential Units 125
Proposed Land Use Mixed-Use: Residential, Retail
Height (Storeys) 15
Height (Metres) 45
Non-Residential GFA 8,579.2
Residential GFA 215.0
Total GFA 8,794.2
Application Status Under Construction
Last Active Date 02/25/2019
Planner Kimont, Joanna
Planner Contact (416) 392-7216
Section 37

- The owner shall convey to the City for nominal consideration good and marketable title in fee simple to that part of the air space of the property municipally known as 530 Richmond Street West located above the horizontal plane that is fifteen (15.0) metres above the grade of the property at ground level, free and clear of all encumbrances, except those that may be acceptable to the City in its sole and unfettered discretion
- The owner is required to restore the portion of the lane immediately abutting the property at 520 Richmond Street West in accordance with City standards and reflecting any required public realm improvements associated with the future pedestrianization of the lane to be initiated by the City, from Richmond Street West to Queen Street West



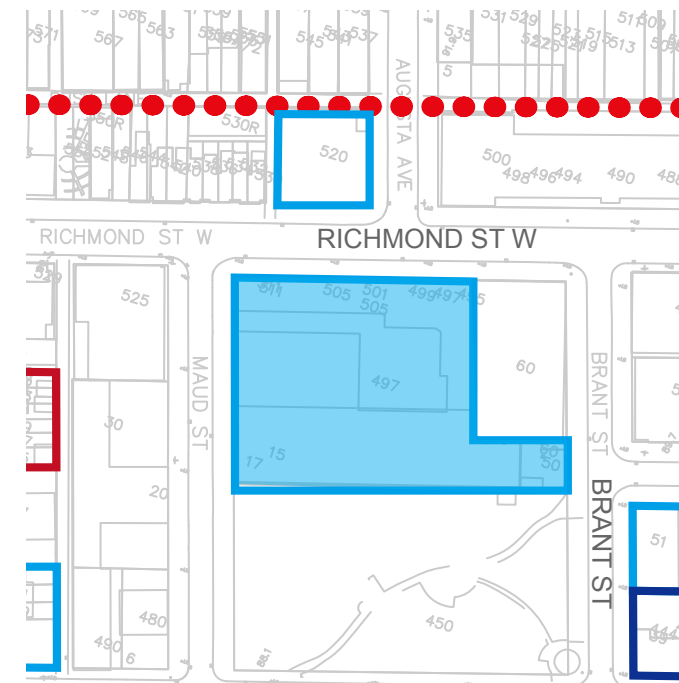
4

497 RICHMOND ST W

Project Name Waterworks
Project Description Currently under construction a 14-storey mixed-use development with a total of 288 residential units and 229 parking spaces.

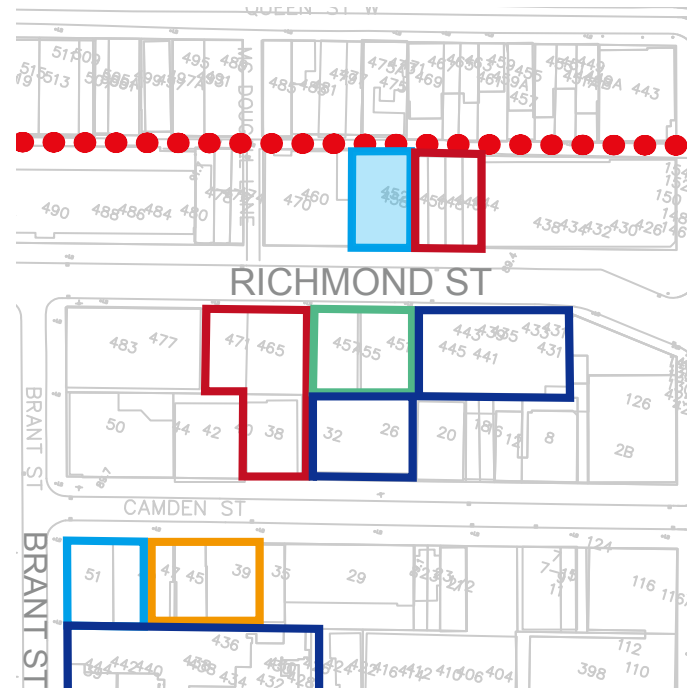
Developer MOD Developments Inc., Woodcliffe Properties
Architect Diamond Schmitt Architects
Application Type Site Plan Approval, Rezoning
Submission Date 07/25/2016
Bachelor 0
1 Bedroom 131
2 Bedrooms 156
3+ Bedrooms 1
Residential Units 288
Proposed Land Use Mixed-Use: Residential, Retail
Height (Storeys) 13
Height (Metres) 48
Non-Residential GFA 4,172
Residential GFA 22,959
Total GFA 31,594
Application Status Under Construction
Last Active Date 09/09/2019
Planner Knieriem, Michelle
Planner Contact (416) 338-2073
Section 37

- The owner shall be responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below- grade public or private utility
- The owner shall incorporate significant archaeological resources and findings into the proposed development
- The owner shall be responsible for winter maintenance of park walkways associated with the use of doors opening onto the park at the south side of the building
- The owner shall ensure that the doors fronting onto St. Andrew's Playground are only open 7 days a week for the hours of 7 a.m. to 11 p.m., or as otherwise agreed
- The inclusion of special design features to be built into the park edge along the south face of the building, will be at the owners expense
- An annual fee of \$10,000 (indexed) for additional park maintenance costs
- Provision of on-site dog amenities at the owner's expense with proper disposal facilities for the building



