



- Legend**
- Active Developments
 - Alignment - Current**
 - Track Alignment Centerline
 - Tunnels
 - Construction Staging and Construction Area
 - Project Footprint
 - Station
 - Station Platform - Subsurface Level

0 40 80 metres
1:2,500 (At original document size of 11x17)



Project Location: Toronto, ON
Prepared by BCC on 2022-03-27

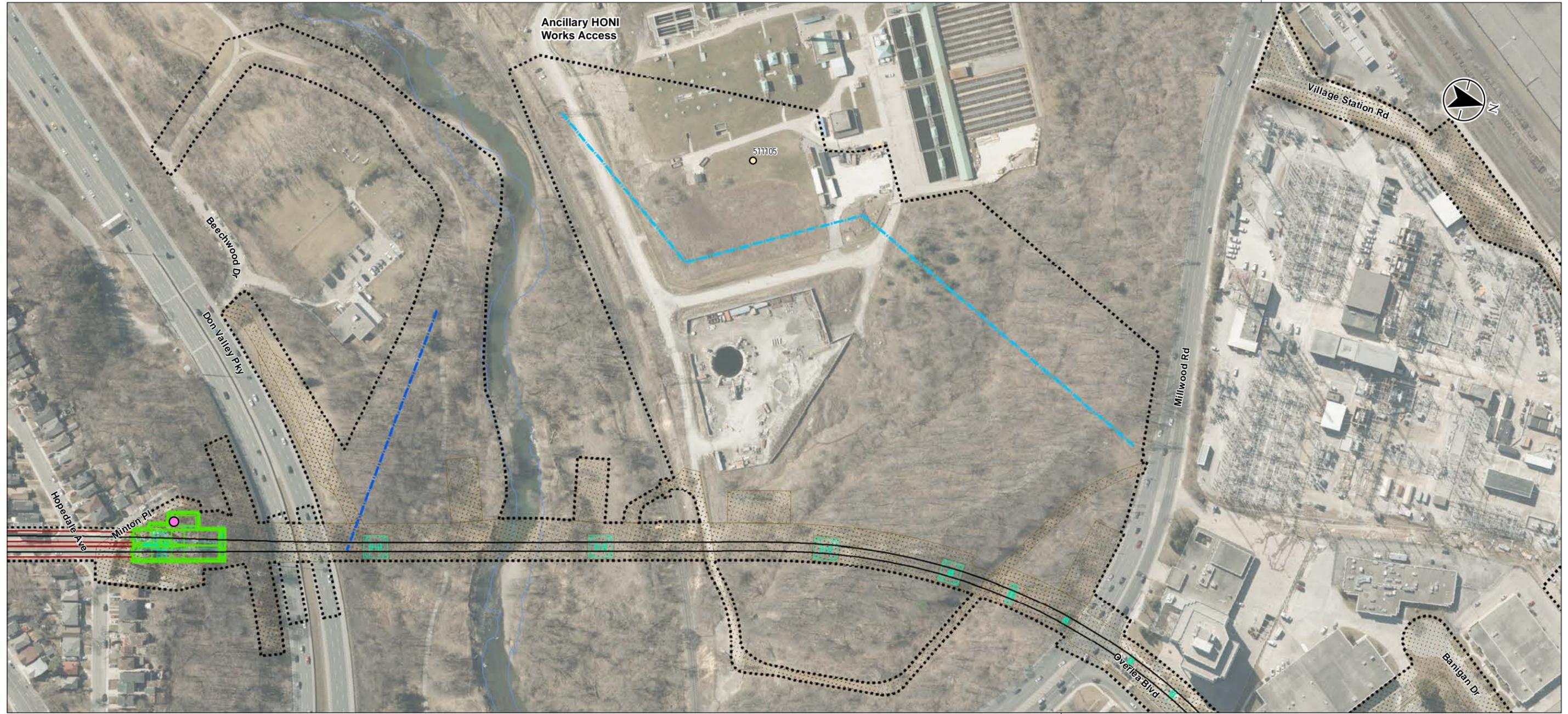
Client/Project: HDR CORPORATION, ONTARIO LINE TA
160560009 REVA

Figure No.: **8-6-2**
Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**

Notes
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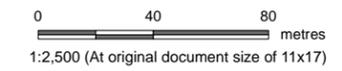
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- Legend**
- Active Developments
 - Alignment - Current**
 - Track Alignment Centerline
 - Tunnels
 - Portal
 - Elevated Guideway
 - Proposed HONI Realignment
 - Proposed Sewer Bypass
 - Construction Staging and Construction Area
 - Project Footprint
 - Waterbody
 - Emergency Egress Building (EEB)



Project Location: Toronto, ON
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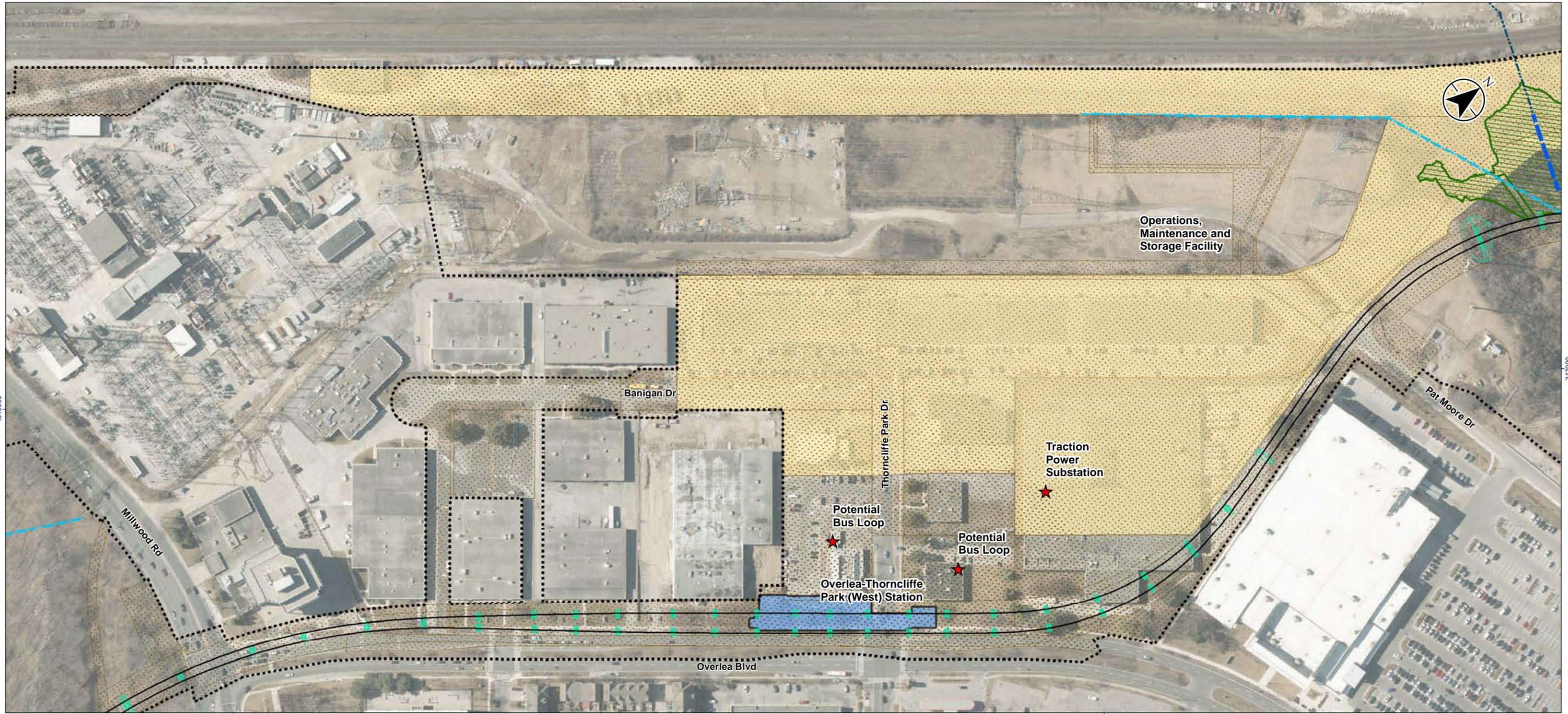
Figure No.: **8-6-3**

Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**

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- Legend**
- Alignment - Current**
- Track Alignment Centerline
 - Elevated Guideway
 - Proposed HONI Realignment
 - Existing Storm Sewer
 - Storm Sewer Extension
 - ▨ OMSF Bridge Fill Area
 - ▨ Construction Staging and Construction Area
 - ▨ Project Footprint
- ★ Potential Bus Loop
 - ★ Traction Power Substation

- ▨ Station
- ▨ Operations, Maintenance and Storage Facility

0 40 80 metres
1:2,500 (At original document size of 11x17)



Project Location: Toronto, ON
Prepared by BCC on 2022-03-27

Client/Project: HDR CORPORATION, ONTARIO LINE TA
160560009 REVA

Figure No.: **8-6-4**

Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**

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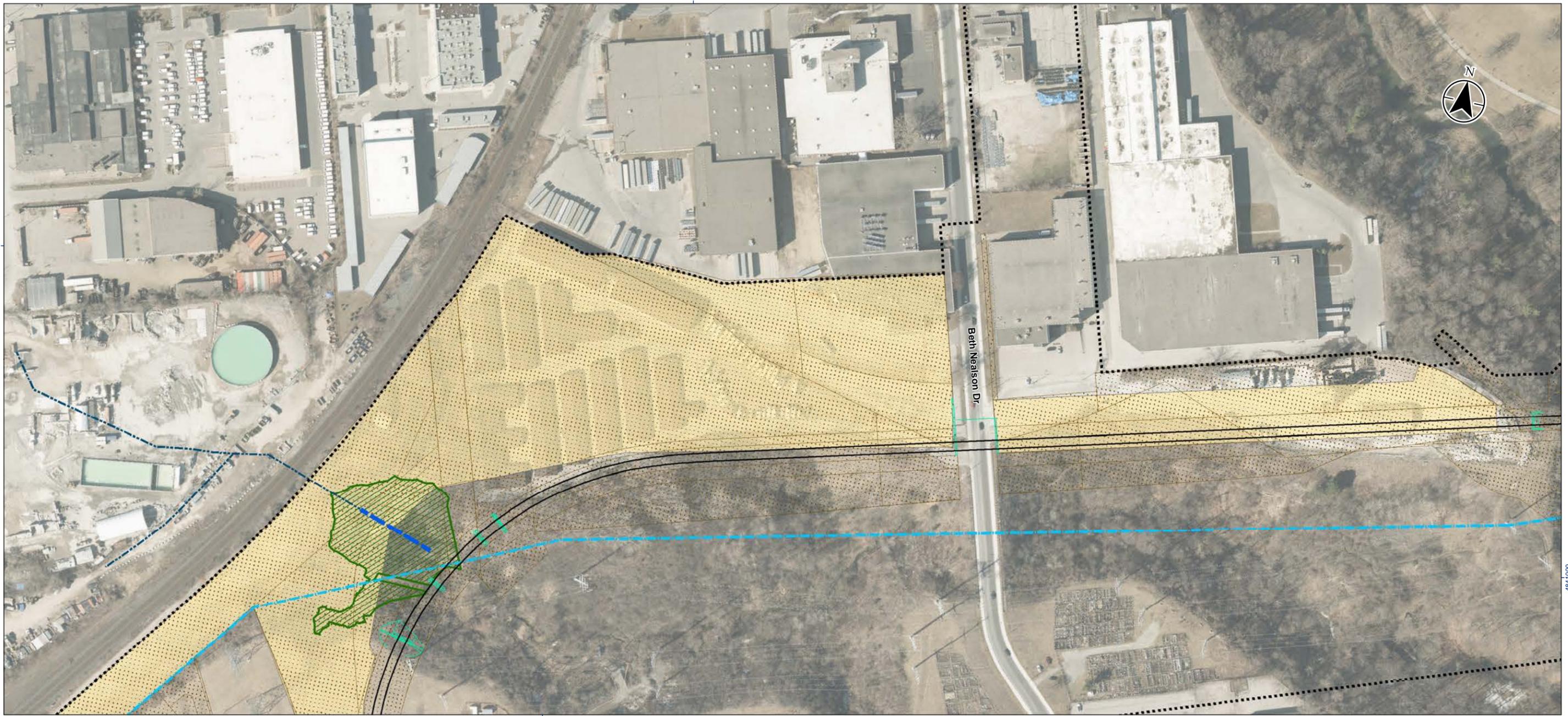
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Revised: 2022-03-27 By: bcowper

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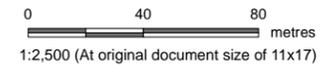


Legend

Alignment - Current

- Track Alignment Centerline
- - - - - Elevated Guideway
- - - - - Proposed HONI Realignment
- - - - - Existing Storm Sewer
- Storm Sewer Extension
- ▨ OMSF Bridge Fill Area
- ▨ Construction Staging and Construction Area
- - - - - Project Footprint
- ▨ Operations, Maintenance and Storage Facility

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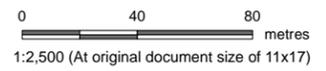
Project Location: Toronto, ON
 Prepared by BCC on 2022-03-27

Client/Project: HDR CORPORATION, ONTARIO LINE TA
 160560009 REVA

Figure No.: **8-6-5**
 Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**



- Legend**
- Active Developments
 - Alignment - Current**
 - Track Alignment Centerline
 - Elevated Guideway
 - Proposed HONI Realignment
 - ▨ Construction Staging and Construction Area
 - ▨ Project Footprint
 - ▭ Waterbody
 - ▭ Station



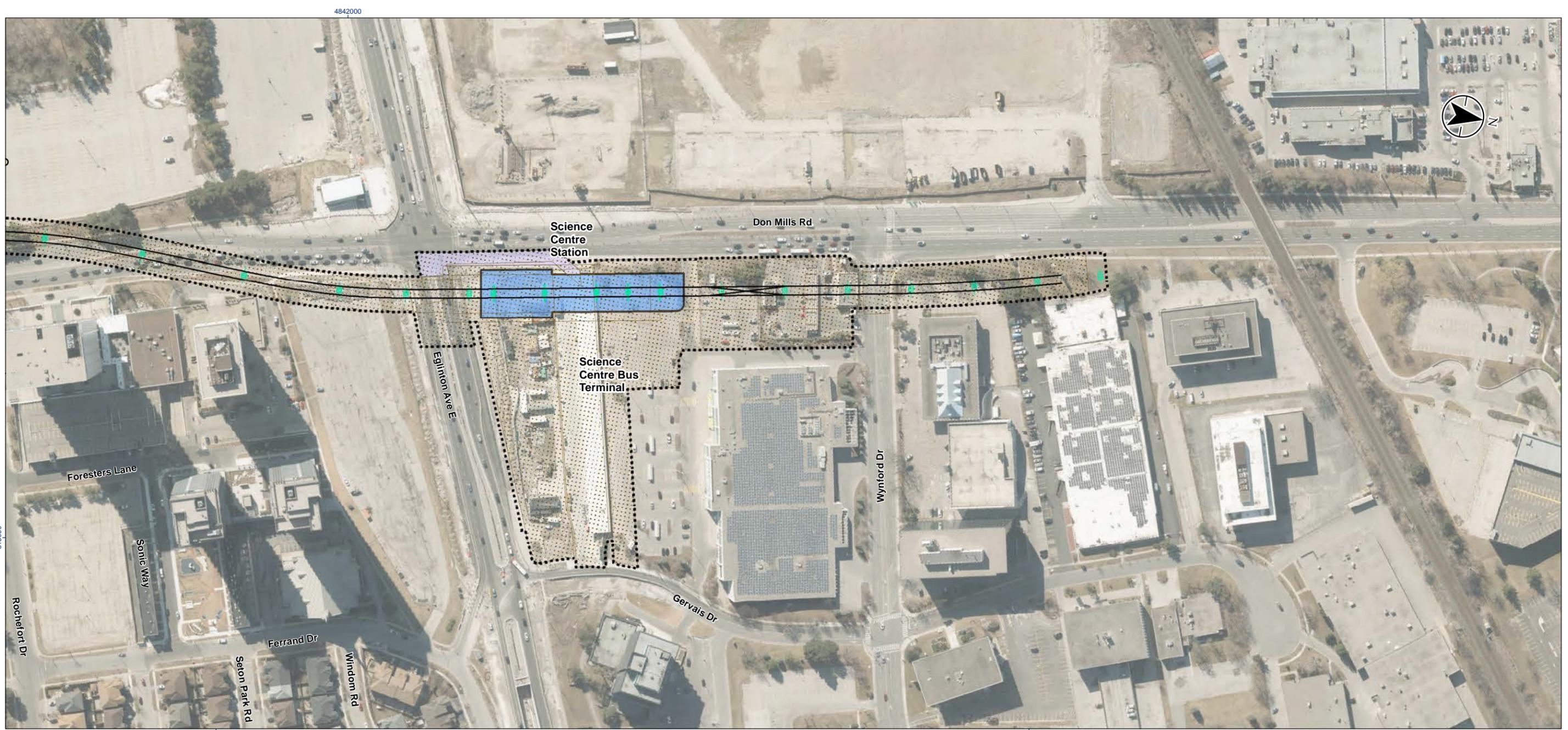
Project Location: Toronto, ON
Prepared by BCC on 2022-03-27

Client/Project: HDR CORPORATION, ONTARIO LINE TA
160560009 REVA

Figure No.: **8-6-6**

Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**

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- Legend**
- Active Developments
 - Alignment - Current**
 - Track Alignment Centerline
 - Elevated Guideway
 - ▨ Construction Staging and Construction Area
 - ▤ Project Footprint
 - Station
 - Pedestrian Tunnel

0 40 80 metres
1:2,500 (At original document size of 11x17)



Project Location: Toronto, ON
Prepared by BCC on 2022-03-27

Client/Project: HDR CORPORATION, ONTARIO LINE TA
160560009 REVA

Figure No.: **8-6-7**
Title: **Potential Impacts to Approved and Proposed OLN Section Development Sites**

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8.4.2 Existing Land Use and Visual Characteristics

8.4.2.1 Land Use Disruption

Construction

Noise, dust, and light-related impacts from construction will be more prominent along the aboveground segments of the OLN section. Much of the aboveground rail will pass through industrial or commercial areas where construction impacts will be of low magnitude due to the surrounding land uses and low number of sensitive receptors in the vicinity of construction. The dust and noise impacts associated with the underground segments will be limited to station construction and the portal site. Nuisance vibration impacts may be felt during construction along the alignment.

All stations in the OLN section will be new structures. Pape Station will impact an area on the east side of Pape Avenue between the Danforth and Selkirk Street. As seen in Figure 8-5, the area will be used to construct the station and may be used for construction staging and laydown. Preliminary staging areas extend east to Eaton Avenue on the east side of Pape between the Danforth and just north of Gertrude Place. A smaller preliminary staging area may also be located on the west side of Pape from the Danforth to just past the intersection of Pape and Lipton extending west to Gough Avenue. There may be a reduction in parking in the area because parking lots are proposed to be used as part of the staging and construction areas.

The main station structure at the corner of Pape Avenue and Danforth Avenue will displace existing commercial uses extending to the corner of Pape and Lipton Avenue. A second entrance to the station will be built at the corner of Pape and Gertrude Place to interface with the existing TTC subway station between the two new buildings. The second structure will replace an existing two-storey street-front commercial building.

An underground track crossover for maintenance or emergency diversion purposes will be constructed using sequential excavation method directly under Pape Avenue between Selkirk Street and Sammon Avenue. Construction will also include an EEB building at-grade. Commercial and residential land uses adjacent to the crossover may experience nuisance noise and vibration impacts during construction. Construction of the EEB may temporarily limit access in the aboveground construction zone

Lands in the proposed staging areas and immediately abutting them will experience increased noise and dust during construction. Buildings on Lipton Avenue and Gertrude Place will be removed to accommodate construction. Commercial uses and the TTC station will be impacted by the loss of parking on streets and surface parking lots in the vicinity of Pape Station.

The Cosburn Station site on the northwest corner of the Pape and Cosburn intersection has proposed construction staging and laydown areas extending from Gowan Avenue to Gamble Avenue. The main station structure will be built on lands currently occupied by two- to three-storey street front retail-commercial buildings. A second entrance to the station will be built on the south side of Cosburn in a block of similar retail-commercial uses and will replace two to

three current storefronts. Dust and elevated noise can be expected on the construction site, in staging areas, and on adjacent lands including nearby residential uses.