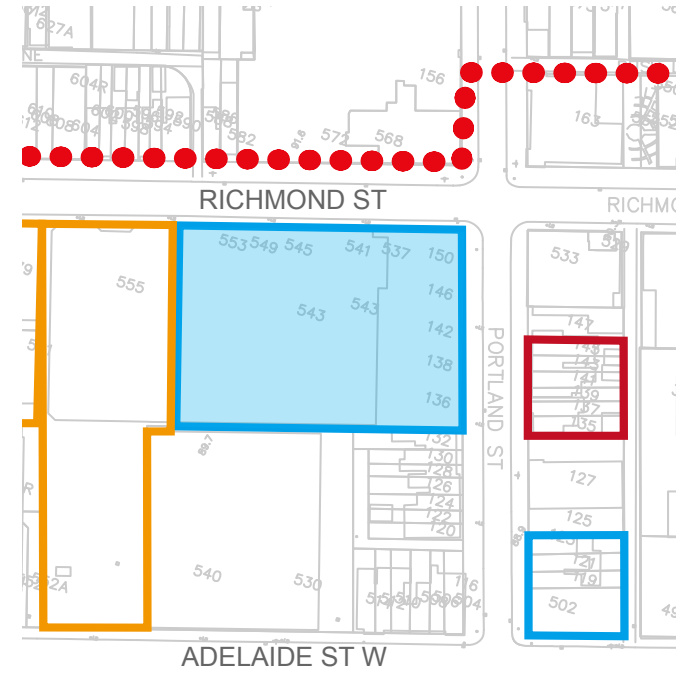
452 RICHMOND ST W

Project Name	Woodsworth
Project Description	Currently under construction a 17-storey apartment condominium building containing 125 residential units, retail space at grade, and 4 at-grade parking spaces.
Developer	Lamb Development Corp
Architect	architectsAlliance
Application Type	Site Plan Approval, Rezoning
Submission Date	09/16/2015
Bachelor	89
1 Bedroom	34
2 Bedrooms	1
3+ Bedrooms	1
Residential Units	125
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	17
Height (Metres)	58
Non-Residential GFA	343
Residential GFA	7,074
Total GFA	7,417
Application Status	Under Construction
Last Active Date	11/30/2018
Planner	Hatcher, Kirk
Planner Contact	(416) 392-0481
Section 37	Not Available



543 RICHMOND ST W

Project Name	
Project Description	Currently under construction a 15-storey mixed-use building with at-grade retail. The building will have a height 49.66 metres including the mechanical penthouse and will contain 476 residential units, 213 underground parking spaces and retail uses at grade.
Developer	Pemberton Group
Architect	Quadrangle Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	12/23/2014
Bachelor	16
1 Bedroom	266
2 Bedrooms	146
3+ Bedrooms	48
Residential Units	476
Proposed Land Use	Mixed-Use: Residential, Commercial, Retail
Height (Storeys)	15
Height (Metres)	50
Non-Residential GFA	1,705
Residential GFA	33,860
Total GFA	35,565
Application Status	Under Construction
Last Active Date	09/26/2019
Planner	Kimont, Joanna
Planner Contact	(416) 392-7216
Section 37	<ul style="list-style-type: none"> A contribution of \$400,000 for Section 37 benefits was offered



7

533 KING ST W

Project Name King Toronto
Project Description Currently under construction a mixed-use development of residential, office, and retail/restaurant uses: 35,637 square metres residential gross floor area; 19,072 square metres non-residential gross floor area. The proposed building has a 'pixilated' design with a variable massing which includes a central courtyard and four 'peaks'. Several heritage buildings will be incorporated into the design.

Developer Allied Properties (JV Partner: Westbank)
Architect Bjarke Ingels Group (BIG)
Application Type Rezoning
Submission Date 05/20/2016
Bachelor 95
1 Bedroom 203
2 Bedrooms 96
3+ Bedrooms 46
Residential Units 441
Proposed Land Use Mixed-Use: Residential, Retail, Office
Height (Storeys) 17
Height (Metres) 56.5
Non-Residential GFA 19,072
Residential GFA 35,637
Total GFA 54,709
Application Status Under Construction
Last Active Date 09/25/2020
Planner Kimont, Joanna
Planner Contact (416) 392-7216
Section 37

- Minimum of \$900,000.00 toward the commission of public art
- \$3,000,000.00 for streetscape improvements on the north side of Wellington Street West between Spadina Avenue and Portland Street and/or public realm improvements around St. Andrews Playground and/or Brant Street. A maximum of \$1,000,000.00 may also be used for the John Street Cultural Corridor
- \$1,100,000.00 for the provision of new affordable housing in Alexandra Park



8

517 WELLINGTON ST W

Project Name Portland Commons
Project Description Approved to construct a 15-storey office building with ground floor retail uses. The Copp Clark Publishing Co. heritage buildings currently used for commercial and office uses are being maintained on the site and incorporated into the development. The development comprises of approximately 48,160 square metres of new non-residential gross floor area in addition to the retained gross floor area of 12,482 square metres, for a total of 60,642 square metres. A total of 234 vehicle parking spaces are proposed in four underground levels.

Developer The Portland Property Group
Architect Sweeny & Co Architects
Application Type Site Plan Approval, Rezoning
Submission Date 11/01/2017
Bachelor 0
1 Bedroom 0
2 Bedrooms 0
3+ Bedrooms 0
Residential Units 0
Proposed Land Use 0
Height (Storeys) Commercial: Office, Retail
Height (Metres) 15
Non-Residential GFA 73
Residential GFA 60,642
Total GFA 0
Application Status 60,642
Last Active Date Decision, Approved by Council
Planner 05/15/2019
Planner Contact Mahendran, Janani
Section 37 (416) 338-3003

- \$400,000 for the Bathurst Quay Neighbourhood Plan
- \$400,000 for the Waterfront School playground improvements at 635 Queens Quay West
- \$380,000 for the provision of new affordable housing as part of the Alexandra Park and Atkinson Housing Co-Operative Revitalisation, to be directed to the Capital Revolving Fund for Affordable Housing
- \$720,000 toward streetscape and public realm improvements to Wellington Street West, Portland Street, Draper Street and/or Front Street West



9

123 PORTLAND ST

Project Name	
Project Description	Approved the development of a 14-storey apartment condominium building containing 116 residential units, retail at grade, and 57 underground parking spaces.
Developer	The Minto Group
Architect	Sweeny &Co Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	09/26/2016
Bachelor	1
1 Bedroom	60
2 Bedrooms	30
3+ Bedrooms	25
Residential Units	116
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	14
Height (Metres)	49
Non-Residential GFA	271
Residential GFA	9,482
Total GFA	9,753
Application Status	Decision, Approved by Council
Last Active Date	11/13/2019
Planner	Mule, Paul
Planner Contact	416-392-1306
Section 37	Not Applicable



KING PORTLAND CENTRE

2.5 COMPLETED

1. 602 King St. W.
2. 578 Front St. W.
3. 642 King St. W.
4. 629 King St. W.
5. 438 Adelaide St. W.
6. 525 Adelaide St. W.
7. 111 Bathurst St.
8. 431 Richmond St. W.
9. 508 Wellington St. W.
10. 560 King St. W.
11. 32 Camden St.
12. 399 Adelaide St. W.
13. 650 King St. W.
14. 400 Wellington St. W.
15. 500 Wellington St. W.
16. 478 King St. W.
17. 560 Front St. W.
18. 550 Wellington St. W.
19. 75 Portland St.
20. 455 Adelaide St. W.



1

602 KING ST W

Project Name	King Portland Centre
Project Description	Completed a mixed-use development that includes a 13- storey office building adjoined by a 15-storey residential building. The proposal includes the retention and designation of the listed heritage building at 602-604 King Street West and the heritage buildings 499 and 505 Adelaide Street West and 1 and 11 Adelaide Place.
Developer	Allied Properties REIT, RioCan REIT
Architect	Hariri Pontarini Architects
Application Type	Condominium Approval, Site Plan Approval, Rezoning
Submission Date	08/02/2013
Bachelor	0
1 Bedroom	79
2 Bedrooms	39
3+ Bedrooms	15
Residential Units	133
Proposed Land Use	Mixed Use: Residential, Office, Retail
Height (Storeys)	13, 15
Height (Metres)	52, 58
Non-Residential GFA	23,743
Residential GFA	10,628
Total GFA	34,371
Application Status	Completed
Last Active Date	01/22/2019
Planner	Kukic, Mladen
Planner Contact	(416) 392-9434
Section 37	

- \$250,000 for community services and facilities in Ward 20
- Streetscape improvements on Portland Street between King Street West and Adelaide Street West
- \$50,000.00 for the maintenance of or the provision of new affordable housing in Ward 20
- \$50,000.00 toward the Toronto Community Housing (TCHC) revolving capital fund for repairs to TCHS housing in Ward 20

COMPLETED
2019



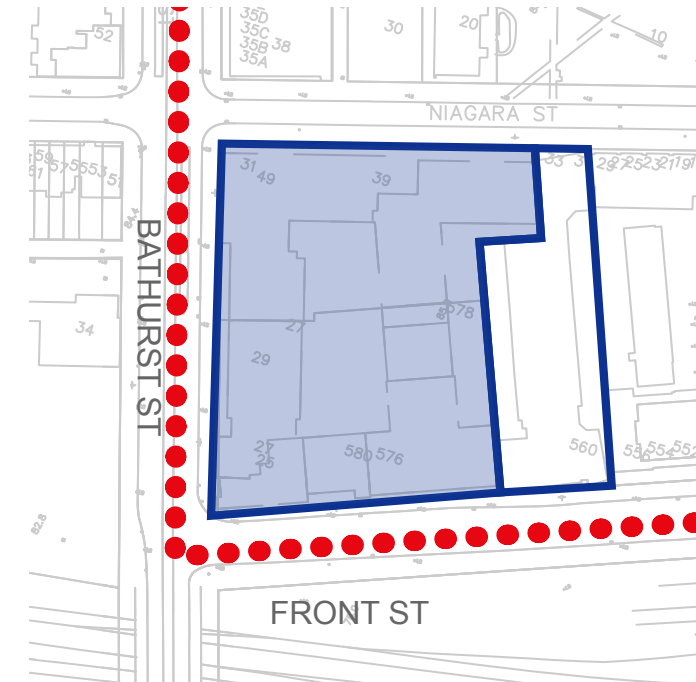
2

578 FRONT ST W

Project Name	Minto Westside Condos
Project Description	Completed an apartment condominium building containing 4 towers ranging in height from 4 to 20-storeys containing 1,191 residential units, a grocery store and other retail uses at grade, and three levels of underground parking containing 613 parking spaces and 1,473 bicycle spaces.
Developer	Minto Group
Architect	Wallman Architects
Application Type	Condominium Approval, Condominium Approval, Minor Variance, Minor Variance, Site Plan Approval, Rezoning
Submission Date	06/30/2011
Bachelor	139
1 Bedroom	794
2 Bedrooms	132
3+ Bedrooms	126
Residential Units	1,191
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	20
Height (Metres)	63
Non-Residential GFA	5,423
Residential GFA	76,569
Total GFA	81,992
Application Status	Completed
Last Active Date	08/20/2019
Planner	May, Wang
Planner Contact	(416) 392-1317
Section 37	

- \$180,000.00 for capital improvements to the Toronto Community Housing Corporation properties in Ward 20
- \$1,620,000.00 for local parkland, streetscape improvements and/or community facilities in the King-Spadina Secondary Plan Area

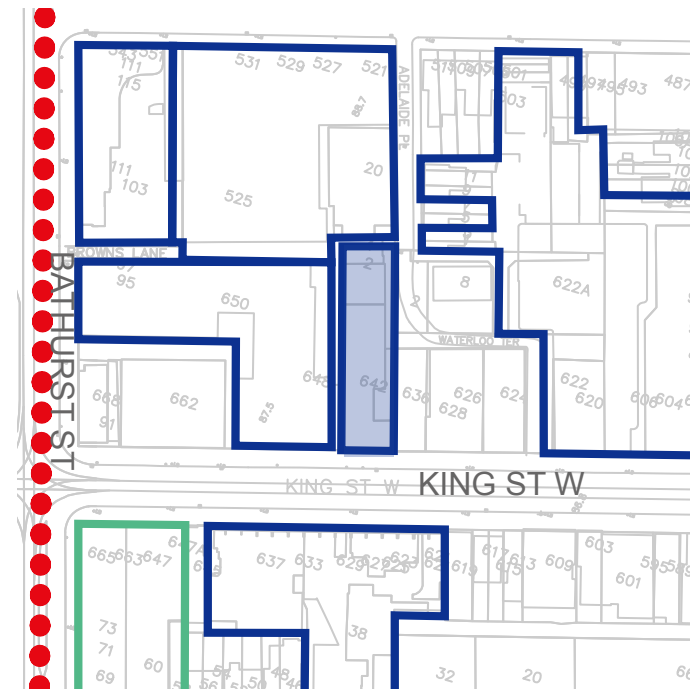
COMPLETED
2019



642 KING ST W

Project Name	
Project Description	Completed a 4-storey office and retail building. The renovation updated the facade of the building, improved access to a pedestrian laneway, and added three restaurant spaces to the ground floor.
Developer	Allied Properties REIT
Architect	Sweeny & Co Architects Inc.
Application Type	
Submission Date	
Bachelor	0
1 Bedroom	0
2 Bedrooms	0
3+ Bedrooms	0
Residential Units	0
Proposed Land Use	Commercial: Office, Retail
Height (Storeys)	4
Height (Metres)	16
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