The Ontario Line will emerge from a portal face located on southern valley wall of the Don Valley, north of the Minton Place and Hopedale Avenue intersection. An EEB will be constructed on the east side of Minton Place. Access to adjacent land uses may be restricted during construction of the EEB and portal. A bridge will be built from the portal over the Don Valley and proposed staging areas have been designated on lands between the portal and the Don Valley Parkway, extending from Millwood Road in the east to Don Valley Road in the west. Further proposed staging lands are to be provided on the north side of the Don Valley along the planned Ontario Line corridor, which will remain above grade, and on select patches to the west of the corridor.

The cul-de-sac termination of Minton Place north of Hopedale Avenue is a proposed construction staging and laydown area. The portal will be located beneath and behind several homes on the southern valley wall of the Don Valley. Properties on Hopedale and the east side of Minton Place may be acquired to facilitate construction. Nearby residential and recreational land uses will be subject to noise and dust impacts. The Lower Don River Trail runs parallel to the Don Valley Parkway and passes under the Minton Place bridge over the Don Valley. It may be impacted by staging activities on sites in the area, particularly by truck and heavy equipment movements through the staging areas and associated access roads. The Minton Place portal may be used as a TBM launch site. If a TBM is launched from this portal, nearby land uses can expect additional noise and dust in the vicinity of the portal and spoils management locations. If the portal is used as a TBM launch spoils management will occur in the laydown and staging areas in the Don Valley. This will result in additional truck traffic on nearby roadways.

The tracks will continue above grade through the Lower Don Parklands and land use will be restricted during construction. A sewer bypass will be constructed north of the Don Valley Parkway in this area. Nearby recreational land uses including the Lower Don River Trail may experience nuisance impacts including noise, vibration, dust, and light intrusion during construction. Access to the trail system will be maintained during construction. Construction access and staging is proposed for areas south of Millwood Road. Relocation of hydro transmission lines in the area south of Millwood Road may result in temporary land use restrictions and nuisance construction impacts in the vicinity of the chosen relocation sites.

The tracks will pass over Millwood Road before reaching Thorncliffe Park Station, which will be an elevated station on the north side of Overlea Boulevard and the east side of Thorncliffe Park Drive. Overlea Boulevard will be realigned in the area to accommodate the elevated guideway for the Ontario Line. A staging area has been proposed on business park lands on the north side of Overlea Boulevard. Institutional uses (e.g., places of worship) in the vicinity of Overlea Boulevard may experience nuisance impacts including noise, vibration, dust, and light intrusion during construction. Residential land uses to the south may experience noise and dust from construction of the elevated rail line and station, but the residential areas are separated from the activities by the road RoW. The Ontario Line turns north from Overlea Boulevard immediately on leaving Thorncliffe Station.

The Ontario Line will continue at and above grade through business park lands where the OMSF will be constructed and then into the hydro corridor and E.T. Seton Park toward the next station at Flemingdon Park. Hydro transmission lines in the area will be relocated to accommodate the Ontario Line. Relocation of the transmission lines will result in temporary nuisance construction impacts and land use may be restricted temporarily in the vicinity of the relocations. The OMSF will be constructed in areas currently used for commercial uses. Land uses abutting and in the OMSF site and the rail corridor are commercial or industrial. Impacts to nearby commercial and industrial uses is expected to be of a low magnitude. Existing commercial and institutional land uses in the OMSF footprint will be acquired to accommodate construction.

Adjacent commercial and industrial land uses will experience elevated noise and dust levels during construction and may experience temporary access restrictions to accommodate construction activities in the vicinity of the OMSF and Thorncliffe Park Station.

South of the OMSF the mainline tracks will cross over the existing Hydro Corridor and parklands in the vicinity of the West Don River via a bridge from Pat Moore Drive. Construction of the elevated guideway and the West Don bridge through E.T. Seton Park may require temporary closure of West Don River trail connections and restrictions on activity on the West Don River. Usage of E.T. Seton Park in the rail corridor and associated proposed staging areas and access roads will be restricted during the construction period. Construction of the rail over road grade separation over Beth Neilson Drive may restrict nearby land uses during construction and result in nuisance noise and vibration impacts to nearby commercial and industrial land uses. Access to the Thorncliffe Park Community Gardens will be maintained.

Flemingdon Park station will be constructed on the west side of Don Mills Road. It will be built on a portion of a parking lot serving the Ontario Science Centre along Don Mills Road. The remaining area of the parking area has been proposed as a staging area for station construction. High-rise apartment buildings face the proposed station site on the east side of Don Mills Road between Gateway Boulevard and St. Dennis Drive. They are separated from the construction site by the roadway, which consists of six traffic lanes, a boulevard, and sidewalks. The roadway has mature trees on both sides and the apartment structures are substantially set back from the roadway. While construction of the station will generate noise, dust, and additional truck traffic, this separation and the orientation of two of the three high-rise residential buildings perpendicular to Don Mills Road will mitigate construction impacts on nearby residential land uses.

From Flemingdon Park Station, the elevated guideway will pass over Don Mills Road crossing currently vacant lands on the southeast corner of Don Mills Road and Eglinton Avenue East. Don Mills Road will be realigned to accommodate the elevated guideway. The Ontario Line will avoid Eglinton Crosstown LRT's Science Centre station now under construction on the southwest corner of the intersection next to the Science Centre. On the northeast corner of the intersection, the Ontario Line will end at the Science Centre Station. The Ontario Line station site will interface with the Eglinton Crosstown LRT station to allow for passenger transitions between the two transit lines.

Proposed staging areas for Science Centre Station are located on the southeast and northeast corners of the intersection. Lands in the vicinity of the Don Mills and Eglinton intersection are large-scale commercial facilities, although much of the land directly at the corners of the intersection is vacant in order to facilitate construction of the Eglinton Crosstown LRT station underway on two corners. While construction activities will generate noise, dust, and truck traffic as in other areas, active commercial and industrial land uses are well separated from the station site by vacant land, wide roadways, and setbacks of buildings from their property lines. Assessment of potential air quality and noise and vibration nuisance impacts are outlined in the relevant sections of the Air Quality and Noise and Vibration assessments.

Table 8-7 provides a summary of the approximate total parkland impact in the OLN section during construction. Tunneling is proposed beneath portions of existing and proposed parkland along the alignment; however, it will not impact the use of park space.

Table 8-7. OLN Construction Impacts to Parkland in Hectares

Park	Area Impacted (Hectares)
Agnes MacPhail Square	0.010
City-Wide Open Space	0.745
E.T. Seton Park	3.241
East York Hydro Greenspace	6.354
Lower Don Parklands	2.494
Thornccliffe Allotment Gardens	0.033
Total	12.877

Operations

During operations, land uses adjacent to the aboveground segments of OLN as well as Pape Station, Cosburn Station, Thornccliffe Park Station, Flemington Park Station, and Science Centre Station may experience nuisance operational impacts such as noise, vibration, and light intrusion. The above-ground segment of the alignment through Thornccliffe Park will pass by residential land uses. Fugitive dust in the context of socio-economic and land use may also be a nuisance impact experienced by land uses adjacent to the aboveground segment of the OLN section, but the amount of dust generated is expected to be low. Access to driveways and side streets may be altered for elevated segments of OLN.

Stations serving the OLN section will be new buildings. Station sites will be in commercial areas that they complement or industrial and high-density residential areas where land uses are compatible with station structures.

Access to trails and to the West Don River east of the OMSF will be restored once construction is complete. The shifted hydro transmission towers are not anticipated to result in additional parkland impacts during operations. The elevated guideway piers in the Lower Don Parklands and E.T Seton Park will permanently impact available parkland and reduce the open greenspace in each park as shown in Table 8-8. Through the Science Centre Station, users of the Ontario Line will gain access to the Eglinton Crosstown LRT, which is now under construction in the Eglinton Avenue RoW from Weston Road to Kennedy Road.

Table 8-8 provides a summary of the approximate total parkland impact in the OLN section during operations.

Table 8-8. OLN Operational Impacts to Parkland in Hectares

Park	Area Impacted (Hectares)
City-Wide Open Space	0.202
E.T. Seton Park	0.634
East York Hydro Greenspace	3.193
Lower Don Parklands	0.231
Thornccliffe Allotment Gardens	0.033
Total	4.293

8.4.2.2 Built Form and Visual Characteristics

Construction

Construction activities along the OLN section may result in temporary impacts to built form and visual characteristics due to the construction of infrastructure, including temporary noise barriers, lighting, vegetation removal, temporary storage sites for equipment, staging/laydown areas, stockpiling of material and other construction related activities. Residential and commercial properties fronting the Project Footprint are more likely to experience changes in visual character.

Areas of vegetation in the Don Valley, within the Lower Don Parklands, along Overlea Boulevard, in the Hydro One corridor in the vicinity of Pat Moore Drive, within E.T. Seton Park, and along Don Mills Road will be removed for the construction of stations and tracks, which will result in increased visual exposure to the Project's construction.

Operations

After construction, the subway's impacts on built form and visual characteristics along the underground segment of the OLN section will be limited to station buildings and the EEB north of Pape Station. Some trees and vegetation in the Don Valley will be permanently removed to

accommodate the new bridge required to carry the line over the Don Valley, which will alter the viewshed of recreational land uses in the Don Valley. The elevated segment of the OLN section, including the raised guideway, will create visual impacts aboveground. The portal, EEB, and associated structures required to transition the subway from underground to the bridge structure will be visually prominent in the future viewshed around the Don Valley Parkway. The elevated rail line passing over the Don Valley Parkway and two points on the Don River will be compatible with heavy commercial and high-density residential uses from which they will be visible in Thorncliffe Park. Careful design of the elevated structure will be important to reduce visual intrusion in both the park areas (e.g., the Lower Don Parklands and E.T. Seton Park) and the communities through which the line will pass. The realigned Overlea Boulevard will retain many of its gateway features, but the streetscape will differ visually from its current form. Thorncliffe Park Station, Flemingdon Park Station, and Science Centre Station will be constructed at-grade with elevated platforms at track level. The platforms will be more visually prominent than existing conditions at the station sites. The streetscape of the realigned Don Mills Road in the vicinity of Flemingdon Park Station will differ visually from existing conditions.

The realignment of existing hydro towers near the North Toronto Water Treatment Plant and south of OMSF in the vicinity of Beth Neilson Drive may be visible from nearby land uses. The towers will be similar in appearance to the existing hydro corridor in the area.

The OMSF facility will be constructed in an area that already abuts a heavy rail corridor. The addition of test tracks, maintenance buildings, and staff facilities will not significantly alter the existing commercial and industrial character of the area. In the OMSF lands, a small portion of the headland of the Walmsley Brook ravine will be filled to accommodate at-grade track connections between the northern and southern portions of the facility. The existing culvert at the headwater of the Walmsley Brook will be extended beyond the proposed area of fill. This fill and extended culvert will alter the visual character of the existing Walmsley Brook. In the vicinity of the OMSF, Beth Neilson Drive will be lowered to allow traffic to flow through a road under rail grade separation under the Ontario Line tracks. This road under rail grade separation which includes retaining walls and proposed fencing will change the viewshed for pedestrians, cyclists, road users, but it will not significantly impact visual characteristics at ground level. The associated grading, retaining walls, fencing, and earthworks to support the depressed roadway may be visible to recreational trail users in the Don Valley.

8.5 Summary of Potential Impacts, Mitigation Measures, and Monitoring Requirements

Table 8-9 summarizes the impacts, mitigation measures and proposed monitoring for the various components of the socio-economic and land use characteristics described in this assessment.

Table 8-9. Summary of Potential Impacts, Mitigation Measures, and Monitoring Requirements

Environmental Component	Potential Impacts	Mitigation Measure(s)	Monitoring Activities
Property	<p>Construction</p> <ul style="list-style-type: none"> Property acquisition – permanent and temporary. <p>Operations</p> <ul style="list-style-type: none"> None identified. 	<p>Construction</p> <ul style="list-style-type: none"> Specific permanent property requirements, and temporary property requirements, such as those associated with construction staging and laydown, will be reduced to the extent feasible as planning progresses. <p>Operations</p> <ul style="list-style-type: none"> None identified. 	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> None identified.
Development Projects	<p>Construction</p> <ul style="list-style-type: none"> Compatibility with nearby planned development projects will require review and coordination. <p>Operations</p> <ul style="list-style-type: none"> None identified. 	<p>Construction</p> <ul style="list-style-type: none"> Complete review of proposed development applications, including those submitted since the preparation of this report, to reduce site impacts and determine feasible methods of design coordination where needed. Metrolinx will continue to coordinate with the City of Toronto where it has active development projects in or adjacent to the Project Footprint. <p>Operations</p> <ul style="list-style-type: none"> None identified. 	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> None identified.
All Land Uses and Adjacent Lands	<p>Construction</p> <ul style="list-style-type: none"> Nuisance impacts from construction activities. <p>Operations</p> <ul style="list-style-type: none"> Land uses adjacent to the aboveground segments of the alignment as well as station sites and the OMSF may experience nuisance impacts such as noise, vibration, dust, traffic, and light intrusion from infrastructure and operational activities. 	<p>Construction</p> <ul style="list-style-type: none"> Reduce potential impacts to recreational uses, parks and open spaces to the extent feasible. Mitigation measures related to potential air quality and noise and vibration nuisance impacts are outlined in Sections 5.7 and 5.8 of the Environmental Impact Assessment Report. Develop an Erosion and Sediment Control Plan in accordance with the Toronto and Region Conservation Authority’s <i>Erosion and Sediment Control Guide for Urban Construction (2019)</i>, as amended from time to time, that addresses sediment release to adjacent properties and roadways. Develop a Communications Protocol which indicates how and when surrounding property owners and tenants will be informed of anticipated upcoming construction works, including work at night. Develop a strategy to reduce the impacts of light pollution, trespass, and glare. <p>Operations</p> <ul style="list-style-type: none"> Mitigation measures related to potential air quality, noise and vibration, and traffic nuisance impacts are outlined in Sections 5.7, 5.8, and 5.9 of the Environmental Impact Assessment Report. Project infrastructure will be designed to reduce light trespass, glare, and pollution. 	<p>Construction</p> <ul style="list-style-type: none"> Regular monitoring (e.g., on-site inspection) of mitigation measures to verify effectiveness and inform adaptive management, as required. Monitoring related to potential air quality and noise and vibration nuisance impacts are outlined in Sections 5.7 and 5.8 of the Environmental Impact Assessment Report. <p>Operations</p> <ul style="list-style-type: none"> Regular monitoring (e.g., on-site inspection) of mitigation measures to verify effectiveness and inform adaptive management, as required. Monitoring related to potential air quality and noise and vibration nuisance impacts are outlined in Sections 5.7 and 5.8 of the Environmental Impact Assessment Report. Monitoring related to traffic is outlined in Section 5.9 of the Environmental Impact Assessment Report.

Environmental Component	Potential Impacts	Mitigation Measure(s)	Monitoring Activities
	<p>Construction</p> <ul style="list-style-type: none"> Land use and access disruption. <p>Operations</p> <ul style="list-style-type: none"> Land use and access disruption. 	<p>Construction</p> <ul style="list-style-type: none"> Provide well connected, clearly delineated, and appropriately signed walkways and cycling route options, with clearly marked detours where required. Provide temporary lighting and wayfinding signs and cues to aid navigation around the construction site. Develop a construction staging plan focused on pedestrian flow and limiting disruption. Maintain access to on-street parking and parking facilities, where feasible. Where access to regular parking cannot be maintained, provide clear communication, alternative access and signage. Reduce potential impacts on and maintain access to recreational uses, parks and open spaces to the extent feasible. Where impacts to institutional uses or community groups and resources are anticipated, consult with the property owner to identify and develop appropriate mitigation measures. Metrolinx will inform the City of Toronto, communities, residents, business owners and institutions (e.g., school boards) directly impacted by construction. Specific mitigation measures will be developed once property impacts have been further refined and confirmed. Regular (existing) access will be maintained, where feasible. Where existing access cannot be maintained, alternative access and signage will be provided. Maintain access to businesses during working hours, where feasible. Where regular access cannot be maintained, alternative access and signage will be provided. Continue to consult with the City of Toronto and TRCA on impacts to parkland and natural areas and opportunities for parkland improvement as Project planning and design progress. Mitigation measures related to transportation are outlined in Section 5.9 of the Environmental Impact Assessment Report. <p>Operations</p> <ul style="list-style-type: none"> Access to driveways and side streets will be restored to the greatest extent possible following construction, where changes are required. Where restoration cannot be completed and if required, Metrolinx will conduct further investigations and negotiate with the affected property owner. Provide lighting and wayfinding signs and cues to aid navigation around each station site. Restore parkland once construction is complete. Reconnect trails where possible once construction is complete or provide alternative routing. Mitigation measures related to transportation are outlined in the Section 5.9 of the Environmental Impact Assessment Report. 	<p>Construction</p> <ul style="list-style-type: none"> Regular monitoring (e.g., on-site inspection) of temporary access paths, walkways, cycling routes and fencing to ensure effectiveness. <p>Operations</p> <ul style="list-style-type: none"> Monitoring related to traffic mitigation measures are outlined in Section 5.9 of the Environmental Impact Assessment Report.

Environmental Component	Potential Impacts	Mitigation Measure(s)	Monitoring Activities
Built Form and Visual Characteristics	<p>Construction</p> <ul style="list-style-type: none"> Visual impacts from construction areas/activities. <p>Operations</p> <ul style="list-style-type: none"> Visual impacts from public-facing structures and/or operations activities. 	<p>Construction</p> <ul style="list-style-type: none"> A screened enclosure for the development site will be provided. Consideration will be given to providing temporary landscaping along the borders of the construction site between site fencing/enclosure and walkways, where space allows, and where necessary. Comply with local applicable municipal by-laws and Ministry of Transportation practices for permanent and temporary construction activity outdoor lighting in areas near or adjacent to highways and roadways and incorporate industry best practices provided in ANSI/IES RP-8-18 – Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting, as described in the contract documents. Work will be performed in such a way that adverse impacts of construction lighting are controlled or mitigated in such a way as to avoid unnecessary and obtrusive light with respect to adjoining residents, communities and/or businesses. <p>Operations</p> <ul style="list-style-type: none"> Reduce the visual effects of project structures (e.g., elevated guideways, support structures, retaining walls) by considering their location, building materials, architectural design, and surrounding landscape treatments. Municipal and public engagement as Project planning and design progresses. 	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> None identified.
	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> The built form and public realm will change compared to existing conditions, especially around station sites, headhouses, and in areas where the tracks are elevated or at-grade. 	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> Reduce the visual effects of bridges, retaining walls and noise barriers by selecting appropriate building materials and architectural design. New infrastructure will be constructed to a high visual standard that enhances the surrounding area. Consult with the City of Toronto regarding restoration of public realm areas impacted by construction activities. Ongoing coordination with the City of Toronto will be required to promote the integration of Moss Park Station, Riverside/Leslieville Station, and Gerrard Station with existing parkland and open spaces. 	<p>Construction</p> <ul style="list-style-type: none"> None identified. <p>Operations</p> <ul style="list-style-type: none"> None identified.

9 Permits and Approvals

The following sections describe the federal, provincial, and municipal permits that may be required for the Project, in accordance with Section 8(9) of Ontario Regulation 341/20: Ontario Line Project. Permit and approval requirements will be confirmed as Project planning and design advance.

9.1 Federal

No federal permits or approvals are anticipated to be required for Socio-Economic and Land Use characteristics.

9.2 Provincial

No provincial permits or approvals are anticipated to be required for Socio-Economic and Land Use characteristics.

9.3 Municipal

No municipal permits or approvals are anticipated to be required for Socio-Economic and Land Use characteristics.

10 Conclusion

This Report has been prepared with the support of the Environmental Conditions Report (AECOM 2020a) for the Project in accordance with Ontario Regulation 341/20: Ontario Line Project. Specifically, this Report has been prepared to document socio-economic and land use characteristics information related to the Project and study area as well as the impacts of construction and operation on those socio-economic and land use characteristics. Appropriate mitigation and monitoring measures have been proposed to reduce adverse impacts associated with the Project to the extent feasible. The main findings are summarized as follows:

- The Project is consistent with the planning considerations described in Section 3 and meets the intent of applicable provincial and municipal policy documents. The provincial and municipal plans and policies for managing growth in Ontario and the City of Toronto focus on improving connectivity by delivering rapid transit. The Project will achieve this objective by strengthening connections between people and jobs in Toronto and the surrounding region by improving rapid transit service and by bringing rapid transit to additional communities, providing residents with greater access to transit options and economic opportunities in closer proximity to their homes.
- The Study Area is in an established urban centre containing every type of major land use – mixed use, commercial, employment sector, industrial, institutional, residential, and natural areas. Many of these land uses are transit-supportive, however certain of them will need to be carefully managed during detailed design and implementation of the Project – namely residential, heritage sites, and natural areas.
- Numerous developments are in the planning stages along the Project Footprint. As the Project design advances, coordination and planning will need to occur to reduce impacts to future developments.
- There will be adverse impacts to the socio-economic environment, as discussed in Section 8, which will require careful consideration for their mitigation. Impacts include temporary and permanent property requirements, land use disruption during construction and into operations, and impacts to built form and visual characteristics from construction activities and the permanent Ontario Line infrastructure.
- Project construction and operations will adhere to applicable planning and regulation standards and requirements where feasible.
- Long-term benefits of the Project include faster and more convenient rapid transit in more communities in the City of Toronto. The Ontario Line will connect to existing TTC bus, subway, and streetcar transit options as well as GO Transit.
- With the implementation of proposed mitigation measures in Table 8-9, adverse socio-economic and land use effects during construction are anticipated to be short-term and limited to the Project Area.

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Sign-Off Sheet

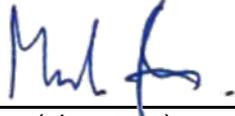
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Appendix A. City of Toronto Official Plan Maps

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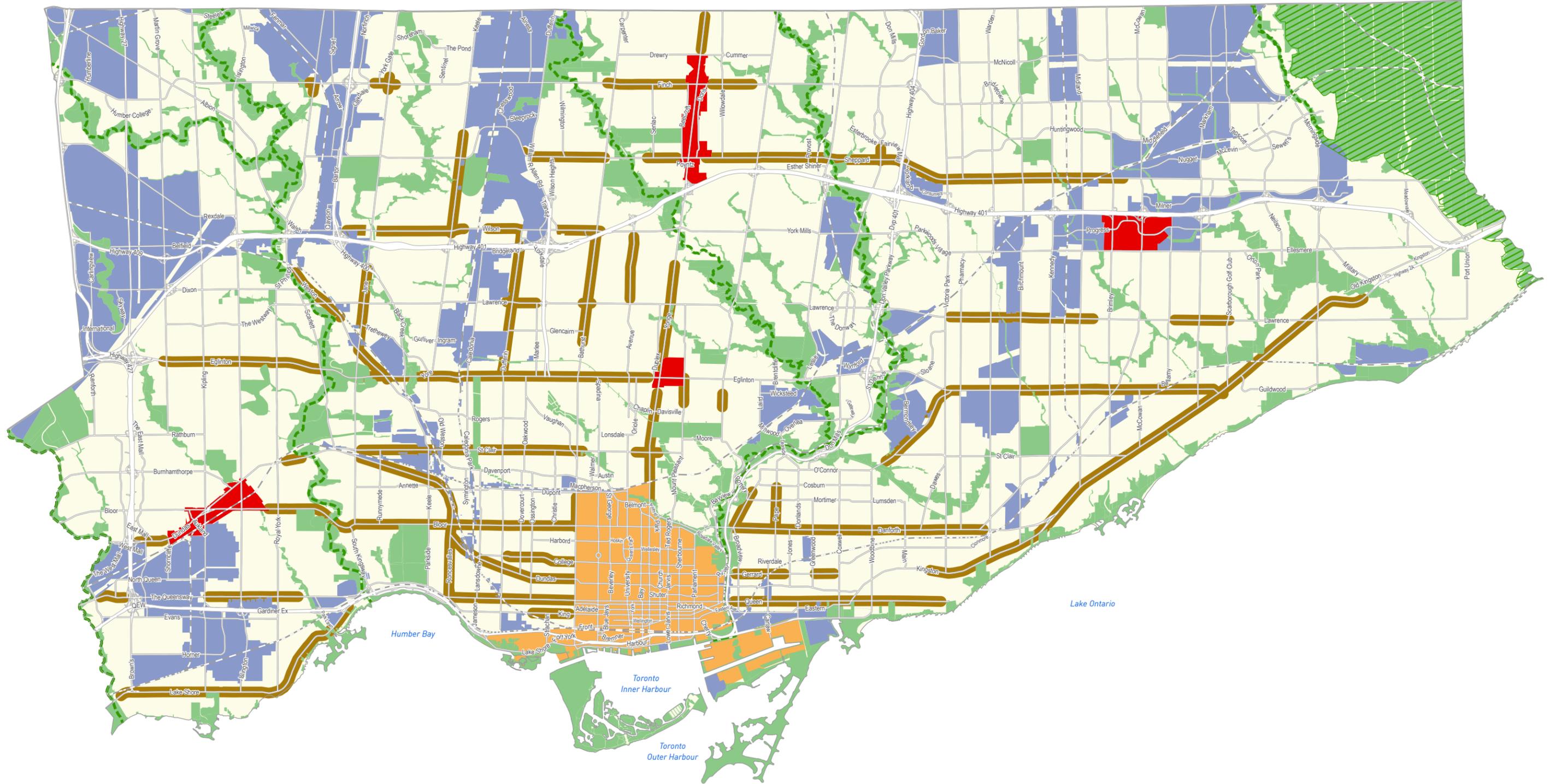
- | Existing | Expansion Elements |
|--------------------------|-----------------------|
| TTC Subway and LRT Lines | Transit Corridors |
| GO Rail Lines | GO/TTC Interchange GO |
| | Rail Station |



TORONTO OFFICIAL PLAN Higher Order Transit Corridors

MAP 4

June 2006



-  Avenues
-  Centres
-  Employment Areas
-  Downtown and Central Waterfront

-  Green Space System
-  Greenbelt Protected Countryside
-  Greenbelt River Valley Connections



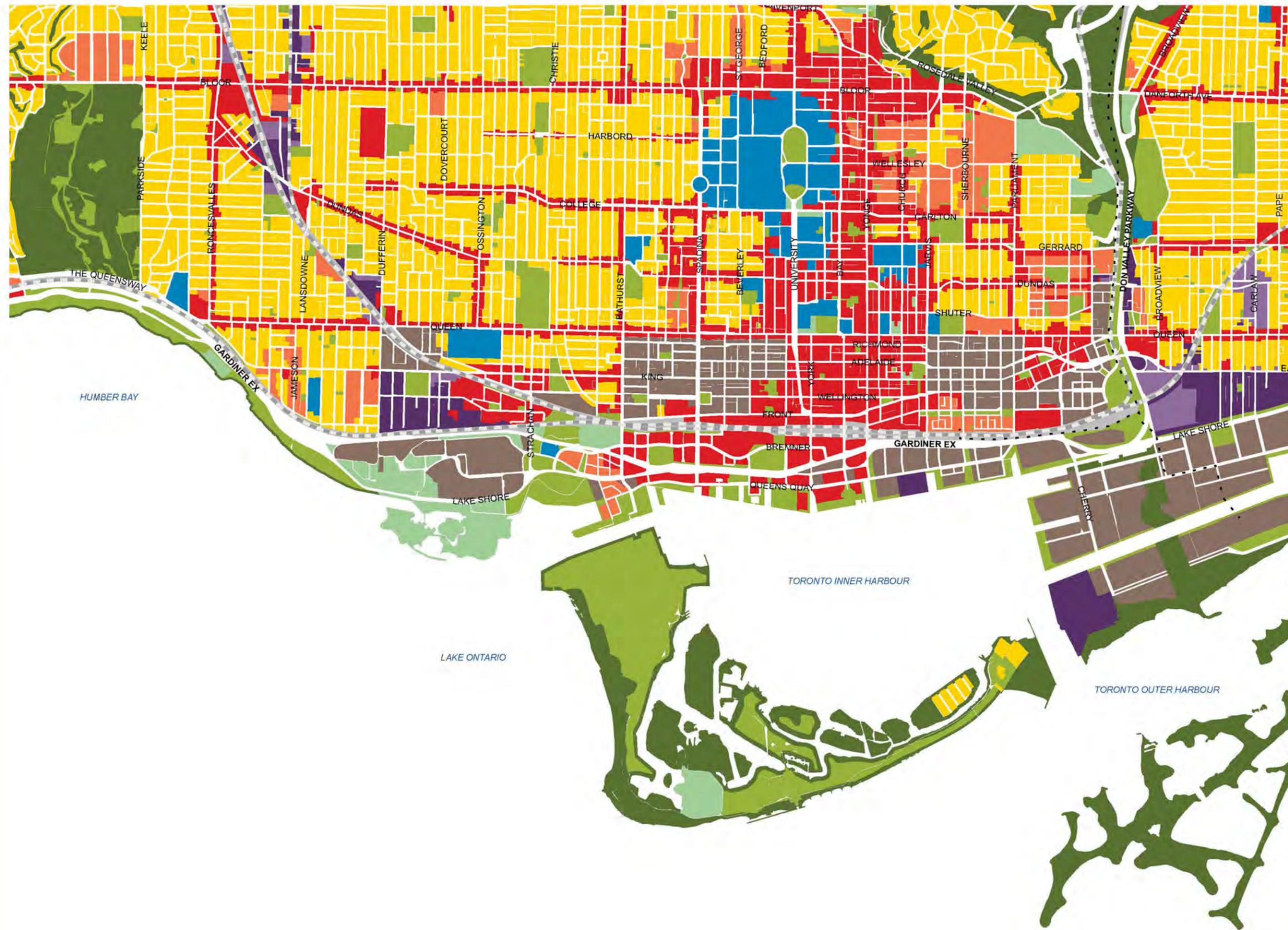
Toronto Official Plan

Map 2 Urban Structure

Appendix B. City of Toronto Land Use Plan Maps

Toronto Official Plan

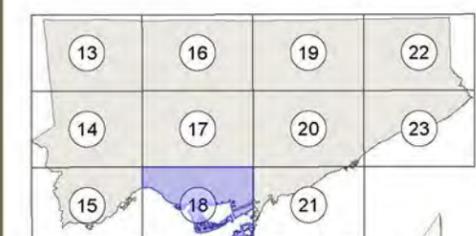
Map 18
Land Use Plan
February 2019



Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Railway Lines
- Hydro Corridors



Key Map



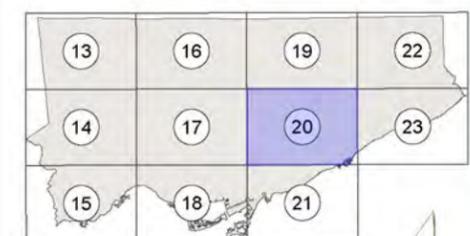
Toronto Official Plan

Map 20
Land Use Plan
February 2019

Land Use Designations

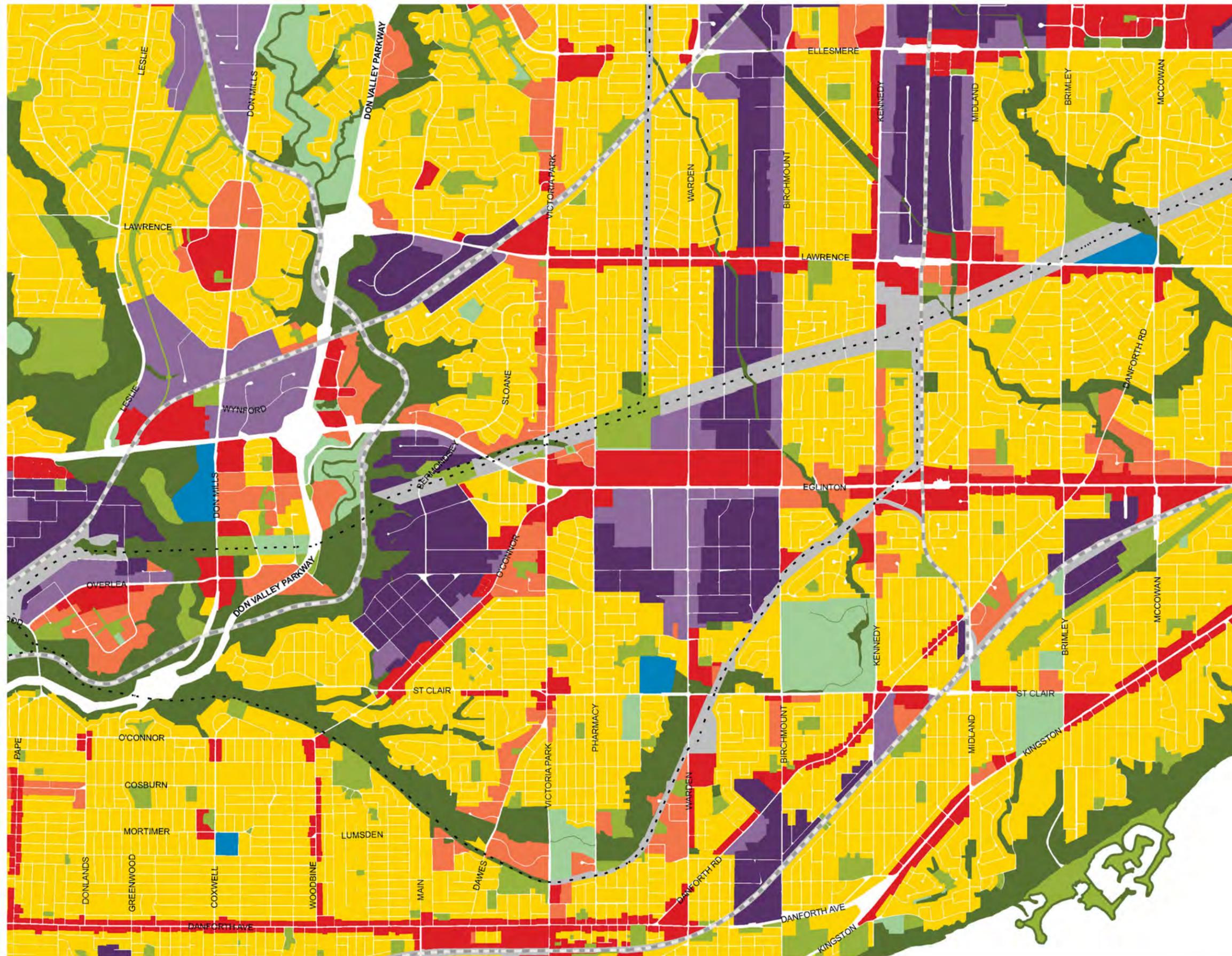
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
-  Institutional Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors

-  Streets and Highways
-  Railway Lines
-  Hydro Corridors



Key Map

Not to Scale



Appendix C. Site and Area Specific Policies Applicable to the Project

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TORONTO
OFFICIAL PLAN

MAP 28
Site and Area
Specific Policies

October 2016

Areas affected by the Site and Area Specific Policies

Note:
Site and Area Specific Policies that are located within a Secondary Plan Area are located in the relevant Secondary Plan in Chapter 6.

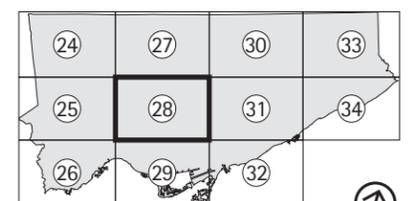
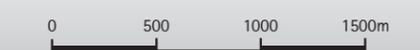
Site and Area Specific Policy 228 - Below Grade Parking Lots in the 'Parks and Open Space Areas' designation applies City-wide.

See Site and Area Specific Policy 265 for those lands where the provisions of this Plan prohibiting the disposal of City-owned land in the Green Space System or Parks and Open Space Areas do not apply.

For information purposes only. Boundaries are schematic.

For a detailed description of the areas affected by the Site and Area Specific Policies see Chapter 7.

Major Streets and Highways
Railway Lines



Key Map Not to Scale

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TORONTO OFFICIAL PLAN

MAP 29 Site and Area Specific Policies

October 2016

Areas affected by the Site and Area Specific Policies

Note:

Site and Area Specific Policies that are located within a Secondary Plan Area are located in the relevant Secondary Plan in Chapter 6.

Site and Area Specific Policy 228 - Below Grade Parking Lots in the 'Parks and Open Space Areas' designation applies City-wide.

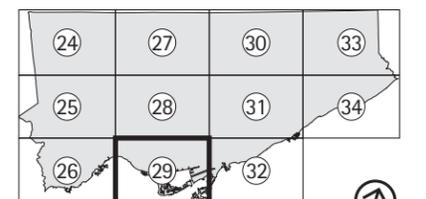
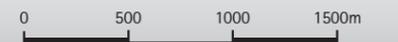
See Site and Area Specific Policy 265 for those lands where the provisions of this Plan prohibiting the disposal of City-owned land in the Green Space System or Parks and Open Space Areas do not apply.

Site and Area Specific Policy 220 - Moored Vessels in the Central Waterfront applies to lands in the Central Waterfront.

For information purposes only. Boundaries are schematic.

For a detailed description of the areas affected by the Site and Area Specific Policies see Chapter 7.

Major Streets and Highways
Railway Lines

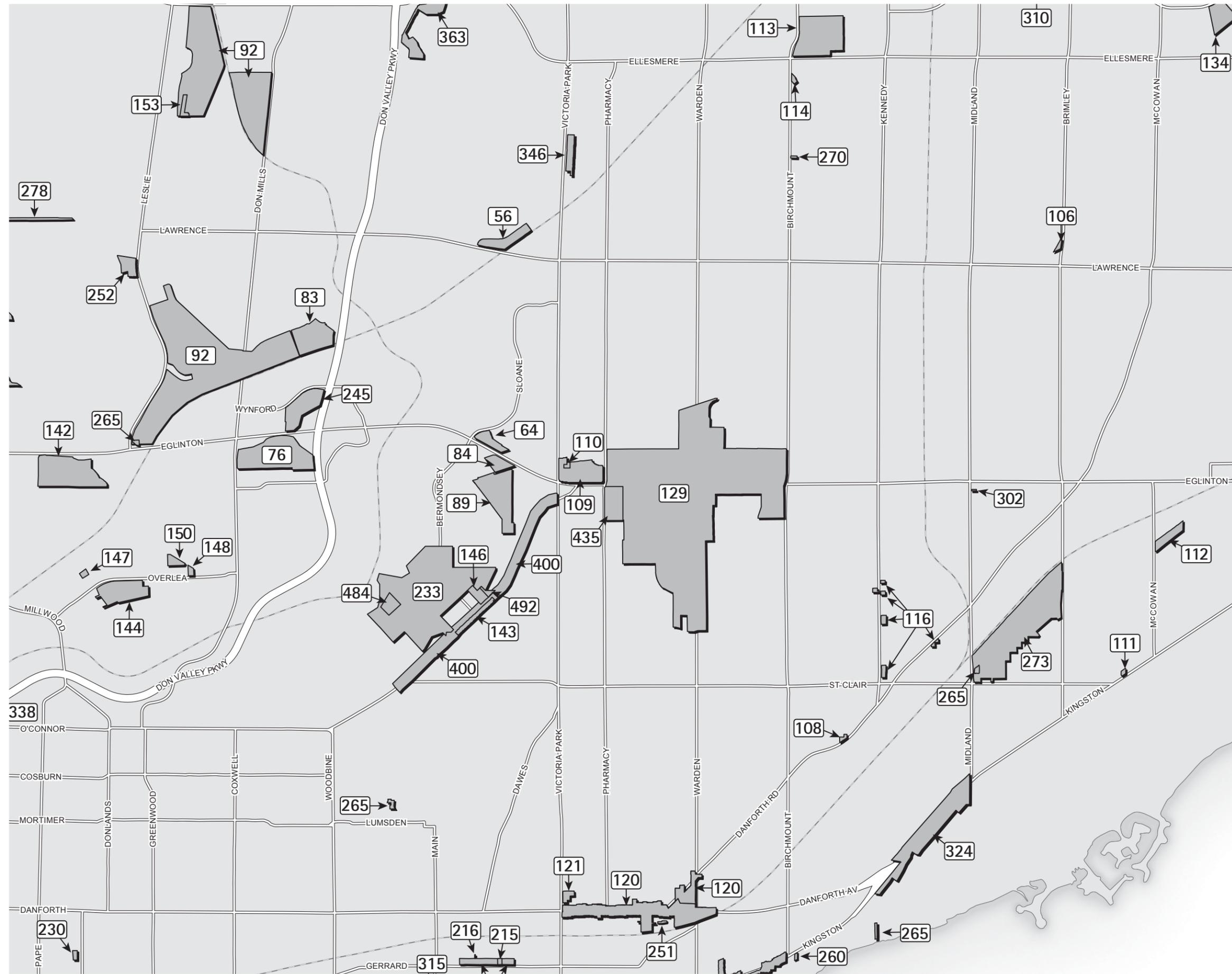


Key Map



Not to Scale

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TORONTO OFFICIAL PLAN

MAP 31 Site and Area Specific Policies

October 2016

Areas affected by the Site and Area Specific Policies

Note:

Site and Area Specific Policies that are located within a Secondary Plan Area are located in the relevant Secondary Plan in Chapter 6.