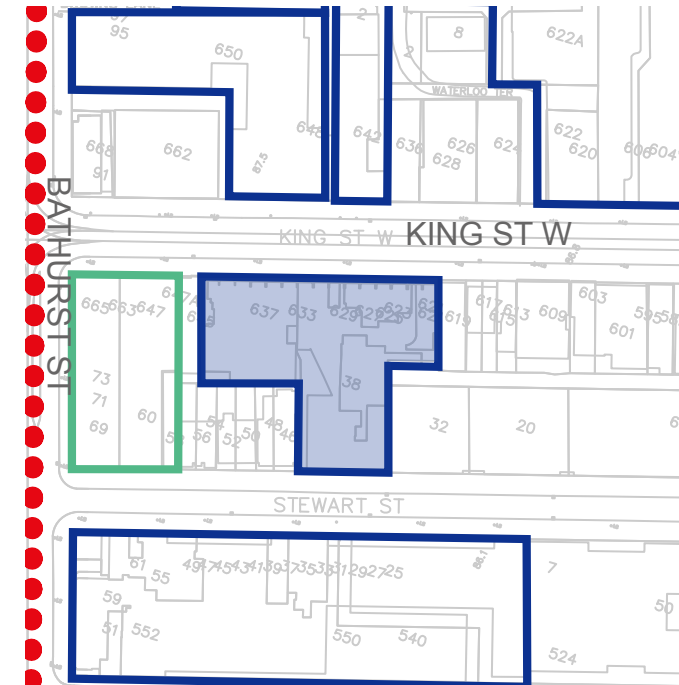
COMPLETED
2019



629 KING ST W

Project Name	Thompson Residences
Project Description	Completed a mixed-use building containing retail on ground floor with residential above.
Developer	Freed Developments
Architect	Saucier + Perrotte Architects, ZAS Architects
Application Type	Rezoning, Site Plan Approval
Submission Date	07/21/2011
Bachelor	300
1 Bedroom	90
2 Bedrooms	18
3+ Bedrooms	0
Residential Units	408
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	11, 15
Height (Metres)	44, 53
Non-Residential GFA	2,439
Residential GFA	22,428
Total GFA	24,867
Application Status	Completed
Last Active Date	04/16/16
Planner	
Planner Contact	
Section 37	Not Available

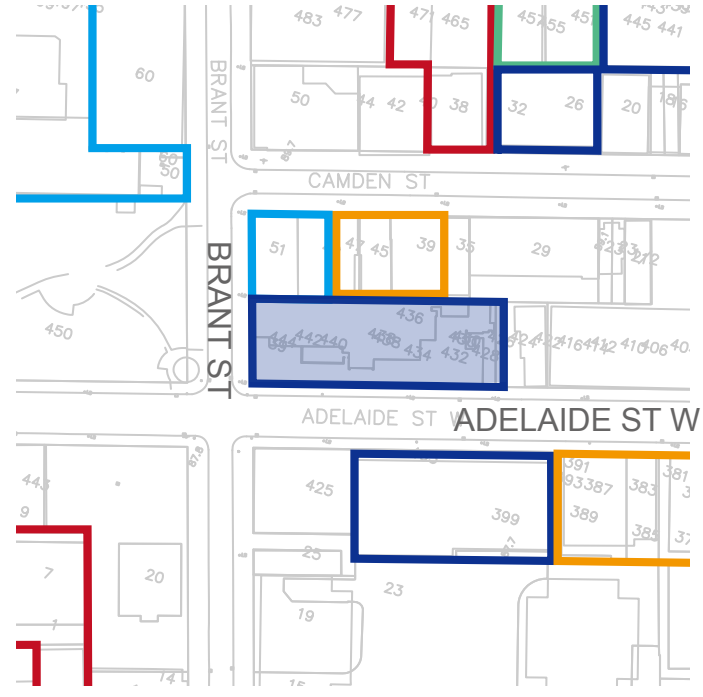
COMPLETED
2017



5

Project Name	Brant Park
Project Description	Completed development of a 11-storey building with a height of 35 metres to the mechanical penthouse. Proposal comprised of 243 residential units, and commercial/retail space on the ground floor.
Developer	Lamb Development Corp, Fortress Real Developments
Architect	architectsAlliance
Application Type	Condominium Approval, Condominium Approval, Site Plan Approval, Rezoning
Submission Date	07/08/2010
Bachelor	134
1 Bedroom	53
2 Bedrooms	32
3+ Bedrooms	24
Residential Units	243
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	11
Height (Metres)	35
Non-Residential GFA	420
Residential GFA	16,317
Total GFA	16,737
Application Status	Completed
Last Active Date	01/01/2016
Planner	Zentner, Matthew
Planner Contact	(416) 397-4648
Section 37	Not Available

COMPLETED
2016



6

Project Name	Musée Condos
Project Description	Completed a 17-storey mixed-use building with ground floor commercial uses and 454 residential units. Four levels of below grade parking are proposed housing 362 vehicles.
Developer	Plaza
Architect	Quadrangle
Application Type	Site Plan Approval, Rezoning
Submission Date	03/29/2010
Bachelor	0
1 Bedroom	344
2 Bedrooms	64
3+ Bedrooms	46
Residential Units	454
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	17
Height (Metres)	54
Non-Residential GFA	558
Residential GFA	35,245
Total GFA	35,803
Application Status	Completed
Last Active Date	04/09/2018
Planner	
Planner Contact	
Section 37	

COMPLETED
2016



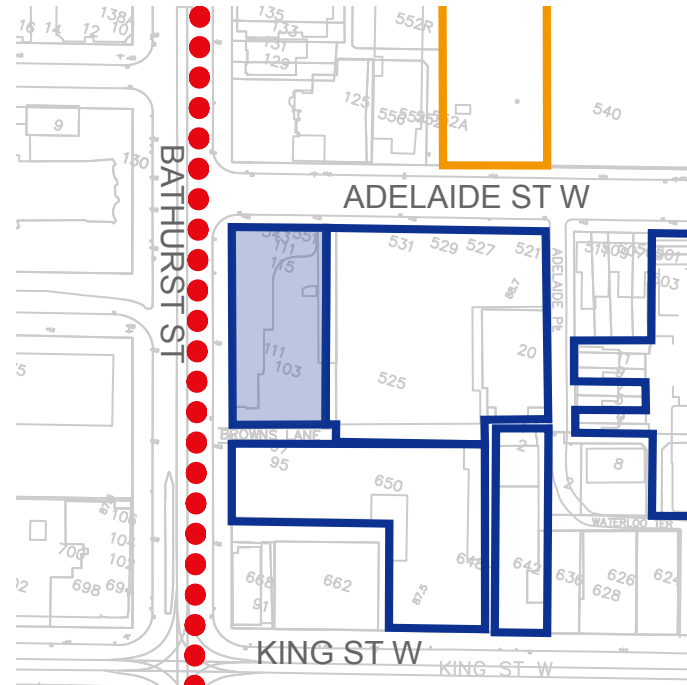
- \$50,000 cash contribution to the Factory Lab Theatre
- \$225,000 cash contribution to be allocated for streetscape improvements in the vicinity of the Site
- \$500,000 cash contribution for capital improvements to and/or the acquisition of Affordable Housing in Ward 20