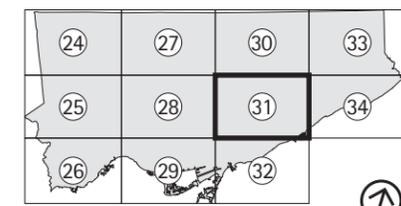
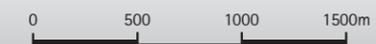
Site and Area Specific Policy 228 - Below Grade Parking Lots in the 'Parks and Open Space Areas' designation applies City-wide.

See Site and Area Specific Policy 265 for those lands where the provisions of this Plan prohibiting the disposal of City-owned land in the Green Space System or Parks and Open Space Areas do not apply.

For information purposes only. Boundaries are schematic.

For a detailed description of the areas affected by the Site and Area Specific Policies see Chapter 7.

Major Streets and Highways
Railway Lines



Key Map



Not to Scale

Appendix C: Site and Area Specific Policies Applicable to the Project

Study Area Section	Site and Area Specific Policy	Location	Purpose
Ontario Line West	202. Lands Bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue	The Study Area is subject to Site and Area Specific Policy Number 202. Lands Bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Queen Street West.	The objective of this Site and Area Specific Policy is to permit commercial parking garages in Mixed-Use Areas at a density of up to 3.0 times the lot area, and on lots fronting on Spadina Avenue between Dundas Street West and Queen Street West at a density of up to 5.0 times the lot area through a zoning by-law amendment.
Ontario Line West	191. 56 Queen Street East, 106 King Street East and 330 University Avenue	The Study Area is subject to Site and Area Specific Policy Number 191. 56 Queen Street East, 106 King Street East and 330 University Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area between Simcoe Street and University Avenue.	The objective of this Site and Area Specific Policy is to ensure that aspects are met for the densification of the heritage properties in the area.
Ontario Line West	193. 637 Lake Shore Boulevard West	The Study Area is subject to Site and Area Specific Policy Number 191. 637 Lakeshore Boulevard West in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Lake Shore Boulevard.	The objective of this Site and Area Specific Policy is to establish the calculation of gross floor area, excluding the floor area of the designated heritage building, as long as conditions are met.
Ontario Line West	495. North Wellington Street West, west of Spadina Avenue, north of Front Street West and east of Draper Street	The Study Area is subject to Site and Area Specific Policy Number 495. South of Wellington Street West, west of Spadina Avenue, north of Front Street West and east of Draper Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Wellington Street West and Front Street West between Draper Street and Spadina Avenue.	The objective of this Site and Area Specific Policy is to permit the site redesignation from "Regeneration Area" to the "Mixed-Use Areas" designation.
Ontario Line West	383. North of Queen Street West, east of Denison Avenue, south of Dundas Street West, and west of Cameron Street	The Study Area is subject to Site and Area Specific Policy Number 383. North of Queen Street West, east of Denison Avenue, south of Dundas Street West, and west of Cameron Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Dundas Street West and Queen Street West between Denison Avenue and Cameron Street.	The objective of this Site and Area Specific Policy is to outline the revitalization of these lands to create a complete, sustainable, mixed-income and mixed-use community.
Ontario Line West	179. 15 Larch Street and 76 Grange Avenue	The Study Area is subject to Site and Area Specific Policy Number 179. 15 Larch Street and 76 Grange Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Larch Street and Grange Avenue.	The objective of this Site and Area Specific Policy is to permit a commercial parking structure.
Ontario Line West	200. 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas Street West	The Study Area is subject to Site and Area Specific Policy Number 200. 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas Street West in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Dundas Street West between Spadina Avenue and Beverley Street.	The Objective of this Site and Area Specific Policy is to ensure that future development is compatible in form and character with existing buildings in the area.
Ontario Line West	350. 15, 17, 17R, 19, 21 and 27 Beverley Street	The Study Area is subject to Site and Area Specific Policy Number 350. 15, 17, 17R, 19, 21 and 27 Beverley Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Beverley Street.	The Objective of this Site and Area Specific Policy is to permit the demolition of six existing rental dwelling units without rental replacement housing.
Ontario Line West	223. 317 Dundas Street West and 100 McCaul Street	The Study Area is subject to Site and Area Specific Policy Number 223. 317 Dundas Street West and 100 McCaul Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Dundas Street West between Beverley Street and McCaul Street.	The Objective of this Site and Area Specific Policy is to establish no expansion of the Art Gallery of Ontario and the Ontario College of Art and Design will be take place within Grange Park.
Ontario Line West	265. Certain Lands Part of 120 Broadview and South of Thompson Street	The Study Area is subject to Site and Area Specific Policy Number 265. Certain Lands Part of 120 Broadview and South of Thompson Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Thompson Street.	The Objective of this Site and Area Specific Policy is to exclude these lands from provisions that prohibit the disposal of City owned land in the Green Space System or Parks and Open Space Areas.
Ontario Line West	185. Bathurst Quay	The Study Area is subject to Site and Area Specific Policy Number 185. Bathurst Quay in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Queens Quay West between Stadium Road and Lower Portland Street,	The Objective of this Site and Area Specific Policy is to permit parking and access facilities for the City Centre Airport Lands.

Appendix C: Site and Area Specific Policies Applicable to the Project

Study Area Section	Site and Area Specific Policy	Location	Purpose
Ontario Line South	224. Lands Bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West	The Study Area is subject to Site and Area Specific Policy Number 224. Lands Bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area between Bay Street and Yonge Street, as well as Queen Street West and Adelaide Street West.	The objective of this Site and Area Specific Policy is to ensure that future development complements the scale of the existing characteristics of the area.
Ontario Line South	174. Yonge Street Between Queen Street and North of Gerrard Street	The Study Area is subject to Site and Area Specific Policy Number 174. Yonge Street Between Queen Street and North of Gerrard Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policies applies to a portion of the Study Area along Yonge Street between Queen Street West and Gerrard Street West.	The objective of this Site and Area Specific Policy is to ensure that density transfers from the Yonge Dundas Redevelopment Project meets the need of the residents and those who use the area.
Ontario Line South	191. 56 Queen Street East, 106 King Street East and 330 University Avenue	The Study Area is subject to Site and Area Specific Policy Number 191. 56 Queen Street East, 106 King Street East and 330 University Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area between Queen Street East and Shuter Street, as well as Bond Street and Church Street.	The objective of this Site and Area Specific Policy is to ensure that aspects are met for the densification of the heritage properties in the area.
Ontario Line South	153. 53-67 Saulter Street	The Study Area is subject to Site and Area Specific Policy Number 153. 53-67 Saulter Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area at Saulter Street and Queen Street East.	The objective of this Site and Area Specific Policy is to permit a mix of employment and residential uses within any building in the area.
Ontario Line South	469. Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street	The Study Area is subject to Site and Area Specific Policy Number 469. Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Queen Street East between the railway crossing at Jimmie Simpson Park and Leslie Street.	The objective of this Site and Area Specific Policy is to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical character of Queen Street East in Leslieville; and ensure an appropriate transition between new development and existing Neighbourhoods north and south of Queen Street East.
Ontario Line South	181. Harbourfront	The Study Area is subject to Site and Area Specific Policy Number 181. Harbourfront in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Queens Quay West.	The objective of this Site and Area Specific Policy is to encourage water and water-related activities accessible to the public; exempt Harbourfront from by-laws enacted under Section 42 of the <i>Planning Act</i> ; and prohibit parking facilities other than those incorporated in buildings.
Ontario Line South	182. Harbourfront	The Study Area is subject to Site and Area Specific Policy Number 182. Harbourfront in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Queens Quay West.	The objective of this Site and Area Specific Policy is to establish the use and design aspects of the Water's Edge Promenade.
Ontario Line South	183. 225 Queens Quay West	The Study Area is subject to Site and Area Specific Policy Number 183. 225 Queens Quay West in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Queens Quay West.	The objective of this Site and Area Specific Policy is to permit the extension of the Queens Quay Terminal; and permit below grade parking with conditions.
Ontario Line South	177. 207 and 211 Queens Quay West	The Study Area is subject to Site and Area Specific Policy Number 177. 207 and 211 Queens Quay West in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Queens Quay West.	The objective of this Site and Area Specific Policy is to permit industrial uses.
Ontario Line South	159. 90 Harbour Street	The Study Area is subject to Site and Area Specific Policy Number 159. 90 Harbour Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Lake Shore Boulevard West and Harbour Street.	The objective of this Site and Area Specific Policy is to establish required setbacks along the east and north property lines; and separation between buildings.
Ontario Line South	399. 10 York Street and 120-130 Harbour Street	The Study Area is subject to Site and Area Specific Policy Number 399. 10 York Street and 120-130 Harbour Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area between Lake Shore Boulevard West, Harbour Street and York Street.	The objective of this Site and Area Specific Policy is to establish right-of-way guidance; and permit the City to require the conveyance of land for widening from abutting property owners as a condition of approvals.
Ontario Line South	405. 120 to 130 Harbour Street and 10 York Street	The Study Area is subject to Site and Area Specific Policy Number 405. 120 to 130 Harbour Street and 10 York Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area between Lake Shore Boulevard West, Harbour Street and York Street.	The objective of this Site and Area Specific Policy is to permit affordable rental housing owned by a non-profit organization or co-operative affordable housing provider; establish unit types and mandatory agreements.

Appendix C: Site and Area Specific Policies Applicable to the Project

Study Area Section	Site and Area Specific Policy	Location	Purpose
Ontario Line South	265. Certain Lands on the South side of Bremner Boulevard, East of Rees Street	The Study Area is subject to Site and Area Specific Policy Number 265. Certain Lands on the South side of Bremner Boulevard, East of Rees Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Bremner Boulevard.	The objective of this Site and Area Specific Policy is to exclude these lands from provisions that prohibit the disposal of City owned land in the Green Space System or Parks and Open Space Areas.
Ontario Line South	214. 102-108 Shuter and 224-228 George Street	The Study Area is subject to Site and Area Specific Policy Number 214. 102-108 Shuter and 224-228 George Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Shuter Street and George Street.	The objective of this Site and Area Specific Policy is to permitting buildings with greater gross floor area that otherwise allowed in the Zoning By-law as long as conditions are met.
Ontario Line South	217. Lands bounded by Yonge, Front, Bay and Wellington Streets	The Study Area is subject to Site and Area Specific Policy Number 217. Lands bounded by Yonge, Front, Bay and Wellington Streets in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area between Bay Street and Yonge Street, as well as Wellington Street West and Front Street West.	The objective of this Site and Area Specific Policy is to establish new development adjacent to designated historic buildings must be compatible with existing buildings, including scale and form of buildings; outlines transition in scale of buildings; establishes sunlight penetration requirements; and the maximization of axial pedestrian views.
Ontario Line South	167. 95 Wellington Street West and 70 York Street	The Study Area is subject to Site and Area Specific Policy Number 167. 95 Wellington Street West and 70 York Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Wellington Street West and York Street.	The objective of this Site and Area Specific Policy is to permits the transfer of non-residential density from 95 Wellington Street West to 70 York Street as long as conditions are met.
Ontario Line South	489. 95 Queens Quay East	The Study Area is subject to Site and Area Specific Policy Number 489. 95 Queens Quay East in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area Queens Quay East.	The objective of this Site and Area Specific Policy is to establishes the exclusions from heritage policies under the Official Plan, given the property remains designated for and actively used for employment uses.
Ontario Line South	354. 140-162 Broadview Avenue	The Study Area is subject to Site and Area Specific Policy Number 354. 140-162 Broadview Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Broadview Avenue.	The objective of this Site and Area Specific Policy is to permits two apartment buildings joined underground; and permits the demolition of seven existing rental dwelling units as long as conditions are met.
Ontario Line South	190. 42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue	The Study Area is subject to Site and Area Specific Policy Number 190. 42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Eastern Avenue.	The objective of this Site and Area Specific Policy is to permits residential uses.
Ontario Line South	418. 536 Eastern Avenue	The Study Area is subject to Site and Area Specific Policy Number 418. 536 Eastern Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Eastern Avenue and Carlaw Avenue.	The objective of this Site and Area Specific Policy is to establish required ground-level employment space compatible with on-site residential uses for redevelopment proposals.
Ontario Line South	230 123 Strathcona Avenue	The Study Area is subject to Site and Area Specific Policy Number 230. 123 Strathcona Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Strathcona Avenue and Blake Street.	The objective of this Site and Area Specific Policy is to permit the conversion of residential units to condominiums as long as conditions are met.
Ontario Line South	154. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1st Avenue	The Study Area is subject to Site and Area Specific Policy Number 154. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1st Avenue in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Carlaw Avenue.	The objective of this Site and Area Specific Policy is to permit a mix of employment and residential uses within any building in the area as long as conditions are met.
Ontario Line South	426. 21 Don Roadway and 30 Booth Avenue	The Site and Area Specific Policy is bound by the Don Valley Parkway in the west, the Metrolinx Lakeshore East rail corridor in the north, Booth Avenue in the east, and Lake Shore Boulevard East in the south.	The objective of this Site and Area Specific Policy is to provide a planned employment precinct that is integrated and connected to the surrounding area, permitting a broad variety of non-residential land uses.
Ontario Line North	76. Lands Southeast of Eglinton Avenue East and Don Mills Road	The Study Area is subject to Site and Area Specific Policy Number 76. Lands Southeast of Eglinton Avenue East and Don Mills Road in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area bound by Eglinton Avenue East to the north, Don Mills Road to the west, Rochefort Drive to the south, and the Don Valley Parkway to the east.	The objective of this Site and Area Specific Policy is to permit a maximum overall density of 1.8 times the lot, with higher densities concentrated adjacent to Eglinton Avenue East and the Don Valley Parkway.

Appendix C: Site and Area Specific Policies Applicable to the Project

Study Area Section	Site and Area Specific Policy	Location	Purpose
Ontario Line North	92. Northeast of Eglinton Avenue East and Leslie Street	The Study Area is subject to Site and Area Specific Policy Number 92. Lands northeast of Eglinton Avenue east and Leslie Street in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to lands bound by Eglinton Avenue East, Leslie Street, Barber Greene Road, and the CN rail line.	The objective of this Site and Area Specific Policy is to implement a Holding (H) provision related to office development, requiring a traffic impact study to ensure sufficient transportation capacity is available to accommodate commercial development in certain areas within the Central Don Mills Secondary Plan.
Ontario Line North	144.	The Study Area is subject to Site and Area Specific Policy Number 144. Lands south of Overlea Boulevard between Millwood Road and Don Mills Road.	This Policy is identified in Map 31 of the City of Toronto Official Plan but a description of the Policy is not included in Chapter 7: Site and Area Specific Policies. The Policy is identified here for completeness.
Ontario Line North	147. 4 Thorncliffe Park Drive	The Study Area is subject to Site and Area Specific Policy Number 147. 4 Thorncliffe Park Drive, in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area at Banigan Drive and Thorncliffe Park Drive.	The objective of this Site and Area Specific Policy is to permit Places of Worship and a school for religious education.
Ontario Line North	148. 86 Overlea Boulevard	The Study Area is subject to Site and Area Specific Policy Number 148. 86 Overlea Boulevard, in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area north of Overlea Boulevard, east of Thorncliffe Park Drive, and south of William Morgan Drive.	The objective of this Site and Area Specific Policy is to permit uses ancillary to administration headquarters, a chapel, a museum, a maximum 20 student theological seminary, and one residential suite for the religious & administrative chief of the church.
Ontario Line North	149. 50 Pottery Road	The Study Area is subject to Site and Area Specific Policy Number 149. 50 Pottery Road in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Don Valley Parkway and Pottery Road.	The objective of this Site and Area Specific Policy is to permit a banquet hall and restaurant.
Ontario Line North	338.	The Study Area is subject to Site and Area Specific Policy Number 338. Lands northwest of Broadview Avenue and O'Connor Drive.	This Policy is identified in Map 28 of the City of Toronto Official Plan but a description of the Policy is not included in Chapter 7: Site and Area Specific Policies. The Policy is identified here for completeness.
Ontario Line North	352. 2 True Davidson Drive	The Study Area is subject to Site and Area Specific Policy Number 352. 2 True Davidson Drive in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along True Davidson Drive.	The objective of this Site and Area Specific Policy is to establish the required setback minimum for development according to zoning by-laws.
Ontario Line North	245. 59 and 75 Wynford Drive	The Study Area is subject to Site and Area Specific Policy Number 245. 59 and 75 Wynford Drive in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Wynford Drive.	The objective of this Site and Area Specific Policy is to permit use as a museum.
Ontario Line North	83. 39 and 45 Green Belt Drive	The Study Area is subject to Site and Area Specific Policy Number 83. 39 and 45 Green Belt Drive in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area along Don Valley Parkway and Pottery Road.	The objective of this Site and Area Specific Policy is to establish possible Holding (H) provisions on the Zoning By-law, which may be removed by amendments (established by the City) to the Zoning By-law when conditions are met.
Ontario Line North	150. 10 & 15 William Morgan Drive	The Study Area is subject to Site and Area Specific Policy Number 150. 10 and 15 William Morgan Drive, in the Official Plan (City of Toronto, 2019a). The Site and Area Specific Policy applies to a portion of the Study Area north of William Morgan Drive, east of Thorncliffe Park Drive.	The objective of this Site and Area Specific Policy is to permit a nursing and retirement home.
Ontario Line North	511. 844 Don Mills Road and 1150 Eglinton Avenue East	The Study Area is subject to Site and Area Specific Policy Number 511. 844 Don Mills Road and 1150 Eglinton Avenue East, provides direction for a comprehensive planning and development framework to be prepared with the Don Mills Crossing Study for those lands within the vicinity of Don Mills Road and Eglinton Avenue East.	The objective of this Site and Area Specific Policy is to permit the redevelopment of a complete and sustainable new community, with residential, employment, retail and service facilities, community services, and parks and open spaces. The Site and Area Specific Policy was implemented prior to the completion of the Don Mills Crossing Secondary Plan, to allow phase 1 of the proposed development for the lands to proceed. Amongst other requirements for the redevelopment, the Site and Area Specific Policy requires a minimum of 70,000 m ² of non-residential gross floor area comprised of uses permitted in an Employment Area, the majority of which is to be office space.

Source: AECOM. 2020b, 56. Site and Area Specific Policies Applicable to the Project.

Appendix D. Applicable Environmental Assessments

Appendix D: Applicable Environmental Assessments

Applicable Study Area Section	Proponent	Environmental Assessment	Description
Ontario Line West	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> King-Liberty Pedestrian/Cyclist Link, 2011 	<ul style="list-style-type: none"> The objective of the King-Liberty Pedestrian/Cyclist Environmental Study Report was to determine the preferred location for a pedestrian/cyclist link across the Metrolinx Milton/Kitchener Rail Corridor in the area between Atlantic Avenue and Strachan Avenue to improve connectivity to/from Liberty Village. The preferred alternative includes the provision of an above-grade pedestrian/cyclist link between Douro Street and Western Battery Road with a combination of elevators and stairs on both sides of the bridge. The pedestrian/cycle bridge is currently being constructed adjacent to the Ontario Line West Study Area, northwest of Strachan Avenue and Liberty Street.
Ontario Line West	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> Liberty Village New Street Environmental Assessment, 2016 	<ul style="list-style-type: none"> The City of Toronto completed a Municipal Class environmental assessments that recommended the construction of a new east-west road extending between Dufferin Street and Strachan Avenue in Liberty Village. The new road would be located on the north side of the Metrolinx Lakeshore West rail corridor. City Council has endorsed the preferred design identified in the environmental assessments, which consists of the following: <ul style="list-style-type: none"> a new road with two traffic lanes (one in each direction) a multi-use path for cyclists and pedestrians on the south side of the road a sidewalk on the north side of the road landscaping and civic improvements, including south-facing lookouts, where possible two-way connections at all intersecting north-south streets, except for Strachan Avenue, which would be restricted to right-in right-out movements Construction of the new road is subject to available funding. Potential implementation of the new road could follow a phased approach. According to the City's website, there is currently no schedule for construction.
Ontario Line West	<ul style="list-style-type: none"> City of Toronto and Waterfront Toronto 	<ul style="list-style-type: none"> The Bentway/Project Under Gardiner Municipal Class Environmental Assessment, 2017 	<ul style="list-style-type: none"> The Bentway is an initiative that has transformed nearly 10 acres of land beneath the elevated portion of Toronto's Gardiner Expressway including on the lands of the Fort York National Historic Site, from west of Strachan Avenue to Spadina Avenue. The project will bring together seven downtown neighbourhoods – Exhibition Place, Liberty Village, Niagara, Fort York Neighbourhood, Bathurst Quay, Wellington Place and CityPlace – through a trail and network of public spaces. This project will enhance the connectivity between the city's waterfront and other important attractions. The objective of the Bentway/Project Under the Gardiner Municipal Class Environmental Assessment was to address the connectivity challenge presented by the Fort York Boulevard and present the recommended design for a new pedestrian/cycling crossing at Fort York Boulevard that limits impacts on natural and social environments, while maximizing community benefits.
Ontario Line South	<ul style="list-style-type: none"> Metrolinx 	<ul style="list-style-type: none"> Lakeshore East Rail Corridor Expansion (Don River to Scarborough) Environmental Project Report, 2017 	<ul style="list-style-type: none"> The Metrolinx Lakeshore East Rail Corridor Expansion (Don River to Scarborough GO) involves the addition of a fourth railway track and associated bridge widenings and culvert modifications on the Metrolinx Lakeshore East Rail Corridor between the Don River and the Scarborough GO Station. The purpose of the Project is to improve accommodations on the Metrolinx Lakeshore East Rail Corridor as Metrolinx moves forward with the service expansions associated with the GO Expansion Program. The Metrolinx Lakeshore East Rail Corridor Expansion's alignment from Union Station to Pape Avenue is located within the Ontario Line South Study Area.
Ontario Line South	<ul style="list-style-type: none"> Toronto and Region Conservation Authority City of Toronto Toronto Waterfront Revitalization Corporation 	<ul style="list-style-type: none"> Don Mouth Naturalization and Port Lands Flood Protection Project – Environmental Assessment, 2014 	<ul style="list-style-type: none"> The Don Mouth Naturalization and Port Lands Flood Protection Project involves transforming the existing mouth of the Don River into a healthier, more naturalized river outlet, while reducing the risk of flooding on the lands. Completion of this project will allow development in the Lower Don Lands to occur in support of revitalizing Toronto's waterfront area. The preferred undertaking for the Project includes a new river valley system that flows southwest into the Inner Harbour. The design includes an overflow Greenway to the south along the Don Roadway which discharges into the Ship Channel and a slipway in the existing Keating Channel. The Don Mouth Naturalization and Port Lands Flood Protection environmental assessments is located within the Ontario Line South Study Area.
Ontario Line South	<ul style="list-style-type: none"> Metrolinx 	<ul style="list-style-type: none"> Union Station Rail Corridor East Enhancements Environmental Project Report, 2018 	<ul style="list-style-type: none"> The Union Station Rail Corridor East Enhancements Project Environmental Project Report was completed as part of the TPAP. The purpose of the Union Station Rail Corridor East Enhancement Project is to provide additional mainline track capacity, increased train storage capacity and increased track speed capabilities along the east side of the Union Station Rail Corridor. The Union Station Rail Corridor East Enhancements EPR assessed the following components: <ul style="list-style-type: none"> New track on the north side; New tracks on the south side; Wilson Yard Layover Facility; Bridge Extensions; Retaining walls on the north side of the rail corridor; and Relocation of the Cherry Street Interlocking Tower. In relation to the Ontario Line South Study Area, the Union Station Rail Corridor alignment connects Union Station to Wilson Yard, south of Bayview Avenue.

Appendix D: Applicable Environmental Assessments

Applicable Study Area Section	Proponent	Environmental Assessment	Description
Ontario Line South	<ul style="list-style-type: none"> City of Toronto, Metrolinx 	<ul style="list-style-type: none"> East Harbour SmartTrack Station Environmental Project Report, 2018 	<ul style="list-style-type: none"> The East Harbour SmartTrack Station is proposed the Metrolinx Lakeshore East/Stouffville rail corridor spanning from the eastern side of the Don Valley Parkway to Eastern Avenue with pedestrian access across the Don Valley Parkway and Don River to a secondary entrance on the west side of the Don River in the City of Toronto. In July 2016, Metrolinx issued the Initial Business Case for the East Harbour SmartTrack Station (previously referred to as Don Yard/Unilever). This station was recommended by the Metrolinx Board of Directors on June 28, 2016. In Fall 2016, the City of Toronto confirmed the location, general design concept and inclusion of the station in the SmartTrack program. Metrolinx and the City worked together to develop the station design based on an ongoing operational needs assessment, pre-environmental assessment studies, workshops, discussion, and a technical advisory committee process. Design changes are ongoing in co-ordination with stakeholders. Since the Initial Business Case concept illustration (2016), the station design has been modified to: <ul style="list-style-type: none"> Include platforms serving Lakeshore East and Stouffville trains. Incorporate pedestrian/cyclist connections to the Multi-use Path west of the Don River. Accommodate the Broadview Avenue extension. Relocate the platform between the Don Yard and Unilever sites to optimize access to the existing and emerging land uses. In relation to the Ontario Line South Study Area, the East Harbour Station will be located along the Metrolinx Stouffville/Lakeshore East rail corridor, south of Eastern Avenue, and crossing the Don River.
Ontario Line South	<ul style="list-style-type: none"> Toronto Waterfront Revitalization Corporation and City of Toronto 	<ul style="list-style-type: none"> West Don Lands Class Environmental Assessment Master Plan, 2005 	<ul style="list-style-type: none"> The West Don Lands Class Environmental Assessment Master Plan supports the West Don Lands precinct. The West Don Lands precinct is a 32-hectare area located generally east of Parliament Street, south of King Street East, west of the Don River, and north of the Gardiner Expressway. The site is being transformed from former industrial lands into a sustainable, mixed-use, pedestrian-friendly, riverside community. The West Don Lands is a large precinct with some developments complete (i.e., River City) and others under construction in 2020 (i.e., West Don Lands Block 8).
Ontario Line South	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> Gardiner Expressway and Lake Shore Boulevard East Reconfiguration 	<ul style="list-style-type: none"> In 2017, the City of Toronto and Waterfront Toronto completed a study to determine the future of the elevated Gardiner Expressway and the Lake Shore Boulevard East corridor. The environmental assessment included a study area from approximately Lower Jarvis Street to just east of the Don Valley Parkway at Logan Avenue. The Toronto City Council selected the Hybrid option as the preferred solution, and this was approved by the MECP in November of 2017. The design includes: <ul style="list-style-type: none"> Maintaining the existing elevated expressway between Lower Jarvis Street and Cherry Street; Removing the existing Gardiner-DVP connection; Rebuilding the Gardiner-DVP connection along an alignment closer to the rail corridor; Reconstruction of Lake Shore Boulevard East in a new alignment closer to the rail corridor; Widening the Metrolinx Don River/DVP rail bridge, removing the Logan Street ramps and adding two ramps in Keating Channel Precinct, and; Widening the Lake Shore-Don River bridge to permit a new left-turn onto the DVP, as well as pedestrian and cycling facilities on the bridge. Construction has begun.
Ontario Line South	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> Broadview Avenue Extension Environmental Assessment 	<ul style="list-style-type: none"> The Broadview Avenue Extension Environmental Assessment continues the work completed in the 2017 Port Lands Transportation and Servicing Master Plan. The Broadview Extension Environmental Assessment will complete Phase 3 and 4 of the Municipal Class EA, including conceptual designs and recommendations for: <ul style="list-style-type: none"> Broadview Avenue extension, south between Eastern Avenue and Lake Shore Boulevard New East-West Street, between Don Roadway and Booth Avenue in the Unilever Precinct The project will also address the design of the Eastern Avenue on-ramp to the Don Valley Parkway north and options to improve access to the Don Valley Parkway.
Ontario Line South	<ul style="list-style-type: none"> Toronto and Region Conservation Authority, City of Toronto, and Waterfront Toronto 	<ul style="list-style-type: none"> Broadview and Eastern Flood Protection Municipal Class Environmental Assessment 	<ul style="list-style-type: none"> The Broadview and Eastern Flood Protection Municipal Class Environmental Assessment aims to identify a flood protection solution for the 8-hectare parcel of land near the intersection of Broadview Avenue and Eastern Avenue, north of the Metrolinx railway corridor, east of the Don River (project area). This study expands upon the Don Mouth Naturalization and Port Lands Flood Protection Project, and the Port Lands and South of Eastern Transportation and Servicing Master Plan, to address the project area that remains at risk of flooding under the Regional Storm. The project area is currently underutilized, with mixed-use commercial and industrial lands, as well as some residential properties to the north.

Appendix D: Applicable Environmental Assessments

Applicable Study Area Section	Proponent	Environmental Assessment	Description
Ontario Line South	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> Transportation and Servicing Master Plan & Environmental Study Report 	<ul style="list-style-type: none"> The Transportation and Servicing Master Plan identifies the foundational infrastructure needed to support future development in the area in an environmentally responsible manner. The Master Plan ties together infrastructure planning for South of Eastern Avenue and the Port Lands, such as network transportation solutions for transit, road, pedestrian, cycling, and ships/boats, as well as recommendations for water supply and wastewater/stormwater network solutions. The Environmental Study Report provides a decision-making framework to help select preferred infrastructure solutions for the Film Studio Precinct, which is located south of Lake Shore Boulevard East between Don Roadway and Carlaw Avenue.
Ontario Line South	<ul style="list-style-type: none"> TTC City of Toronto Waterfront Toronto 	<ul style="list-style-type: none"> East Bayfront Transit Class Environmental Assessment, 2010 	<ul style="list-style-type: none"> The East Bayfront development precinct is a 22-hectare area located between Lower Jarvis Street to the west, Parliament Street to the east, Lake Shore Boulevard to the north and Inner Harbour shoreline to the south. The area will have 6,000 housing units, 230,000 square metres of office and retail space. The area will also accommodate 3,500 full-time and 1,000 part-time students from George Brown College. These developments should generate an additional 4 million riders per year for the TTC. The East Bayfront Class Environmental Assessment Master Plan was approved by City Council in 2005. The Master Plan provides a framework for assessing the options and preferred approach to providing transit service to East Bayfront.
Ontario Line South	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> The Northwest PATH Environmental Assessment, 2008 The Northwest PATH Environmental Assessment Addendum, 2018 	<ul style="list-style-type: none"> The Northwest PATH (NW PATH) project aims to improve the connections between Union Station and various destinations to the north and west of the station, while relieving congestion, supporting growth downtown, and maximizing station capacity. The NW PATH Environmental Assessment Addendum (2018) focuses on improving connections, reducing pedestrian travel times, supporting future growth, and providing a connection to the northwest core to relieve congestion in the existing PATH network, as well as surface congestion around Union Station.
Ontario Line South, Ontario Line North	<ul style="list-style-type: none"> Waterfront Toronto City of Toronto 	<ul style="list-style-type: none"> Queens Quay Revitalization Municipal Class Environmental Assessment, 2009 	<ul style="list-style-type: none"> The Queens Quay Environmental Assessment study area limits are Bathurst Street to the west, Jarvis Street to the east, Lake Ontario to the south, and Lake Shore Boulevard to the north. The Queens Quay Revitalization EA was completed to create a plan for Queens Quay that accommodated recreational, transit, bicycle, pedestrian, and vehicular use, while enhancing landscapes and the public realm within the corridor. Additionally, the study aims to develop, examine and evaluate alternative solutions and design concepts for vehicular, transit and pedestrian routes along Queens Quay.
Ontario Line North	<ul style="list-style-type: none"> TTC City of Toronto Metrolinx 	<ul style="list-style-type: none"> Eglinton Crosstown Light Rail Transit Environmental Project Report (EPR), 2010 Environmental Project Report Addendum, 2013 	<ul style="list-style-type: none"> The TTC and City of Toronto prepared a TPAP for the 33-kilometres Eglinton Crosstown Light Rail Transit corridor that would link the Pearson International Airport with the Kennedy Station, which studied lands generally centred along Eglinton Avenue, from the Pearson International Airport lands in the west to Kennedy Road in the east. The Light Rail Transit running way includes dedicated light rail tracks travelling in both directions, typically located at the centre of the roadway on a raised median to separate the Light Rail Transit traffic and general traffic between traffic signals. A total of 28 stops and 13 underground stations are proposed, the latter of which are located at major intersections. In relation to the Ontario Line North Study Area, the Light Rail Transit runs at surface from east of Brentcliffe Road (just west of the Ontario Line North Study Area) to Kennedy Road, with a short underground section at Don Mills Road. An off-street, 7-bay bus terminal is proposed at Don Mills Station, as depicted below. Additionally, 17 traction power substations are proposed along the alignment, one of which is located at Don Mills Station. An Addendum to the EPR was prepared in 2013 to assess and address specific changes to the project, of which did not impact the portion of the Project within the Ontario Line North Study Area. With MOECC approval to proceed with the Project, the Don Mills Bus Terminal and trackwork within the Ontario Line North Study Area are currently under construction.
Ontario Line North	<ul style="list-style-type: none"> City of Toronto and Toronto and Region Conservation Authority (TRCA) 	<ul style="list-style-type: none"> East Don Trail Environmental Assessment, 2016 	<ul style="list-style-type: none"> The purpose of the East Don Trail Environmental Assessment Study was to determine a preferred trail route within this existing gap. This trail will create a key connection route linking major trail systems, provide a safe way for people to access the valley system, provide viable transportation routes for cyclists, and create outdoor recreational opportunities for a variety of users. The environmental assessments studied lands south of Lawrence Avenue East, east of Don Mills Road, north of Woodville Avenue, and west of O'Connor Drive and Victoria Park Avenue. Analysis for the environmental assessments found a significant gap in the multi-use trail network exists within the East Don Corridor between the existing East Don Trail (east of Wynford Heights Crescent), Gatineau Corridor Trail (at approximately Bermondsey Road), and the Don Trail System. As such, the East Don Trail was planned to fill this existing gap in the trail network, thus creating a continuously connected trail network. The preferred alternative provides a 4.8 kilometres trail alignment and includes 10 watercourse crossings (bridges) over the East Don River and Taylor Massey Creek, two bridges over tributaries of the East Don River, and five crossings of the Metrolinx rail line. In relation to the Ontario Line North Study Area, this alignment connects to the existing Lower Don Trail just east of Don Mills Road, south of Charles H Hiscott Bridge, and extends north toward Eglinton Avenue to the east of the Ontario Line North Study Area.

Appendix D: Applicable Environmental Assessments

Applicable Study Area Section	Proponent	Environmental Assessment	Description
Ontario Line North	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Basement Flooding Investigation Environmental Assessment Studies 	<ul style="list-style-type: none"> In 2013, City Council approved plans to develop comprehensive plans in 67 areas across the City to reduce the risk of flooding. The study areas were determined by the underground drainage system. An environmental assessments was conducted for each basement flooding area to assess the sewer and drainage systems and make recommendations to reduce the risk of flooding. The Ontario Line North Study Area falls within five of the Basement Flooding Study Areas: <ul style="list-style-type: none"> Study Area 32: completed in 2012, captures the portion of the Study Area centred along Pape Avenue and Overlea Boulevard, between Danforth Avenue and Browning Avenue; Study Area 46: in progress but not active, captures the portion of the Study Area centred along Pape Avenue, between Browning Avenue north and east to the Charles H. Hiscott Bridge; Study Area 58: in progress but not active, captures the portion of the Study Area centred around Charles H. Hiscott Bridge and the west side of Don Mills Road up to Eglinton Avenue East; Study Area 55: in progress but not active, captures the portion of the Study Area east of Don Mills Road from Gateway Boulevard past Eglinton Avenue East to the CN Rail line; and Study Area 43: in progress and active, captures the portion of the Study Area north of Eglinton Avenue East, East of Don Mills Road. Study Area 43, being the only study area currently active within the Ontario Line North Study Area, is located in the Bayview and York Mills area, which has experienced recurring basement and surface flooding during extreme storms in the past. The Study Area is serviced by a separate storm and sanitary sewer system and has a natural watercourse Wilket Creek that flows through the study area from north to south. To-date, the City has completed an evaluation of the sanitary and storm systems and a total of 101 projects proposed to alleviate basement flooding in the area. These projects include 20 sanitary sewer upsize, storage and/or shallow sewer replacement projects, and other improvements related to storm sewer system improvements. The projects are spread out geographically and will be implemented over time. In relation to the Ontario Line North Study Area, this includes storm sewer upsizing west of Don Mills Road, just south of Barber Greene Road, as well as a storm sewer replacement south of Barber Greene Road just outside of the Ontario Line North Study Area.
Ontario Line North	<ul style="list-style-type: none"> City of Toronto 	<ul style="list-style-type: none"> Don Mills Pedestrian and Cyclist Bridge Environmental Assessment 	<ul style="list-style-type: none"> Following the Don Mills Crossing Mobility Planning Study (2019), which identified the areas lacking an active transportation network and opportunities to provide new active transportation connections in the area with the current terminus of the Don Mills Trail at the CP Rail Corridor. The Don Mills Pedestrian and Cyclist Bridge Environmental Assessment aims to complete Phases 3 and 4 of the Municipal Environmental Assessment for a new Pedestrian and Cycle Bridge to connect the existing Don Mills Trail to the future Crosstown community and broader Don Mills and Eglinton Area. The project is currently beginning detailed design, which follows the Notice of Study Completion and closure of the Public Review period. The City of Toronto selected the Steel I-Girder bridge and ramp structure as the preferred solution.

Source: AECOM. 2020b, 63. Applicable Environmental Assessments.