7

111 BATHURST ST

Project Name	oneeleven Condominiums
Project Description	Completed a 17-storey mixed-use building with 255 residential units.
Developer	Harhay Developments, Carttera Private Equities
Architect	Core Architects
Application Type	Site Plan Approval, Minor Variance, Rezoning
Submission Date	10/07/2011
Bachelor	13
1 Bedroom	183
2 Bedrooms	33
3+ Bedrooms	26
Residential Units	255
Proposed Land Use	Mixed-Use: Residential, Commercial, Institutional
Height (Storeys)	17
Height (Metres)	55
Non-Residential GFA	2,343
Residential GFA	17,740
Total GFA	20,083
Application Status	Completed
Last Active Date	05/01/2016
Planner	Nicholson, Dan
Planner Contact	(416)397-4077
Section 37	Not Available

COMPLETED
2016

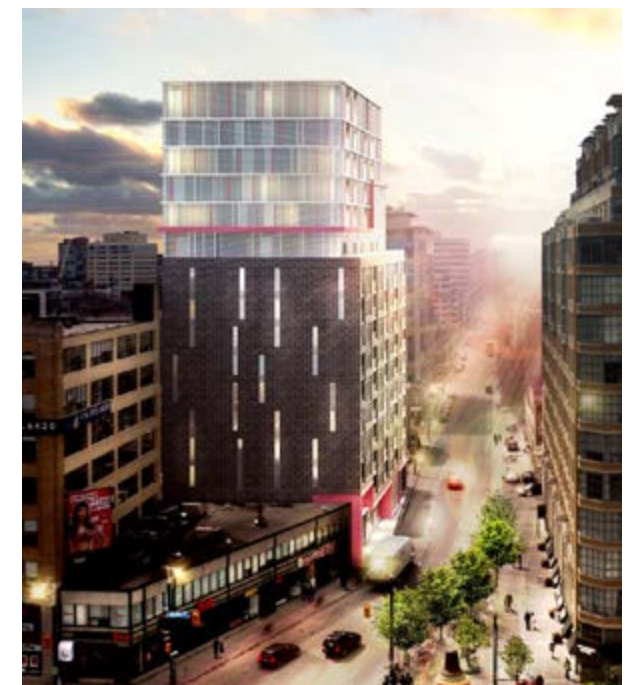
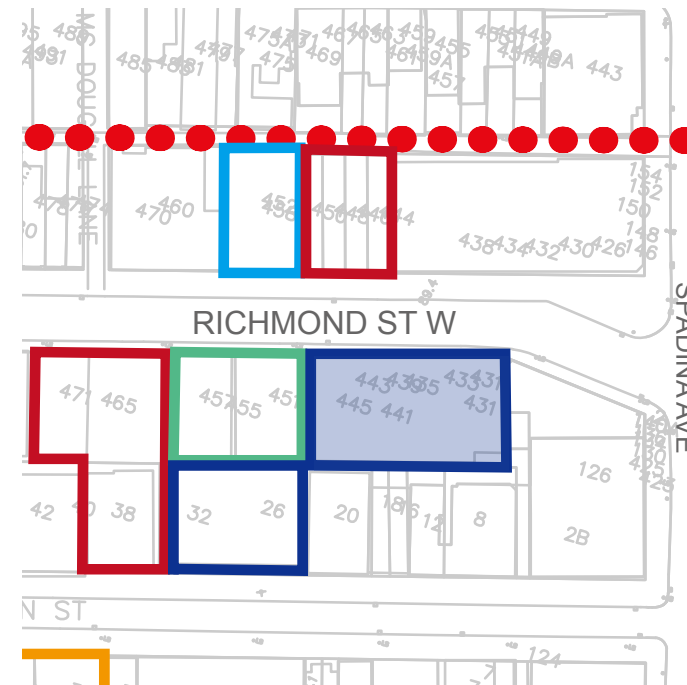


8

431 RICHMOND ST W

Project Name	Fabrik Condos
Project Description	Completed the development of the site for a 16 storey, 171 unit residential condominium development with retail at grade. The development would have a total gross floor area of approximately 142,548 square feet, including approximately 3,616 square feet of retail space and would have 83 parking spaces.
Developer	Menkes Developments
Architect	Giannone Petricone Associates, Giovanni A. Tassone Architects
Application Type	Site Plan Approval, Rezoning
Submission Date	01/11/2011
Bachelor	10
1 Bedroom	77
2 Bedrooms	82
3+ Bedrooms	2
Residential Units	171
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	16
Height (Metres)	57
Non-Residential GFA	336
Residential GFA	12,907
Total GFA	13,243
Application Status	Completed
Last Active Date	01/12/2016
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED
2015



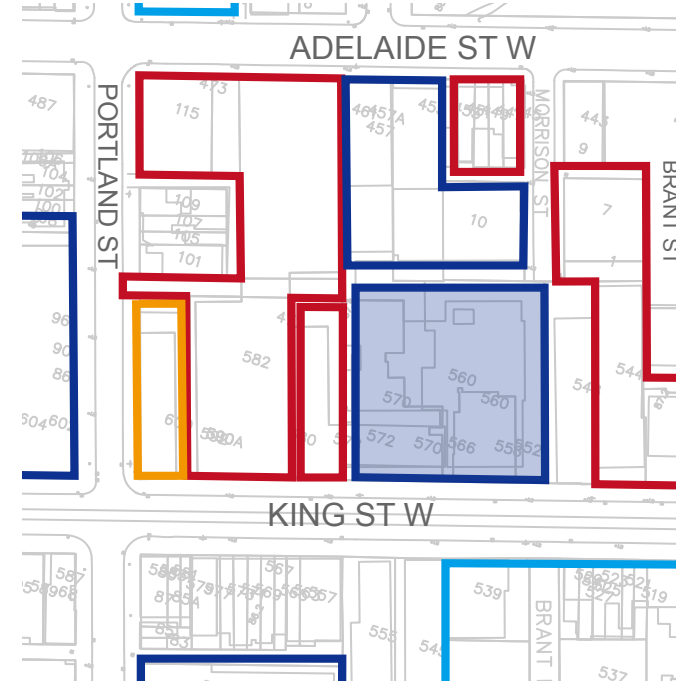
Project Name	Downtown Condos at Wellington West
Project Description	Completed the development of the site for an 11 storey, 89 unit residential condominium development. The development would have a total gross floor area of approximately 68,965 square feet.
Developer	Parallax Investment Corporation
Architect	Sweeny & Co Architects Inc.
Application Type	Site Plan Approval
Submission Date	03/17/2011
Bachelor	0
1 Bedroom	70
2 Bedrooms	6
3+ Bedrooms	13
Residential Units	89
Proposed Land Use	Residential
Height (Storeys)	11
Height (Metres)	37
Non-Residential GFA	6,407
Residential GFA	0
Total GFA	6,407
Application Status	Completed
Last Active Date	01/02/2014
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED
2014



Project Name	Fashion House
Project Description	Completion of the development of a 12 storey multiple use building with 4 below grade parking garages. The development would have a total of 334 residential units and a total gross floor area of approximately 257,475 square feet.
Developer	Freed Developments
Architect	Core Architects
Application Type	Site Plan Approval
Submission Date	26/09/2011
Bachelor	91
1 Bedroom	199
2 Bedrooms	37
3+ Bedrooms	7
Residential Units	334
Proposed Land Use	Mixed-Use: Residential, Retail
Height (Storeys)	12
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	23,920
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED
2014

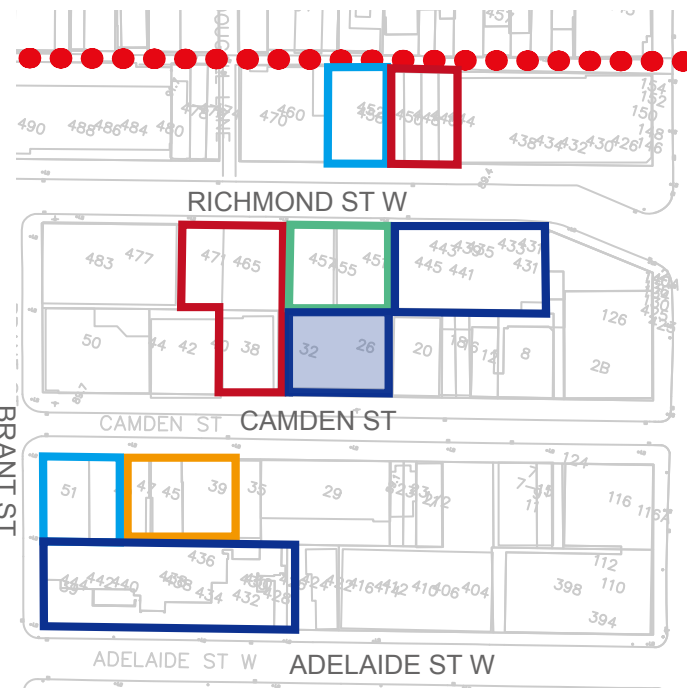


11

Project Name ThirtyTwo Camden
Project Description Completed the development for a 12-storey residential building containing 87 units.
Developer Sorbara Group
Architect Core Architects
Application Type Rezoning, Site Plan Approval
Submission Date 03/31/2007
Bachelor 6
1 Bedroom 70
2 Bedrooms 0
3+ Bedrooms 11
Residential Units 87
Proposed Land Use Residential
Height (Storeys) 12
Height (Metres)
Non-Residential GFA
Residential GFA
Total GFA
Application Status Completed
Last Active Date
Planner
Planner Contact
Section 37 Not Available

32 CAMDEN ST

COMPLETED
2013



12

Project Name Lofts 399
Project Description
Developer Cresford Developments
Architect Northgrave Architects Inc
Application Type
Submission Date
Bachelor
1 Bedroom
2 Bedrooms
3+ Bedrooms
Residential Units 170
Proposed Land Use Residential
Height (Storeys) 10
Height (Metres)
Non-Residential GFA
Residential GFA
Total GFA
Application Status Completed
Last Active Date
Planner
Planner Contact
Section 37 Not Available

399 ADELAIDE ST W

COMPLETED
2013



13

650 KING ST W

Project Name	SIX50 King West
Project Description	
Developer	Freed Developments
Architect	Core Architects
Application Type	
Submission Date	
Bachelor	
1 Bedroom	
2 Bedrooms	
3+ Bedrooms	
Residential Units	236
Proposed Land Use	Mixed-Use: Hotel, Residential, Retail
Height (Storeys)	10, 16
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED 2013

14

400 WELLINGTON ST W

Project Name	
Project Description	
Developer	Sorbara Group
Architect	CMV Group architects
Application Type	
Submission Date	
Bachelor	0
1 Bedroom	78
2 Bedrooms	16
3+ Bedrooms	8
Residential Units	102
Proposed Land Use	Residential
Height (Storeys)	12
Height (Metres)	38
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED 2012



500 WELLINGTON ST W

Project Name	
Project Description	Completed the development for a 10 storey mixed use development with 17 residential condominium units.
Developer	Freed Developments
Architect	Core Architects
Application Type	Site Plan Approval
Submission Date	05/05/2008
Bachelor	0
1 Bedroom	0
2 Bedrooms	17
3+ Bedrooms	0
Residential Units	17
Proposed Land Use	Residential
Height (Storeys)	10
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED
2012



478 KING ST W

Project Name	Victory Condos
Project Description	
Developer	Lifetime Developments, BLVD Developments
Architect	Wallman Architects
Application Type	
Submission Date	
Bachelor	10
1 Bedroom	90
2 Bedrooms	61
3+ Bedrooms	14
Residential Units	175
Proposed Land Use	Residential
Height (Storeys)	12
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

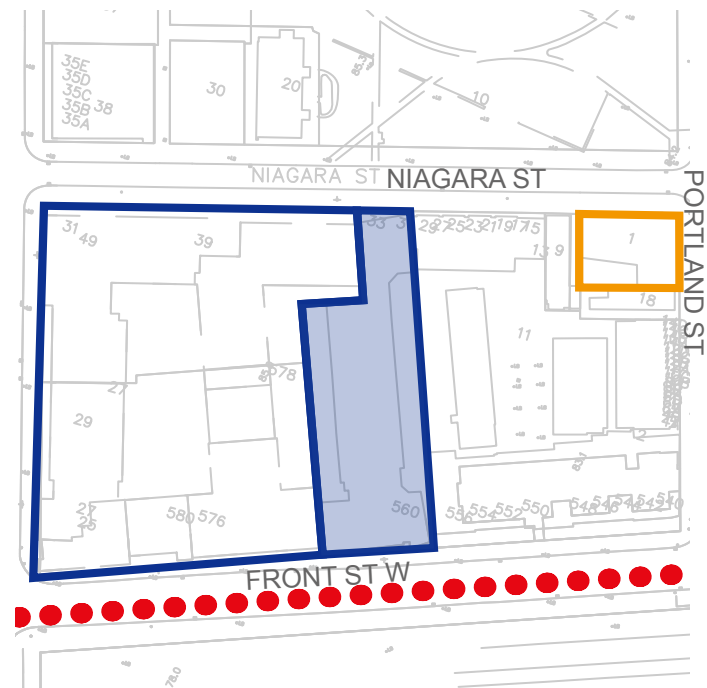
COMPLETED
2011



560 FRONT ST W

Project Name	Rêve
Project Description	
Developer	Tridel
Architect	Wallman Architects, Burka Architects
Application Type	Minor Variance, Site Plan Approval
Submission Date	06/06/2007
Bachelor	28
1 Bedroom	213
2 Bedrooms	27
3+ Bedrooms	37
Residential Units	305
Proposed Land Use	Residential
Height (Storeys)	14
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	10/24/2009
Planner	
Planner Contact	
Section 37	Not Available