Appendix E. Additional Policy Considerations

Appendix E: Applicable Policy Considerations

Applicable Study Area Section	Authority / Agency and Study Area	Name of Policy, Initiative, or Plan	Description
All	<ul style="list-style-type: none"> TRCA Don River Watershed (Toronto) 	<ul style="list-style-type: none"> Don River Watershed Plan & Implementation Guide, 2009 	<ul style="list-style-type: none"> The <i>Don River Watershed Plan (2009)</i> was prepared to provide effective guidance for the regeneration of the watershed. The purpose of the <i>Implementation Guide (2009)</i> is to facilitate implementation of the recommendations contained in the Plan.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Developing Toronto's Transit Network Plan to 2031, 2016 	<ul style="list-style-type: none"> In March 2016, City Council adopted the report <i>Developing Toronto's Transit Network Plan: Phase 1 (EX13.3)</i>, which presented a comprehensive 2031 transit network plan based on the City's Rapid Transit Evaluation Framework's three city-building objectives of serving people, strengthening places, and supporting prosperity. The 2031 Transit Network Plan includes the following key projects currently at various stages of planning and design, including: (1) the Scarborough Subway Extension; (2) the Relief Line South, which has now been replaced by this Project, (3) Waterfront Transit; (4) Eglinton West and East Light Rail Transit Extensions; and (5) SmartTrack. Since then, City Council has considered a series of reports that have advanced planning and design of Toronto's transit network.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> 10 Year Cycling Network Plan, 2016 (Updated 2019) 	<ul style="list-style-type: none"> The 10 Year Cycling Network Year Plan aims to connect, grow and renew infrastructure for Toronto's cycling routes over the next ten years. The 10 Year Cycling Network Plan identifies approximately 525 kilometres of new infrastructure. The Plan was approved by Council in June 2016.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Congestion Management Plan 2016-2020, 2016 	<ul style="list-style-type: none"> The <i>Congestion Management Plan (CMP) 2016-2020</i> builds on the successes from the first CMP (2012-2018) and identifies new capital projects, capital expansions to successful projects, and the operational support needed to maintain these initiatives. The City of Toronto is currently working on the CMP for 2021-2025.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Vision Zero Road Safety Plan 2017-2021 	<ul style="list-style-type: none"> The <i>Vision Zero Road Safety Plan</i> is a comprehensive five-year (2017-2021) action plan focused on reducing traffic-related fatalities and serious injuries on Toronto's streets.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Ravine Strategy, 2017 	<ul style="list-style-type: none"> The <i>Toronto Ravine Strategy</i> guides future ravine management, use, enhancement and protection. The strategy was completed in September 2017. The Ravine Strategy Implementation Report was adopted by Council in January 2020. As part of the implementation report, the Lower Don is a Ravine Priority Investment Area (PIA). Any work in the Lower Don shall meet the objectives of the Lower Don Trail Master Plan and Lower Don Trail Refresh.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Parks and Trails Wayfinding Strategy (Toronto 360 Wayfinding Strategy), 2017 	<ul style="list-style-type: none"> The first two phases are now complete, and the City is now undertaking a comprehensive evaluation of the <i>Don Valley Pilot Project</i> installed in 2017. The area covered follows the Pan Am Path (Lower Don Trail), from Lake Shore Boulevard to Pottery Road, and includes Riverdale Park (East and West).
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Parkland Strategy, 2019 	<ul style="list-style-type: none"> The <i>Parkland Strategy</i> is a 20-year plan that will guide long-term planning for new parks and expansion and improved access to existing parks. It will aid in the decision-making and prioritization of investment in parkland across the city. The Final Parkland Strategy Report was adopted by Council in November 2019.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Parks and Recreation Facilities Master Plan 2019-2038 	<ul style="list-style-type: none"> Parks, Forestry and Recreation is developing a 20-year <i>Facilities Master Plan</i> to guide investment in parks and recreation facilities such as community recreation centres, ice rinks, and sports fields. The Master Plan was adopted by Council in November 2017. The <i>Implementation Strategy</i> was adopted by Council in October 2019 with amendments.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Guidelines for Development Close to Rail Corridors and Yards, 2019 	<ul style="list-style-type: none"> This Land Use Study will lead to guidelines for a series of rail corridor types that will assist City staff when they review development applications adjacent to rail corridors and yards. The Study was conducted in two Phases and is now complete. The Final Report City Wide Land Use Study: Development in Proximity to Rail Operations Phase 2 March 2019 is available online.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Toronto Green Roof Strategy (2006) and Green Roof By-law (2010) 	<ul style="list-style-type: none"> Toronto is the first City in North America to have a by-law to require and govern the construction of green roofs on new development. The By-law contains both requirements for new development and the Toronto Green Roof Construction Standard. Council adopted the by-law in 2009.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Toronto Green Standard Version 3, 2018 	<ul style="list-style-type: none"> The Toronto Green Standard (TGS) is a tiered set of performance measures with supporting guidelines that promote sustainable site and building design in new public and private developments. Version 3 was adopted by City Council in December 2017. All new planning applications submitted after May 1, 2018 are required to meet Toronto Green Standard Version 3, and all prior applications are required to meet Toronto Green Standard Version 2.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Accessibility Design Guidelines, 2004 	<ul style="list-style-type: none"> The guidelines are intended to address the needs of people with disabilities with a wide range of impediments that limit their ability to access their environment that include but are not limited to mobility, sight, hearing or cognitive disabilities (City of Toronto, 2004).
All	<ul style="list-style-type: none"> Government of Ontario Ontario 	<ul style="list-style-type: none"> Accessibility for Ontarians with Disabilities Act, 2005 	<ul style="list-style-type: none"> All newly constructed or redeveloped infrastructure in the built environment must comply with the AODA under Part IV.1 of Ontario Regulation 191/11. Last amended in 2012.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Best Practices for Effective Lighting, 2017 	<ul style="list-style-type: none"> <i>Best Practices for Effective Lighting</i> gives examples of what residents, architects, urban designers and planners can do to provide well designed, energy efficient lighting that is cost-effective and has a low impact on the environment (City of Toronto, 2017).

Appendix E: Applicable Policy Considerations

Applicable Study Area Section	Authority / Agency and Study Area	Name of Policy, Initiative, or Plan	Description
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Design Guidelines for 'Greening' Surface Parking Lots, 2017 (Updated 2013) 	<ul style="list-style-type: none"> The <i>Design Guidelines for 'Greening' Surface Parking Lots</i> provide specific strategies and measures which developers, designers and reviewers of surface parking lots can apply to help meet Official Plan policies and environmental performance targets of the Toronto Green Standard. The Guidelines were approved for public release by Council in 2007 and minor updates were completed in January 2013 (City of Toronto, 2013).
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Complete Streets Guidelines, 2017 	<ul style="list-style-type: none"> The <i>Complete Streets Guidelines</i> provide an expanded toolbox of ways to improve Toronto's streets (City of Toronto, 2017).
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Drought Tolerant Landscaping 	<ul style="list-style-type: none"> The Toronto Green Standard Tier 1 establishes requirement for native species and water efficient species to be used in landscaping for all development within the city of Toronto.
All	<ul style="list-style-type: none"> City of Toronto City-wide 	<ul style="list-style-type: none"> Bird-Friendly Development Guidelines 	<ul style="list-style-type: none"> The <i>Bird-Friendly Development Guidelines</i> provides a comprehensive list of strategies to make new and existing buildings less dangerous to migratory birds. There are two companion documents, the <i>Best Practices for Bird-Friendly Glass</i> and <i>Best Practices for Effective Lighting</i>.
Ontario Line South & Ontario Line North	<ul style="list-style-type: none"> City of Toronto Danforth Avenue 	<ul style="list-style-type: none"> Danforth Avenue Complete Street and Planning Study 	<ul style="list-style-type: none"> The City is undertaking a Complete Street and Planning Study of Danforth Avenue. The full Study Area will span a 6 kilometres stretch of Danforth Ave. between Broadview Avenue and Victoria Park Avenue. Within this stretch, there will be three types of studies undertaken including: <ul style="list-style-type: none"> A Complete Street Study from Broadview Avenue to Victoria Park Avenue, to examine the roadway width and review options for a complete street design and the potential for on-street protected bike lanes in order to improve road safety. An Economic and Retail Study from Broadview Avenue to Victoria Park Avenue to provide an understanding of the economic environment of the area and issues faced by retailers along Danforth Avenue in order to support and promote economic vitality. A Planning Study from Broadview Avenue to Coxwell Avenue, to identify future city-building opportunities, guide new development, and enhance the public realm and quality of place.
Ontario Line South	<ul style="list-style-type: none"> City of Toronto Waterfront Toronto PortsToronto TRCA 	<ul style="list-style-type: none"> Marine Use Strategy and Implementation Plan, 2020 	<ul style="list-style-type: none"> The original draft, <i>Marine Use Strategy</i>, was released in 2006 and has been updated to create the <i>2020 Marine Use Strategy Report</i>. The new report provides new strategies and planning initiatives that build on the 2006 strategy. The report also addresses the growing and expanding user base and interest in water-related recreation and transportation.
Ontario Line West	<ul style="list-style-type: none"> City of Toronto Queen Street West from Bathurst Street to University Avenue 	<ul style="list-style-type: none"> Queen Street West Heritage Conservation District Plan, 2007 	<ul style="list-style-type: none"> Heritage Conservation Districts (HCDs) are a planning tool that guide change in neighbourhoods that represent Toronto's rich social, cultural and architectural history. HCDs provide place-based policies that conserve and enhance historic neighbourhoods, while pointing to opportunities for contextually appropriate growth and change. Queen Street West is defined by the historic nature of its buildings, its vibrant street life, and its diverse retail and commercial environment. It provides an important transition from the financial district and the core of downtown Toronto to the residential neighbourhoods to the west. Queen Street West is unique in its combination of historic architecture, pedestrian oriented retail, and appeal to local residents, other Torontonians and tourists alike. The Queen Street West HCD Plan recognizes and commemorates the values that can sustain a sense of place in Queen Street West into the future; contributes, through enhanced awareness and defined policy, towards the development of a rich physical and cultural environment; provides clarity and certainty into the future for property owners, businesses and residents; and provides a framework to manage change within the HCD.

Source: AECOM. 2020b, 67. Additional Policy Considerations.