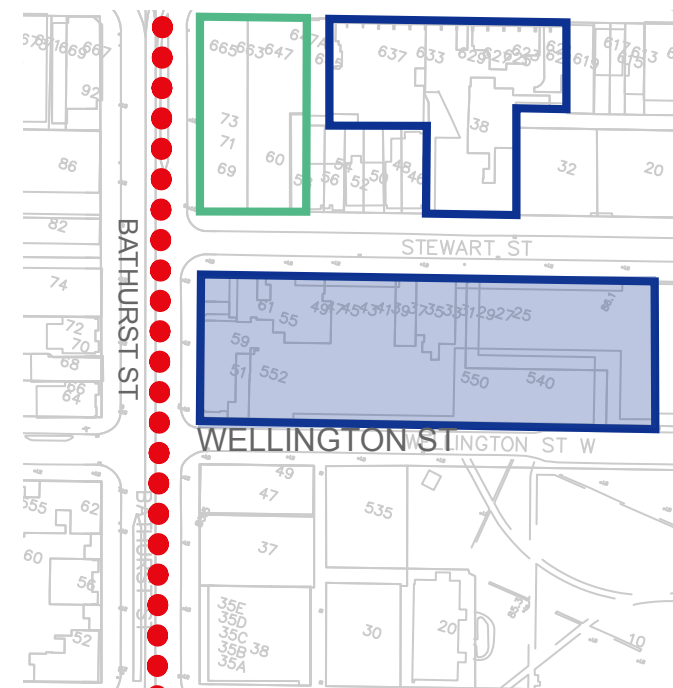
COMPLETED
2011



550 WELLINGTON ST W

Project Name	550 Wellington West Condos and Thompson Hotel
Project Description	
Developer	Freed Developments
Architect	architectsAlliance
Application Type	
Submission Date	
Bachelor	
1 Bedroom	
2 Bedrooms	
3+ Bedrooms	
Residential Units	336
Proposed Land Use	Mixed-Use: Residential, Hotel
Height (Storeys)	15
Height (Metres)	
Non-Residential GFA	
Residential GFA	
Total GFA	
Application Status	Completed
Last Active Date	
Planner	
Planner Contact	
Section 37	Not Available

COMPLETED
2010



19

Project Name: 75 PORTLAND ST
 Project Description: Seventy5 Portland
 Developer: Freed Developments
 Architect: Core Architects
 Application Type: Bachelor
 Submission Date: 1 Bedroom
 Bachelor: 2 Bedrooms
 1 Bedroom: 3+ Bedrooms
 Residential Units: 215
 Proposed Land Use: Residential
 Height (Storeys): 11
 Height (Metres):
 Non-Residential GFA:
 Residential GFA:
 Total GFA:
 Application Status: Completed
 Last Active Date:
 Planner:
 Planner Contact:
 Section 37: Not Available

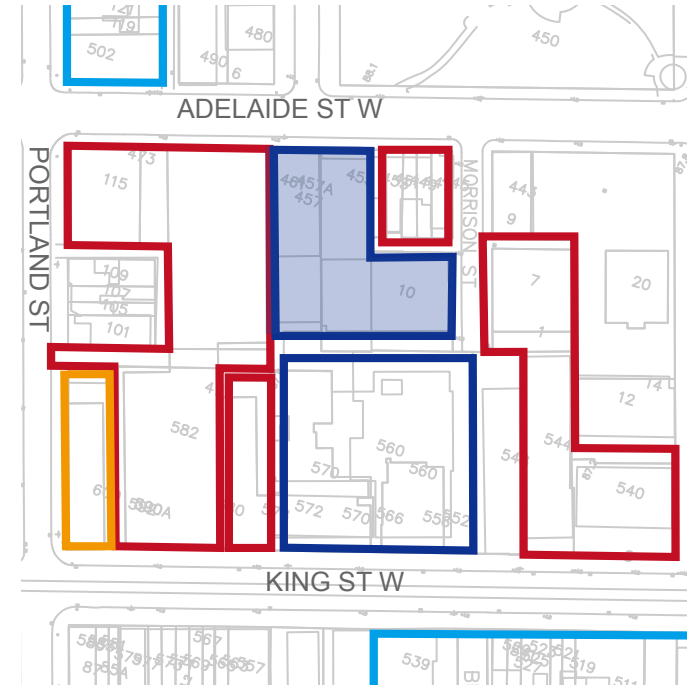
COMPLETED 2010

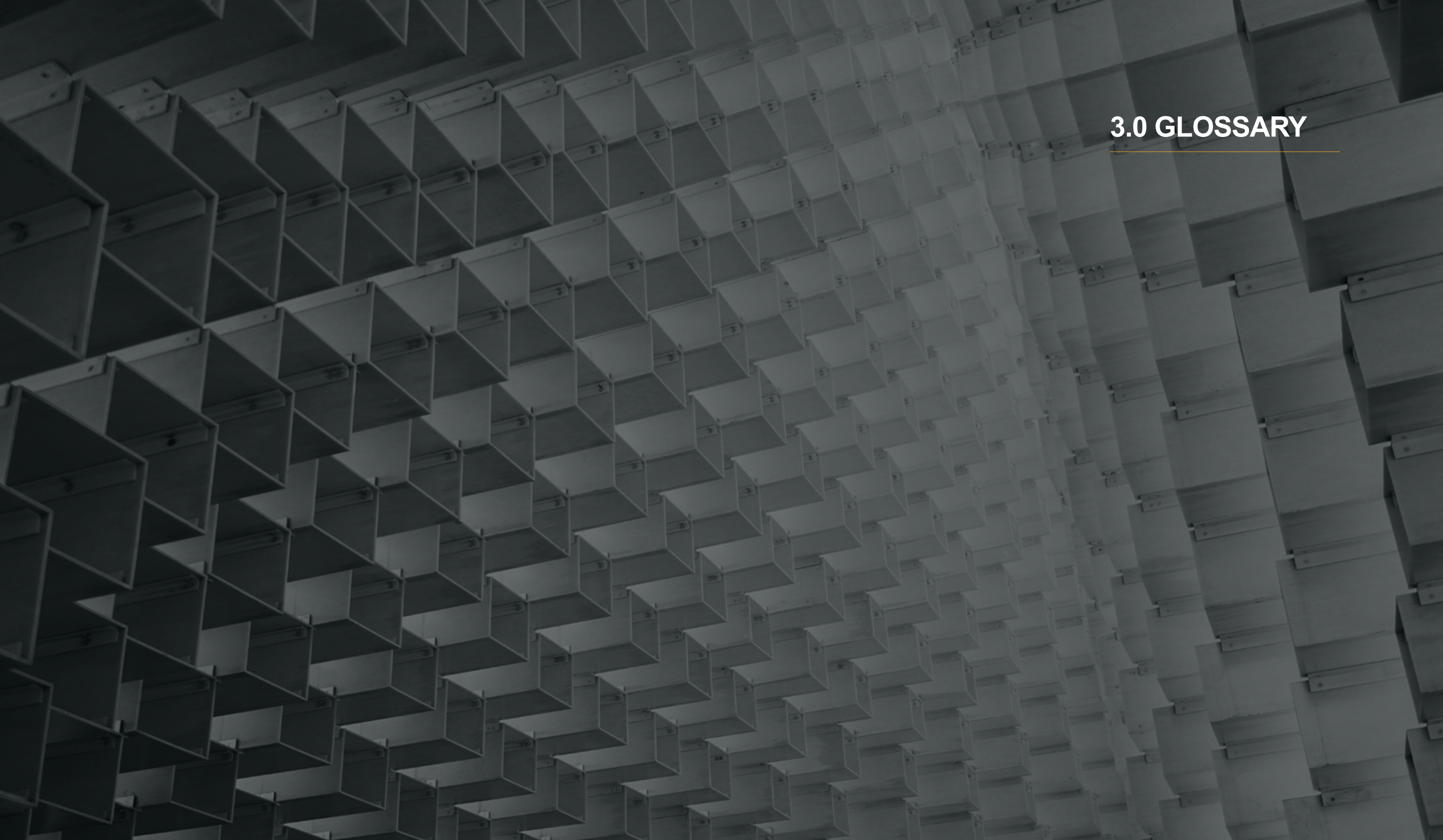


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Project Name: 455 ADELAIDE ST W
 Project Description: Fashion District Lofts
 Developer: Freed Developments
 Architect: Core Architects
 Application Type: Site Plan Approval, Rezoning
 Submission Date: 04/14/2004
 Bachelor: 1 Bedroom
 1 Bedroom: 2 Bedrooms
 2 Bedrooms: 3+ Bedrooms
 Residential Units: 103
 Proposed Land Use: Residential
 Height (Storeys): 10
 Height (Metres):
 Non-Residential GFA:
 Residential GFA:
 Total GFA:
 Application Status: Completed
 Last Active Date:
 Planner:
 Planner Contact:
 Section 37: Not Available

COMPLETED 2009





3.0 GLOSSARY

3.1 Toronto Development Application Process with LPAT Definitions

Pre-Application Consultation

- Consultation with City staff
- Seek general support for a project
- Ascertain any major issues or concerns
- Determine City requirements, such as supporting studies and reports
- Planning Application Checklist received by applicant
- Liaise with an assigned planner to confirm items and requirements

Submission of Application

- All elements of the application package are fully completed as required in the Planning Application Checklist
- Application package is submitted to the City

Complete Application Decision

- All required elements must be completed or application may not be accepted and/or deemed incomplete
- Liaise with an assigned planner to ensure application is completed to their satisfaction and that they are able to deem it complete
- An applicant can appeal the City's decision on application completeness within 30 days after the receipt of a negative notice

Application Circulation

- Application is submitted, it is circulated to staff and agencies

Preliminary Report to Council

- Preliminary Report to Community Council (project overview, issues and concerns)
- Preliminary Report is heard at Community Council

Technical Response

- Applicant may need to respond to certain issues and/or revise plans and documents for the next submission

Community Consultation

- City staff hold an informal community consultation meeting

Response to Applicant

- City provides a response to the Applicant
- Comments are provided, including changes and revisions to submission

Application Revision and Resubmission

- Submission of a revised application

Recirculation, Consultation, Further Revisions, Finalization and Staff Report

- The application is re-submitted
- Circulated to staff and agencies again for comments
- Final Report to Community Council
- Recommendation for approval, request for changes or recommendation for refusal

Public Meeting and Community Council

- Final Report is heard at Community Council (serves as the Statutory Public Meeting under the Planning Act)
- Recommendations are made by City staff as to how the application should be dealt with
- Community Council decides to approve, request changes, or refuse the application

City Council Decision

- Approval or refusal of the application by City Council is voted upon and decided.

Opportunity to Motion for Direction to LPAT

- City staff will work with an applicant to try and resolve any outstanding issues
- City staff directed to attend and oppose the application at LPAT

The grounds for appeals are now very limited. An applicant must prove that the existing parts of the Official Plan or zoning by-law are inconsistent with and/or fail to conform to provincial policy and plans.

Appeal to LPAT for Refusal OR No Decision within 210 Days (OPA/ZBA) or 150 Days (ZBA Only)

- Application may be appealed, as submitted, to LPAT on the basis of City Council's failure to make a decision on the application within the statutory timeframe

1st Appeal to LPAT

- The applicant can file an appeal to LPAT
- The public can file an appeal to LPAT

Pre-Hearing

- Pre-Hearing or Case Conference is held
- Used to discuss opportunities for settlement, including mediation
- Identify, define, and/or narrow issues

Mediation

- May be on all or some of the issue

Hearing (as required)

- Test: Whether municipal decision is consistent/conforms with provincial and local plans
- Time limit for parties to make argument to be set out in regulation
- No examination or cross examination of witnesses

LPAT Tribunal Decision

- The tribunal determines whether the municipal decision is consistent/conforms to provincial and/or local plans

City Council Refusal Upheld

- The municipal decision conforms with or is consistent with provincial and/or local plans
- The tribunal upholds the municipality's decision

City Council to Reconsider

- The municipal decision does not conform with or is not consistent with provincial and/or local plans
- The application is sent back to the municipality for reconsideration

New City Council Decision

- A public meeting is held and City Council makes a new decision (a 90-day timeline applies if the proposed amendment was initiated privately by application)
- City Council gives notice of decision to staff
- City staff has 90 days to make a decision

2nd Appeal to LPAT

- New City Council decision is appealed
- Proceeds to the Tribunal for final resolution

City Council Refusal Upheld

- The municipal decision conforms with or is consistent with provincial and/or local plans
- The tribunal upholds the municipality's decision

LPAT Decision

- The municipal decision does not conform with or is not consistent with provincial and/or local plans
- The Tribunal determines the final resolution of the application

TORONTO DOWNTOWN WEST BUSINESS IMPROVEMENT AREA (BIA)

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