Appendix F. Active Development Applications in the Study Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
453438	17 180289 STE 28 SB	SB	215 LAKE SHORE BLVD E	Under Review	6/14/2017	OLS	Downtown East Sub-Area
453562	17 113016 STE 27 SA	SA	295 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453563	17 113016 STE 27 SA	SA	297 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453564	17 113016 STE 27 SA	SA	299 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453565	17 113016 STE 27 SA	SA	0 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453566	17 113016 STE 27 SA	SA	303 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453567	17 113016 STE 27 SA	SA	305 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453568	17 113016 STE 27 SA	SA	309 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453569	17 113016 STE 27 SA	SA	311 GEORGE ST	Under Review	2/3/2017	OLS	Downtown East Sub-Area
453633	21 195997 STE 10 OZ	OZ	7 VANAULEY ST	Under Review	8/10/2021	OLW	Downtown West Sub-Area
453770	21 181818 STE 13 CD	CD	425 CHERRY ST	Under Review	7/8/2021	OLS	West Don Lands / Industrial Sub-Area
453771	21 181818 STE 13 CD	CD	475 FRONT ST E	Under Review	7/8/2021	OLS	West Don Lands / Industrial Sub-Area
453774	21 187552 STE 13 SA	SA	260 CHURCH ST	Under Review	7/21/2021	OLS	Downtown East Sub-Area
453775	21 187552 STE 13 SA	SA	254 CHURCH ST	Under Review	7/21/2021	OLS	Downtown East Sub-Area
453776	21 187552 STE 13 SA	SA	250 CHURCH ST	Under Review	7/21/2021	OLS	Downtown East Sub-Area
453777	21 187552 STE 13 SA	SA	244 CHURCH ST	Under Review	7/21/2021	OLS	Downtown East Sub-Area
453778	21 187552 STE 13 SA	SA	258 CHURCH ST	Under Review	7/21/2021	OLS	Downtown East Sub-Area
453807	21 235012 STE 10 SB	SB	80 LYNN WILLIAMS ST	Under Review	11/6/2021	OLW	Liberty Village / Fort York Sub-Area
453810	21 235019 STE 10 CD	CD	133 JOHN ST	Under Review	11/6/2021	OLW	Downtown West Sub-Area
453971	21 235019 STE 10 CD	CD	241 RICHMOND ST W	Under Review	11/6/2021	OLW	Downtown West Sub-Area
454115	21 221377 STE 14 CD	CD	794 GERRARD ST E	Under Review	10/4/2021	OLS	East End Residential Sub-Area
454116	21 221377 STE 14 CD	CD	800 GERRARD ST E	Under Review	10/4/2021	OLS	East End Residential Sub-Area
454150	21 242715 STE 10 CD	CD	6 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454151	21 242715 STE 10 CD	CD	450 FRONT ST W	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454152	21 242715 STE 10 CD	CD	462 FRONT ST W	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454153	21 242715 STE 10 CD	CD	10 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454154	21 242715 STE 10 CD	CD	14 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454155	21 242715 STE 10 CD	CD	16 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454156	21 242715 STE 10 CD	CD	8 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454157	21 242715 STE 10 CD	CD	444 FRONT ST W	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454158	21 242715 STE 10 CD	CD	425 WELLINGTON ST W	Under Review	11/29/2021	OLW	Downtown West Sub-Area
454172	22 106800 STE 13 CD	CD	79 SHUTER ST	Application Received	1/24/2022	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
454173	22 106800 STE 13 CD	CD	81 SHUTER ST	Application Received	1/24/2022	OLS	Downtown East Sub-Area
454174	22 106800 STE 13 CD	CD	85 SHUTER ST	Application Received	1/24/2022	OLS	Downtown East Sub-Area
454234	21 227991 STE 10 CD	CD	56 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454235	21 227991 STE 10 CD	CD	54 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454236	21 227991 STE 10 CD	CD	52 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454237	21 227991 STE 10 CD	CD	48 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454238	21 227991 STE 10 CD	CD	46 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454239	21 227991 STE 10 CD	CD	44 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454240	21 227991 STE 10 CD	CD	42 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454241	21 227991 STE 10 CD	CD	40 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454242	21 227991 STE 10 CD	CD	50 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
454243	21 227991 STE 10 CD	CD	58 WIDMER ST	Under Review	10/20/2021	OLW	Downtown West Sub-Area
461064	09 115783 STE 20 SA	SA	184 SPADINA AVE	NOAC Issued	3/10/2009	OLW	Downtown West Sub-Area
462128	10 108633 STE 19 SB	SB	14 STRACHAN AVE	Draft Plan Approved	1/22/2010	OLW	Liberty Village / Fort York Sub-Area
463757	10 182677 STE 20 OZ	OZ	327 KING ST W	OMB Appeal	5/26/2010	OLW	Downtown West Sub-Area
463758	10 182677 STE 20 OZ	OZ	325 KING ST W	OMB Appeal	5/26/2010	OLW	Downtown West Sub-Area
463759	10 182677 STE 20 OZ	OZ	323 KING ST W	OMB Appeal	5/26/2010	OLW	Downtown West Sub-Area
463760	10 182677 STE 20 OZ	OZ	333 KING ST W	OMB Appeal	5/26/2010	OLW	Downtown West Sub-Area
463761	10 182677 STE 20 OZ	OZ	323 KING ST W	OMB Appeal	5/26/2010	OLW	Downtown West Sub-Area
465098	10 197695 STE 20 OZ	OZ	415 KING ST W	OMB Appeal	6/16/2010	OLW	Downtown West Sub-Area
465099	10 197695 STE 20 OZ	OZ	401 KING ST W	OMB Appeal	6/16/2010	OLW	Downtown West Sub-Area
465183	10 197695 STE 20 OZ	OZ	0 KING ST W	OMB Appeal	6/16/2010	OLW	Downtown West Sub-Area
466365	10 288104 STE 20 SA	SA	349 QUEEN ST W	Under Review	10/29/2010	OLW	Downtown West Sub-Area
466909	11 278098 STE 28 SB	SB	261 QUEENS QUAY E	Final Approval Completed	9/20/2011	OLS	Downtown East Sub-Area
467695	11 237631 STE 20 OZ	OZ	219 QUEEN ST W	OMB Appeal	7/13/2011	OLW	Downtown West Sub-Area
467776	11 288410 000 00 SA	SA	308 DUNDAS ST W	Under Review	10/6/2011	OLW	Downtown West Sub-Area
468026	11 251394 STE 19 OZ	OZ	1071 KING ST W	OMB Appeal	8/4/2011	OLW	Downtown West Sub-Area
469285	11 239404 STE 19 SA	SA	70 EAST LIBERTY ST	Final Approval Completed	7/15/2011	OLW	Liberty Village / Fort York Sub-Area
471830	12 148473 STE 30 OZ	OZ	462 EASTERN AVE	Council Approved	3/30/2012	OLS	West Don Lands / Industrial Sub-Area
472746	12 263710 NNY 34 SA	SA	895 DON MILLS RD	NOAC Issued	10/16/2012	OLN	Flemingdon Park Sub-Area
473012	11 328959 NNY 26 SA	SA	0 DON MILLS RD	Under Review	12/20/2011	OLN	Flemingdon Park Sub-Area
473013	11 328959 NNY 26 SA	SA	789 DON MILLS RD	Under Review	12/20/2011	OLN	Flemingdon Park Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
473177	12 152660 STE 20 OZ	OZ	263 ADELAIDE ST W	Council Approved	4/12/2012	OLW	Downtown West Sub-Area
474100	11 310785 STE 20 SA	SA	381 QUEEN ST W	Under Review	11/16/2011	OLW	Downtown West Sub-Area
474101	11 310785 STE 20 SA	SA	375 QUEEN ST W	Under Review	11/16/2011	OLW	Downtown West Sub-Area
474108	12 131809 STE 30 OZ	OZ	309 CHERRY ST	OMB Appeal	3/5/2012	OLS	West Don Lands / Industrial Sub-Area
474320	11 310785 STE 20 SA	SA	0 QUEEN ST W	Under Review	11/16/2011	OLW	Downtown West Sub-Area
476419	13 135668 STE 19 CD	CD	60 GRAND MAGAZINE ST	Draft Plan Approved	3/19/2013	OLW	Liberty Village / Fort York Sub-Area
476420	13 135668 STE 19 CD	CD	38 GRAND MAGAZINE ST	Draft Plan Approved	3/19/2013	OLW	Liberty Village / Fort York Sub-Area
477144	13 144733 STE 20 OZ	OZ	319 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477145	13 144733 STE 20 OZ	OZ	317 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477146	13 144733 STE 20 OZ	OZ	315 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477383	13 144733 STE 20 OZ	OZ	305 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477384	13 144733 STE 20 OZ	OZ	301 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477385	13 144733 STE 20 OZ	OZ	303 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477386	13 144733 STE 20 OZ	OZ	309 KING ST W	OMB Appeal	4/4/2013	OLW	Downtown West Sub-Area
477869	14 122777 STE 20 OZ	OZ	149 FRONT ST W	Council Approved	2/27/2014	OLW	Downtown West Sub-Area
477870	14 122777 STE 20 OZ	OZ	171 FRONT ST W	Council Approved	2/27/2014	OLW	Downtown West Sub-Area
477872	14 122777 STE 20 OZ	OZ	151 FRONT ST W	Council Approved	2/27/2014	OLW	Downtown West Sub-Area
477873	14 122777 STE 20 OZ	OZ	7 STATION ST	Council Approved	2/27/2014	OLW	Downtown West Sub-Area
479051	14 107449 STE 20 CD	CD	85 QUEENS WHARF RD	Under Review	1/21/2014	OLW	Liberty Village / Fort York Sub-Area
479803	14 135661 STE 18 OZ	OZ	99 SUDBURY ST	OMB Appeal	3/31/2014	OLW	Downtown West Sub-Area
480465	13 280729 STE 28 SA	SA	92 FRONT ST E	NOAC Issued	12/20/2013	OLS	Downtown East Sub-Area
480980	14 102102 STE 20 CD	CD	224 KING ST W	Draft Plan Approved	1/8/2014	OLW	Downtown West Sub-Area
481645	13 250158 STE 20 SA	SA	283 ADELAIDE ST W	Final Approval Completed	10/11/2013	OLW	Downtown West Sub-Area
482451	14 216820 NNY 26 SA	SA	44884 INDUSTRIAL ST	Under Review	9/4/2014	OLN	Thornccliffe Employment Sub-Area
482452	14 216820 NNY 26 SA	SA	25 INDUSTRIAL ST	Under Review	9/4/2014	OLN	Thornccliffe Employment Sub-Area
482776	14 176212 STE 30 OZ	OZ	661 QUEEN ST E	Under Review	6/18/2014	OLS	West Don Lands / Industrial Sub-Area
482777	14 176212 STE 30 OZ	OZ	677 QUEEN ST E	Under Review	6/18/2014	OLS	West Don Lands / Industrial Sub-Area
483042	14 174774 STE 20 OZ	OZ	60 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483043	14 174774 STE 20 OZ	OZ	56 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483044	14 174774 STE 20 OZ	OZ	52 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483045	14 174774 STE 20 OZ	OZ	46 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483046	14 174774 STE 20 OZ	OZ	40 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
483047	14 174774 STE 20 OZ	OZ	10 STEPHANIE ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483048	14 174774 STE 20 OZ	OZ	48 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483049	14 174774 STE 20 OZ	OZ	0 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483050	14 174774 STE 20 OZ	OZ	5 GRANGE RD	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483051	14 174774 STE 20 OZ	OZ	50 MC CAUL ST	Council Approved	6/16/2014	OLW	Downtown West Sub-Area
483129	14 147891 STE 30 OZ	OZ	0 PAPE AVE	Under Review	4/28/2014	OLS	East End Residential Sub-Area
483130	14 147891 STE 30 OZ	OZ	354 PAPE AVE	Under Review	4/28/2014	OLS	East End Residential Sub-Area
483922	14 178862 STE 29 SA	SA	125 O'CONNOR DR	Under Review	6/23/2014	OLN	Pape Sub-Area
484615	14 229173 STE 28 SA	SA	141 BAY ST	NOAC Issued	9/29/2014	OLS	Downtown East Sub-Area
485052	14 223583 STE 30 OZ	OZ	759 QUEEN ST E	Under Review	9/17/2014	OLS	West Don Lands / Industrial Sub-Area
485053	14 223583 STE 30 OZ	OZ	761 QUEEN ST E	Under Review	9/17/2014	OLS	West Don Lands / Industrial Sub-Area
485272	14 223583 STE 30 OZ	OZ	763 QUEEN ST E	Under Review	9/17/2014	OLS	West Don Lands / Industrial Sub-Area
485298	15 115050 STE 30 CD	CD	71 SAULTER ST	Draft Plan Approved	2/12/2015	OLS	West Don Lands / Industrial Sub-Area
485299	15 115050 STE 30 CD	CD	73 SAULTER ST	Draft Plan Approved	2/12/2015	OLS	West Don Lands / Industrial Sub-Area
485808	15 136961 STE 20 OZ	OZ	400 FRONT ST W	OMB Appeal	4/7/2015	OLW	Downtown West Sub-Area
487105	15 223802 STE 20 OZ	OZ	458 RICHMOND ST W	OMB Approved	9/16/2015	OLW	Downtown West Sub-Area
487145	15 242771 STE 20 SA	SA	35 MC CAUL ST	Under Review	10/26/2015	OLW	Downtown West Sub-Area
488194	15 131765 STE 20 CD	CD	15 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488195	15 131765 STE 20 CD	CD	17 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488196	15 131765 STE 20 CD	CD	19 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488197	15 131765 STE 20 CD	CD	21 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488198	15 131765 STE 20 CD	CD	27 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488199	15 131765 STE 20 CD	CD	0 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488200	15 131765 STE 20 CD	CD	23 BEVERLEY ST	Draft Plan Approved	3/24/2015	OLW	Downtown West Sub-Area
488343	15 223802 STE 20 OZ	OZ	452 RICHMOND ST W	OMB Approved	9/16/2015	OLW	Downtown West Sub-Area
488618	16 118638 STE 28 OZ	OZ	12 BRIGDEN PL	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488619	16 118638 STE 28 OZ	OZ	8 BRIGDEN PL	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488620	16 118638 STE 28 OZ	OZ	90 ONTARIO ST	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488621	16 118638 STE 28 OZ	OZ	78 ONTARIO ST	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488676	16 118638 STE 28 OZ	OZ	410 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488710	16 118638 STE 28 OZ	OZ	384 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488711	16 118638 STE 28 OZ	OZ	360 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
488746	16 118638 STE 28 OZ	OZ	354 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488747	16 118638 STE 28 OZ	OZ	348 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488748	16 118638 STE 28 OZ	OZ	285 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488749	16 118638 STE 28 OZ	OZ	269 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488750	16 118638 STE 28 OZ	OZ	412 RICHMOND ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
488936	15 209675 STE 20 OZ	OZ	51 CAMDEN ST	Council Approved	8/19/2015	OLW	Downtown West Sub-Area
488937	15 209675 STE 20 OZ	OZ	49 CAMDEN ST	Council Approved	8/19/2015	OLW	Downtown West Sub-Area
488987	15 241886 STE 29 SA	SA	14 DEWHURST BLVD	Final Approval Completed	10/23/2015	OLN	Pape Sub-Area
489036	15 177189 STE 20 OZ	OZ	217 ADELAIDE ST W	OMB Approved	6/19/2015	OLW	Downtown West Sub-Area
489122	14 264174 STE 19 OZ	OZ	65 GRAND MAGAZINE ST	OMB Appeal	12/15/2014	OLW	Liberty Village / Fort York Sub-Area
489123	14 264174 STE 19 OZ	OZ	38 IANNUZZI ST	OMB Appeal	12/15/2014	OLW	Liberty Village / Fort York Sub-Area
489467	15 236743 STE 14 OZ	OZ	58 ATLANTIC AVE	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489468	15 236743 STE 14 OZ	OZ	25 LIBERTY ST	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489469	15 236743 STE 14 OZ	OZ	35 LIBERTY ST	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489470	15 236743 STE 14 OZ	OZ	56 ATLANTIC AVE	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489549	15 236743 STE 14 OZ	OZ	57 JEFFERSON AVE	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489550	15 236743 STE 14 OZ	OZ	61 JEFFERSON AVE	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489551	15 236743 STE 14 OZ	OZ	65 JEFFERSON AVE	Council Approved	10/13/2015	OLW	Liberty Village / Fort York Sub-Area
489895	15 193651 STE 14 OZ	OZ	1221 KING ST W	Council Approved	7/20/2015	OLW	Liberty Village / Fort York Sub-Area
489896	15 193651 STE 14 OZ	OZ	1182 KING ST W	Council Approved	7/20/2015	OLW	Liberty Village / Fort York Sub-Area
490127	15 212573 STE 20 SA	SA	24 MERCER ST	Under Review	8/25/2015	OLW	Downtown West Sub-Area
490635	16 118638 STE 28 OZ	OZ	245 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490636	16 118638 STE 28 OZ	OZ	257 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490699	15 261823 NNY 26 OZ	OZ	25 ST DENNIS DR	OMB Approved	12/7/2015	OLN	Flemingdon Park Sub-Area
490841	16 118638 STE 28 OZ	OZ	261 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490842	16 118638 STE 28 OZ	OZ	265 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490880	16 114472 STE 20 OZ	OZ	489 WELLINGTON ST W	OMB Appeal	2/9/2016	OLW	Downtown West Sub-Area
490881	16 114472 STE 20 OZ	OZ	485 WELLINGTON ST W	OMB Appeal	2/9/2016	OLW	Downtown West Sub-Area
490910	16 118638 STE 28 OZ	OZ	267 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490911	16 118638 STE 28 OZ	OZ	271 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
490912	16 118638 STE 28 OZ	OZ	273 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
491078	16 118638 STE 28 OZ	OZ	275 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
491147	16 118638 STE 28 OZ	OZ	277 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
491148	16 118638 STE 28 OZ	OZ	281 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
491149	16 118638 STE 28 OZ	OZ	283 QUEEN ST E	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
491150	16 118638 STE 28 OZ	OZ	106 ONTARIO ST	OMB Appeal	2/19/2016	OLS	Downtown East Sub-Area
491289	15 260024 STE 19 SA	SA	689 KING ST W	Under Review	12/3/2015	OLW	Downtown West Sub-Area
491584	16 142849 STE 28 SA	SA	89 CHURCH ST	NOAC Issued	4/19/2016	OLS	Downtown East Sub-Area
491585	16 142849 STE 28 SA	SA	97 CHURCH ST	NOAC Issued	4/19/2016	OLS	Downtown East Sub-Area
491586	16 142849 STE 28 SA	SA	99 CHURCH ST	NOAC Issued	4/19/2016	OLS	Downtown East Sub-Area
491692	16 159483 STE 20 OZ	OZ	539 KING ST W	OMB Approved	5/20/2016	OLW	Downtown West Sub-Area
491765	16 159483 STE 20 OZ	OZ	533 KING ST W	OMB Approved	5/20/2016	OLW	Downtown West Sub-Area
491830	15 255425 STE 20 OZ	OZ	122 PETER ST	OMB Approved	11/23/2015	OLW	Downtown West Sub-Area
491981	16 159483 STE 20 OZ	OZ	485 KING ST W	OMB Approved	5/20/2016	OLW	Downtown West Sub-Area
492049	16 134596 STE 20 SA	SA	276 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492050	16 134596 STE 20 SA	SA	266 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492112	16 134596 STE 20 SA	SA	268 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492113	16 134596 STE 20 SA	SA	270 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492114	16 134596 STE 20 SA	SA	0 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492115	16 134596 STE 20 SA	SA	274 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
492587	16 112944 STE 20 SA	SA	399 DUNDAS ST W	Under Review	2/4/2016	OLW	Downtown West Sub-Area
492605	16 161250 STE 28 OZ	OZ	301 QUEEN ST E	OMB Appeal	5/25/2016	OLS	Downtown East Sub-Area
492696	16 161250 STE 28 OZ	OZ	305 QUEEN ST E	OMB Appeal	5/25/2016	OLS	Downtown East Sub-Area
492697	16 161250 STE 28 OZ	OZ	311 QUEEN ST E	OMB Appeal	5/25/2016	OLS	Downtown East Sub-Area
492903	16 161250 STE 28 OZ	OZ	317 QUEEN ST E	OMB Appeal	5/25/2016	OLS	Downtown East Sub-Area
492904	16 161250 STE 28 OZ	OZ	315 QUEEN ST E	OMB Appeal	5/25/2016	OLS	Downtown East Sub-Area
493035	16 134596 STE 20 SA	SA	260 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
493036	16 134596 STE 20 SA	SA	284 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
493037	16 134596 STE 20 SA	SA	300 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
493038	16 134596 STE 20 SA	SA	322 KING ST W	Under Review	4/1/2016	OLW	Downtown West Sub-Area
493186	16 232831 STE 28 OZ	OZ	260 KING ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493187	16 232831 STE 28 OZ	OZ	157 PRINCESS ST	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493188	16 232831 STE 28 OZ	OZ	254 KING ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493189	16 232831 STE 28 OZ	OZ	256 KING ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
493190	16 232831 STE 28 OZ	OZ	266 KING ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493191	16 232831 STE 28 OZ	OZ	427 ADELAIDE ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493192	16 232831 STE 28 OZ	OZ	435 ADELAIDE ST E	Appeal Received	10/4/2016	OLS	Downtown East Sub-Area
493310	16 228717 STE 20 OZ	OZ	119 PORTLAND ST	Under Review	9/26/2016	OLW	Downtown West Sub-Area
493311	16 228717 STE 20 OZ	OZ	121 PORTLAND ST	Under Review	9/26/2016	OLW	Downtown West Sub-Area
493312	16 228717 STE 20 OZ	OZ	123 PORTLAND ST	Under Review	9/26/2016	OLW	Downtown West Sub-Area
493313	16 228717 STE 20 OZ	OZ	502 ADELAIDE ST W	Under Review	9/26/2016	OLW	Downtown West Sub-Area
493457	16 192792 STE 20 OZ	OZ	211 ADELAIDE ST W	OMB Appeal	7/18/2016	OLW	Downtown West Sub-Area
493645	16 106006 STE 30 SA	SA	79 EAST DON ROADWAY	Final Approval Completed	1/19/2016	OLS	West Don Lands / Industrial Sub-Area
493646	16 192792 STE 20 OZ	OZ	100 SIMCOE ST	OMB Appeal	7/18/2016	OLW	Downtown West Sub-Area
493660	16 199339 STE 28 SA	SA	255 BERKELEY ST	Under Review	7/29/2016	OLS	Downtown East Sub-Area
493661	16 199339 STE 28 SA	SA	257 BERKELEY ST	Under Review	7/29/2016	OLS	Downtown East Sub-Area
493662	16 199339 STE 28 SA	SA	62 POULETT ST	Under Review	7/29/2016	OLS	Downtown East Sub-Area
493663	16 199339 STE 28 SA	SA	64 POULETT ST	Under Review	7/29/2016	OLS	Downtown East Sub-Area
493691	16 189275 STE 20 SA	SA	86 JOHN ST	Under Review	7/12/2016	OLW	Downtown West Sub-Area
493739	16 199339 STE 28 SA	SA	66 POULETT ST	Under Review	7/29/2016	OLS	Downtown East Sub-Area
493853	16 106006 STE 30 SA	SA	77 EAST DON ROADWAY	Final Approval Completed	1/19/2016	OLS	West Don Lands / Industrial Sub-Area
493916	16 188179 STE 28 OZ	OZ	31 PARLIAMENT ST	OMB Appeal	7/11/2016	OLS	West Don Lands / Industrial Sub-Area
493942	16 136299 STE 27 SA	SA	100 EDWARD ST	Under Review	4/6/2016	OLS	Downtown East Sub-Area
494018	16 127424 STE 27 SA	SA	11 CENTRE AVE	NOAC Issued	3/14/2016	OLS	Downtown East Sub-Area
494019	16 127424 STE 27 SA	SA	94 CHESTNUT ST	NOAC Issued	3/14/2016	OLS	Downtown East Sub-Area
494020	16 127424 STE 27 SA	SA	80 CHESTNUT ST	NOAC Issued	3/14/2016	OLS	Downtown East Sub-Area
494021	16 127424 STE 27 SA	SA	33 CENTRE AVE	NOAC Issued	3/14/2016	OLS	Downtown East Sub-Area
494048	16 148963 STE 27 SA	SA	30 BOND ST	NOAC Issued	5/2/2016	OLS	Downtown East Sub-Area
494107	16 159562 STE 28 OZ	OZ	36 KING ST E	OMB Appeal	5/20/2016	OLS	Downtown East Sub-Area
494108	16 159562 STE 28 OZ	OZ	34 KING ST E	OMB Appeal	5/20/2016	OLS	Downtown East Sub-Area
494109	16 159562 STE 28 OZ	OZ	50 KING ST E	OMB Appeal	5/20/2016	OLS	Downtown East Sub-Area
494110	16 159562 STE 28 OZ	OZ	2 TORONTO ST	OMB Appeal	5/20/2016	OLS	Downtown East Sub-Area
495278	16 269407 STE 20 OZ	OZ	15 DUNCAN ST	OMB Approved	12/21/2016	OLW	Downtown West Sub-Area
495279	16 269407 STE 20 OZ	OZ	150 PEARL ST	OMB Approved	12/21/2016	OLW	Downtown West Sub-Area
495367	16 270078 STE 30 SB	SB	433 EASTERN AVE	Under Review	12/22/2016	OLS	West Don Lands / Industrial Sub-Area
495369	16 270078 STE 30 SB	SB	21 DON VALLEY PKWY	Under Review	12/22/2016	OLS	West Don Lands / Industrial Sub-Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
495370	16 270078 STE 30 SB	SB	30 BOOTH AVE	Under Review	12/22/2016	OLS	West Don Lands / Industrial Sub-Area
495371	16 270078 STE 30 SB	SB	385 EASTERN AVE	Under Review	12/22/2016	OLS	West Don Lands / Industrial Sub-Area
495372	16 270078 STE 30 SB	SB	375 EASTERN AVE	Under Review	12/22/2016	OLS	West Don Lands / Industrial Sub-Area
495527	16 269407 STE 20 OZ	OZ	158 PEARL ST	OMB Approved	12/21/2016	OLW	Downtown West Sub-Area
495617	16 191733 STE 20 OZ	OZ	149 BATHURST ST	Appeal Received	7/15/2016	OLW	Downtown West Sub-Area
495618	16 191733 STE 20 OZ	OZ	151 BATHURST ST	Appeal Received	7/15/2016	OLW	Downtown West Sub-Area
495619	16 191733 STE 20 OZ	OZ	153 BATHURST ST	Appeal Received	7/15/2016	OLW	Downtown West Sub-Area
495620	16 191733 STE 20 OZ	OZ	155 BATHURST ST	Appeal Received	7/15/2016	OLW	Downtown West Sub-Area
495621	16 191733 STE 20 OZ	OZ	157 BATHURST ST	Appeal Received	7/15/2016	OLW	Downtown West Sub-Area
496081	16 261191 STE 20 OZ	OZ	474 WELLINGTON ST W	OMB Appeal	12/7/2016	OLW	Downtown West Sub-Area
496082	16 261191 STE 20 OZ	OZ	470 WELLINGTON ST W	OMB Appeal	12/7/2016	OLW	Downtown West Sub-Area
496083	16 261191 STE 20 OZ	OZ	472 WELLINGTON ST W	OMB Appeal	12/7/2016	OLW	Downtown West Sub-Area
496190	16 231281 STE 20 OZ	OZ	357 KING ST W	Council Approved	9/30/2016	OLW	Downtown West Sub-Area
496355	16 270147 STE 20 OZ	OZ	504 WELLINGTON ST W	OMB Approved	12/22/2016	OLW	Downtown West Sub-Area
496443	16 270154 STE 20 OZ	OZ	482 WELLINGTON ST W	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
496444	16 270154 STE 20 OZ	OZ	488 WELLINGTON ST W	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
496483	16 268588 STE 28 SA	SA	187 PARLIAMENT ST	NOAC Issued	12/19/2016	OLS	West Don Lands / Industrial Sub-Area
496484	16 268588 STE 28 SA	SA	191 PARLIAMENT ST	NOAC Issued	12/19/2016	OLS	West Don Lands / Industrial Sub-Area
497079	16 268409 STE 28 OZ	OZ	28 RIVER ST	Appeal Received	12/19/2016	OLS	East End Residential Sub-Area
497080	16 268409 STE 28 OZ	OZ	550 QUEEN ST E	Appeal Received	12/19/2016	OLS	East End Residential Sub-Area
497120	17 113051 STE 19 CD	CD	204 BATHURST ST	Final Approval Completed	2/3/2017	OLW	Downtown West Sub-Area
497121	17 113051 STE 19 CD	CD	202 BATHURST ST	Final Approval Completed	2/3/2017	OLW	Downtown West Sub-Area
497122	17 113051 STE 19 CD	CD	109 WOLSELEY ST	Final Approval Completed	2/3/2017	OLW	Downtown West Sub-Area
497312	16 270239 STE 20 OZ	OZ	663 KING ST W	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497313	16 270239 STE 20 OZ	OZ	60 STEWART ST	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497314	16 270239 STE 20 OZ	OZ	58 STEWART ST	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497315	16 270239 STE 20 OZ	OZ	647 KING ST W	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497510	16 270239 STE 20 OZ	OZ	665 KING ST W	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497511	16 270239 STE 20 OZ	OZ	69 BATHURST ST	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497512	16 270239 STE 20 OZ	OZ	71 BATHURST ST	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497513	16 270239 STE 20 OZ	OZ	73 BATHURST ST	OMB Appeal	12/22/2016	OLW	Downtown West Sub-Area
497696	17 147290 STE 28 OZ	OZ	65 GEORGE ST	OMB Appeal	4/21/2017	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
497697	17 147290 STE 28 OZ	OZ	187 KING ST E	OMB Appeal	4/21/2017	OLS	Downtown East Sub-Area
498098	16 236387 NNY 26 OZ	OZ	844 DON MILLS RD	OMB Approved	10/12/2016	OLN	Flemingdon Park Sub-Area
498099	16 236387 NNY 26 OZ	OZ	1150 EGLINTON AVE E	OMB Approved	10/12/2016	OLN	Flemingdon Park Sub-Area
498343	17 164359 STE 20 OZ	OZ	433 FRONT ST W	OMB Appeal	5/23/2017	OLW	Downtown West Sub-Area
498379	16 236387 NNY 26 OZ	OZ	1155 EGLINTON AVE E	OMB Approved	10/12/2016	OLN	Flemingdon Park Sub-Area
498435	17 118388 STE 30 CD	CD	109 BOULTON AVE	Draft Plan Approved	2/17/2017	OLS	East End Residential Sub-Area
498436	17 118388 STE 30 CD	CD	0 CUMMINGS ST	Draft Plan Approved	2/17/2017	OLS	East End Residential Sub-Area
498437	17 118388 STE 30 CD	CD	13 CUMMINGS ST	Draft Plan Approved	2/17/2017	OLS	East End Residential Sub-Area
498845	17 118464 STE 28 SA	SA	115 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498846	17 118464 STE 28 SA	SA	121 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498847	17 118464 STE 28 SA	SA	123 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498848	17 118464 STE 28 SA	SA	125 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498849	17 118464 STE 28 SA	SA	129 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498850	17 118464 STE 28 SA	SA	135 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
498851	17 118464 STE 28 SA	SA	54 POWER ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499131	17 118464 STE 28 SA	SA	52 POWER ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499132	17 118464 STE 28 SA	SA	50 POWER ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499133	17 118464 STE 28 SA	SA	48 POWER ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499134	17 118464 STE 28 SA	SA	113 PARLIAMENT ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499135	17 118464 STE 28 SA	SA	46 POWER ST	Final Approval Completed	2/17/2017	OLS	West Don Lands / Industrial Sub-Area
499405	17 192881 STE 20 OZ	OZ	444 RICHMOND ST W	OMB Appeal	7/5/2017	OLW	Downtown West Sub-Area
499406	17 192881 STE 20 OZ	OZ	446 RICHMOND ST W	OMB Appeal	7/5/2017	OLW	Downtown West Sub-Area
499407	17 192881 STE 20 OZ	OZ	448 RICHMOND ST W	OMB Appeal	7/5/2017	OLW	Downtown West Sub-Area
499408	17 192881 STE 20 OZ	OZ	450 RICHMOND ST W	OMB Appeal	7/5/2017	OLW	Downtown West Sub-Area
499538	17 175826 STE 28 OZ	OZ	284 KING ST E	OMB Approved	6/8/2017	OLS	Downtown East Sub-Area
500060	17 159868 STE 20 OZ	OZ	14 DUNCAN ST	Under Review	5/15/2017	OLW	Downtown West Sub-Area
500227	17 209531 STE 20 OZ	OZ	451 ADELAIDE ST W	Appeal Received	8/1/2017	OLW	Downtown West Sub-Area
500228	17 209531 STE 20 OZ	OZ	449 ADELAIDE ST W	Appeal Received	8/1/2017	OLW	Downtown West Sub-Area
500229	17 209531 STE 20 OZ	OZ	447 ADELAIDE ST W	Appeal Received	8/1/2017	OLW	Downtown West Sub-Area
500230	17 209531 STE 20 OZ	OZ	445 ADELAIDE ST W	Appeal Received	8/1/2017	OLW	Downtown West Sub-Area
500431	17 122573 STE 20 OZ	OZ	49 SPADINA AVE	OMB Appeal	2/28/2017	OLW	Downtown West Sub-Area
500531	17 198847 STE 20 SA	SA	520 RICHMOND ST W	Final Approval Completed	7/14/2017	OLW	Downtown West Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
500852	17 269658 STE 28 OZ	OZ	250 FRONT ST E	Under Review	11/30/2017	OLS	Downtown East Sub-Area
500853	17 269658 STE 28 OZ	OZ	383 KING ST E	Under Review	11/30/2017	OLS	Downtown East Sub-Area
500854	17 269658 STE 28 OZ	OZ	260 FRONT ST E	Under Review	11/30/2017	OLS	Downtown East Sub-Area
500880	17 279366 STE 20 SA	SA	354 ADELAIDE ST W	Under Review	12/27/2017	OLW	Downtown West Sub-Area
500881	17 279366 STE 20 SA	SA	108 PETER ST	Under Review	12/27/2017	OLW	Downtown West Sub-Area
500941	17 279888 STE 30 SA	SA	8 DE GRASSI ST	Under Review	12/28/2017	OLS	East End Residential Sub-Area
501074	17 268396 STE 20 SA	SA	615 QUEEN ST W	Under Review	11/28/2017	OLW	Downtown West Sub-Area
501305	17 245526 STE 20 SA	SA	1 DRAPER ST	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501306	17 245526 STE 20 SA	SA	19 DRAPER ST	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501307	17 245526 STE 20 SA	SA	443 WELLINGTON ST W	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501308	17 245526 STE 20 SA	SA	439 WELLINGTON ST W	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501309	17 245526 STE 20 SA	SA	440 FRONT ST W	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501310	17 245526 STE 20 SA	SA	18 SPADINA AVE	NOAC Issued	10/10/2017	OLW	Downtown West Sub-Area
501334	17 275276 STE 20 OZ	OZ	387 ADELAIDE ST W	Under Review	12/13/2017	OLW	Downtown West Sub-Area
501335	17 275276 STE 20 OZ	OZ	383 ADELAIDE ST W	Under Review	12/13/2017	OLW	Downtown West Sub-Area
501336	17 275276 STE 20 OZ	OZ	379 ADELAIDE ST W	Under Review	12/13/2017	OLW	Downtown West Sub-Area
501337	17 275276 STE 20 OZ	OZ	96 SPADINA AVE	Under Review	12/13/2017	OLW	Downtown West Sub-Area
501379	17 211293 STE 20 SA	SA	35 MERCER ST	NOAC Issued	8/4/2017	OLW	Downtown West Sub-Area
501380	17 211293 STE 20 SA	SA	15 MERCER ST	NOAC Issued	8/4/2017	OLW	Downtown West Sub-Area
501468	17 219060 STE 28 OZ	OZ	33 PARLIAMENT ST	OMB Appeal	8/18/2017	OLS	West Don Lands / Industrial Sub-Area
501469	17 219060 STE 28 OZ	OZ	37 PARLIAMENT ST	OMB Appeal	8/18/2017	OLS	West Don Lands / Industrial Sub-Area
501505	17 225862 STE 20 SA	SA	129 MC CAUL ST	Under Review	8/31/2017	OLW	Downtown West Sub-Area
501506	17 225862 STE 20 SA	SA	131 MC CAUL ST	Under Review	8/31/2017	OLW	Downtown West Sub-Area
501507	17 225862 STE 20 SA	SA	170 ST PATRICK ST	Under Review	8/31/2017	OLW	Downtown West Sub-Area
501508	17 225862 STE 20 SA	SA	292 DUNDAS ST W	Under Review	8/31/2017	OLW	Downtown West Sub-Area
501642	17 215108 STE 20 SA	SA	115 PORTLAND ST	Under Review	8/11/2017	OLW	Downtown West Sub-Area
501643	17 215108 STE 20 SA	SA	582 KING ST W	Under Review	8/11/2017	OLW	Downtown West Sub-Area
502086	17 279366 STE 20 SA	SA	118 PETER ST	Under Review	12/27/2017	OLW	Downtown West Sub-Area
502087	17 279366 STE 20 SA	SA	114 PETER ST	Under Review	12/27/2017	OLW	Downtown West Sub-Area
502088	17 279366 STE 20 SA	SA	102 PETER ST	Under Review	12/27/2017	OLW	Downtown West Sub-Area
502089	17 279366 STE 20 SA	SA	350 ADELAIDE ST W	Under Review	12/27/2017	OLW	Downtown West Sub-Area
502412	17 279366 STE 20 SA	SA	352 ADELAIDE ST W	Under Review	12/27/2017	OLW	Downtown West Sub-Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
502864	11 327912 STE 28 SA	SA	25 ONTARIO ST	NOAC Issued	12/19/2011	OLS	Downtown East Sub-Area
503030	18 104543 STE 30 SA	SA	263 LOGAN AVE	Under Review	1/12/2018	OLS	East End Residential Sub-Area
503031	18 104543 STE 30 SA	SA	15 BUSY ST	Under Review	1/12/2018	OLS	East End Residential Sub-Area
503228	17 278607 STE 20 SB	SB	91 AUGUSTA AVE	Draft Plan Approved	12/22/2017	OLW	Downtown West Sub-Area
503229	17 278607 STE 20 SB	SB	20 VANAULEY ST	Draft Plan Approved	12/22/2017	OLW	Downtown West Sub-Area
503230	17 278607 STE 20 SB	SB	571 DUNDAS ST W	Draft Plan Approved	12/22/2017	OLW	Downtown West Sub-Area
503745	17 264041 STE 19 OZ	OZ	125 NIAGARA ST	OMB Appeal	11/17/2017	OLW	Downtown West Sub-Area
503746	17 264041 STE 19 OZ	OZ	2 TECUMSETH ST	OMB Appeal	11/17/2017	OLW	Downtown West Sub-Area
503747	17 264041 STE 19 OZ	OZ	133 NIAGARA ST	OMB Appeal	11/17/2017	OLW	Downtown West Sub-Area
503883	17 266470 STE 29 OZ	OZ	995 BROADVIEW AVE	OMB Approved	11/23/2017	OLN	Pape Sub-Area
504289	18 211233 STE 20 SA	SA	422 WELLINGTON ST W	Under Review	8/17/2018	OLW	Downtown West Sub-Area
504290	18 211233 STE 20 SA	SA	424 WELLINGTON ST W	Under Review	8/17/2018	OLW	Downtown West Sub-Area
504641	18 176812 STE 19 OZ	OZ	86 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504642	18 176812 STE 19 OZ	OZ	82 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504643	18 176812 STE 19 OZ	OZ	74 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504644	18 176812 STE 19 OZ	OZ	72 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504645	18 176812 STE 19 OZ	OZ	68 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504646	18 176812 STE 19 OZ	OZ	66 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
504647	18 176812 STE 19 OZ	OZ	64 BATHURST ST	Under Review	6/12/2018	OLW	Downtown West Sub-Area
505091	17 260753 STE 28 SA	SA	65 KING ST E	Final Approval Completed	11/10/2017	OLS	Downtown East Sub-Area
505092	17 260753 STE 28 SA	SA	71 KING ST E	Final Approval Completed	11/10/2017	OLS	Downtown East Sub-Area
505093	17 260753 STE 28 SA	SA	75 KING ST E	Final Approval Completed	11/10/2017	OLS	Downtown East Sub-Area
505094	17 260753 STE 28 SA	SA	46 COLBORNE ST	Final Approval Completed	11/10/2017	OLS	Downtown East Sub-Area
505095	17 260753 STE 28 SA	SA	73 KING ST E	Final Approval Completed	11/10/2017	OLS	Downtown East Sub-Area
505255	18 199835 STE 28 OZ	OZ	1 FRONT ST W	Appeal Received	7/25/2018	OLS	Downtown East Sub-Area
505266	18 149665 STE 20 SA	SA	170 SPADINA AVE	Final Approval Completed	4/27/2018	OLW	Downtown West Sub-Area
505483	18 153602 STE 19 OZ	OZ	97 STRACHAN AVE	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area
505484	18 153602 STE 19 OZ	OZ	95 STRACHAN AVE	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area
505485	18 153602 STE 19 OZ	OZ	99 STRACHAN AVE	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area
505486	18 153602 STE 19 OZ	OZ	938 KING ST W	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area
505487	18 153602 STE 19 OZ	OZ	944 KING ST W	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area
505488	18 153602 STE 19 OZ	OZ	950 KING ST W	Appeal Received	5/4/2018	OLW	Downtown West Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
505716	18 150447 STE 19 SA	SA	10 ORDNANCE ST	Final Approval Completed	4/30/2018	OLW	Liberty Village / Fort York Sub-Area
505722	18 196225 STE 28 OZ	OZ	333 KING ST E	Under Review	7/18/2018	OLS	Downtown East Sub-Area
505723	18 196225 STE 28 OZ	OZ	200 FRONT ST E	Under Review	7/18/2018	OLS	Downtown East Sub-Area
505724	18 196225 STE 28 OZ	OZ	351 KING ST E	Under Review	7/18/2018	OLS	Downtown East Sub-Area
505746	18 199726 STE 20 SA	SA	121 ST PATRICK ST	NOAC Issued	7/25/2018	OLW	Downtown West Sub-Area
505747	18 199726 STE 20 SA	SA	234 SIMCOE ST	NOAC Issued	7/25/2018	OLW	Downtown West Sub-Area
505792	18 150447 STE 19 SA	SA	45 STRACHAN AVE	Final Approval Completed	4/30/2018	OLW	Liberty Village / Fort York Sub-Area
505793	18 150447 STE 19 SA	SA	25 ORDNANCE ST	Final Approval Completed	4/30/2018	OLW	Liberty Village / Fort York Sub-Area
505794	18 150447 STE 19 SA	SA	11 ORDNANCE ST	Final Approval Completed	4/30/2018	OLW	Liberty Village / Fort York Sub-Area
506138	19 228307 STE 13 OZ	OZ	373 FRONT ST E	Under Review	9/27/2019	OLS	West Don Lands / Industrial Sub-Area
506139	19 228307 STE 13 OZ	OZ	90 MILL ST	Under Review	9/27/2019	OLS	West Don Lands / Industrial Sub-Area
506451	19 253990 STE 10 SA	SA	1 MORRISON ST	Under Review	11/26/2019	OLW	Downtown West Sub-Area
506560	19 182800 STE 10 OZ	OZ	471 RICHMOND ST W	Appeal Received	7/4/2019	OLW	Downtown West Sub-Area
506561	19 182800 STE 10 OZ	OZ	38 CAMDEN ST	Appeal Received	7/4/2019	OLW	Downtown West Sub-Area
506562	19 182800 STE 10 OZ	OZ	465 RICHMOND ST W	Appeal Received	7/4/2019	OLW	Downtown West Sub-Area
506647	19 253990 STE 10 SA	SA	7 MORRISON ST	Under Review	11/26/2019	OLW	Downtown West Sub-Area
506648	19 253990 STE 10 SA	SA	540 KING ST W	Under Review	11/26/2019	OLW	Downtown West Sub-Area
506649	19 253990 STE 10 SA	SA	544 KING ST W	Under Review	11/26/2019	OLW	Downtown West Sub-Area
506650	19 253990 STE 10 SA	SA	9 MORRISON ST	Under Review	11/26/2019	OLW	Downtown West Sub-Area
506839	19 195499 STE 13 CD	CD	215 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506840	19 195499 STE 13 CD	CD	217 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506841	19 195499 STE 13 CD	CD	221 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506842	19 195499 STE 13 CD	CD	223 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506843	19 195499 STE 13 CD	CD	225 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506844	19 195499 STE 13 CD	CD	227 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506845	19 195499 STE 13 CD	CD	229 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
506846	19 195499 STE 13 CD	CD	117 DUNDAS ST E	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
507019	19 137896 STE 10 OZ	OZ	100 MC CAUL ST	Under Review	4/9/2019	OLW	Downtown West Sub-Area
507026	19 177157 STE 10 SA	SA	85 HANNA AVE	Under Review	6/24/2019	OLW	Liberty Village / Fort York Sub-Area
507037	19 210278 STE 10 OZ	OZ	145 WELLINGTON ST W	Under Review	8/22/2019	OLW	Downtown West Sub-Area
507044	19 203446 STE 14 SA	SA	433 PAPE AVE	NOAC Issued	8/9/2019	OLS	East End Residential Sub-Area
507149	19 144266 STE 10 OZ	OZ	126 JOHN ST	Council Approved	4/24/2019	OLW	Downtown West Sub-Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
507150	19 144266 STE 10 OZ	OZ	142 JOHN ST	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507151	19 144266 STE 10 OZ	OZ	259 RICHMOND ST W	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507152	19 144266 STE 10 OZ	OZ	261 RICHMOND ST W	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507153	19 144266 STE 10 OZ	OZ	263 RICHMOND ST W	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507154	19 144266 STE 10 OZ	OZ	267 RICHMOND ST W	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507155	19 144266 STE 10 OZ	OZ	41 WIDMER ST	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507236	19 144266 STE 10 OZ	OZ	59 WIDMER ST	Council Approved	4/24/2019	OLW	Downtown West Sub-Area
507706	19 199402 STE 10 OZ	OZ	182 SPADINA AVE	Under Review	8/1/2019	OLW	Downtown West Sub-Area
507936	19 215798 STE 13 SA	SA	409 FRONT ST E	Final Approval Completed	9/4/2019	OLS	West Don Lands / Industrial Sub-Area
507937	19 215798 STE 13 SA	SA	409 FRONT ST E	Final Approval Completed	9/4/2019	OLS	West Don Lands / Industrial Sub-Area
507937	19 215798 STE 13 SA	SA	409 FRONT ST E	Final Approval Completed	9/4/2019	OLS	West Don Lands / Industrial Sub-Area
508063	19 154786 STE 10 SA	SA	517 WELLINGTON ST W	NOAC Issued	5/15/2019	OLW	Downtown West Sub-Area
508064	19 154786 STE 10 SA	SA	524 FRONT ST W	NOAC Issued	5/15/2019	OLW	Downtown West Sub-Area
508065	19 154786 STE 10 SA	SA	530 FRONT ST W	NOAC Issued	5/15/2019	OLW	Downtown West Sub-Area
508066	19 154786 STE 10 SA	SA	532 FRONT ST W	NOAC Issued	5/15/2019	OLW	Downtown West Sub-Area
508067	19 154786 STE 10 SA	SA	510 FRONT ST W	NOAC Issued	5/15/2019	OLW	Downtown West Sub-Area
508157	19 151768 STE 14 CD	CD	772 QUEEN ST E	Under Review	5/9/2019	OLS	East End Residential Sub-Area
508667	19 170414 STE 14 SA	SA	0 GAMBLE AVE	Under Review	6/12/2019	OLN	Pape Sub-Area
508860	19 121598 STE 13 SA	SA	240 BERKELEY ST	Under Review	3/4/2019	OLS	Downtown East Sub-Area
508861	19 121598 STE 13 SA	SA	238 BERKELEY ST	Under Review	3/4/2019	OLS	Downtown East Sub-Area
508931	18 271373 STE 13 OZ	OZ	202 JARVIS ST	Council Approved	12/21/2018	OLS	Downtown East Sub-Area
508932	18 271373 STE 13 OZ	OZ	166 DUNDAS ST E	Council Approved	12/21/2018	OLS	Downtown East Sub-Area
508961	19 183020 STE 10 CD	CD	12 BONNYCASTLE ST	Draft Plan Approved	7/4/2019	OLS	Downtown East Sub-Area
509072	19 195499 STE 13 CD	CD	219 CHURCH ST	Draft Plan Approved	7/25/2019	OLS	Downtown East Sub-Area
509077	19 204347 STE 10 OZ	OZ	325 FRONT ST W	Under Review	8/12/2019	OLW	Downtown West Sub-Area
509078	19 204347 STE 10 OZ	OZ	315 FRONT ST W	Under Review	8/12/2019	OLW	Downtown West Sub-Area
509181	19 166175 STE 10 SA	SA	251 QUEENS QUAY E	Final Approval Completed	6/5/2019	OLS	Downtown East Sub-Area
509297	19 220238 STE 13 CD	CD	187 CHURCH ST	Draft Plan Approved	9/12/2019	OLS	Downtown East Sub-Area
509298	19 220238 STE 13 CD	CD	60 SHUTER ST	Draft Plan Approved	9/12/2019	OLS	Downtown East Sub-Area
509314	21 186999 STE 10 CD	CD	553 RICHMOND ST W	Under Review	7/20/2021	OLW	Downtown West Sub-Area
509315	21 186999 STE 10 CD	CD	543 RICHMOND ST W	Under Review	7/20/2021	OLW	Downtown West Sub-Area
509477	21 146032 STE 10 OZ	OZ	150 QUEENS WHARF RD	Under Review	4/26/2021	OLW	Downtown West Sub-Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
509653	21 161284 STE 14 OZ	OZ	33 DAVIES AVE	Under Review	5/27/2021	OLS	East End Residential Sub-Area
509654	21 161284 STE 14 OZ	OZ	39 DAVIES AVE	Under Review	5/27/2021	OLS	East End Residential Sub-Area
509692	16 268947 STE 20 OZ	OZ	457 RICHMOND ST W	Appeal Received	12/20/2016	OLW	Downtown West Sub-Area
509693	16 268947 STE 20 OZ	OZ	451 RICHMOND ST W	Appeal Received	12/20/2016	OLW	Downtown West Sub-Area
509764	21 151369 STE 13 SA	SA	55 EASTERN AVE	Under Review	5/7/2021	OLS	West Don Lands / Industrial Sub-Area
509800	21 148154 STE 13 SA	SA	49 ONTARIO ST	Under Review	4/30/2021	OLS	Downtown East Sub-Area
509801	21 148154 STE 13 SA	SA	94 BERKELEY ST	Under Review	4/30/2021	OLS	Downtown East Sub-Area
509802	21 148154 STE 13 SA	SA	86 BERKELEY ST	Under Review	4/30/2021	OLS	Downtown East Sub-Area
509817	21 152905 STE 13 SA	SA	131 CHURCH ST	Under Review	5/10/2021	OLS	Downtown East Sub-Area
509818	21 152905 STE 13 SA	SA	133 CHURCH ST	Under Review	5/10/2021	OLS	Downtown East Sub-Area
509819	21 152905 STE 13 SA	SA	135 CHURCH ST	Under Review	5/10/2021	OLS	Downtown East Sub-Area
509829	21 184321 STE 10 SB	SB	132 JOHN ST	Under Review	7/14/2021	OLW	Downtown West Sub-Area
509880	21 152905 STE 13 SA	SA	64 QUEEN ST E	Under Review	5/10/2021	OLS	Downtown East Sub-Area
509881	21 152905 STE 13 SA	SA	60 QUEEN ST E	Under Review	5/10/2021	OLS	Downtown East Sub-Area
510037	21 181257 STE 10 OZ	OZ	162 BATHURST ST	Under Review	7/8/2021	OLW	Downtown West Sub-Area
510038	21 181257 STE 10 OZ	OZ	160 BATHURST ST	Under Review	7/8/2021	OLW	Downtown West Sub-Area
510039	21 181257 STE 10 OZ	OZ	156 BATHURST ST	Under Review	7/8/2021	OLW	Downtown West Sub-Area
510360	20 233607 STE 13 OZ	OZ	401 DUNDAS ST E	Under Review	12/23/2020	OLS	Downtown East Sub-Area
510455	20 233160 STE 13 OZ	OZ	250 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510456	20 233160 STE 13 OZ	OZ	248 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510457	20 233160 STE 13 OZ	OZ	246 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510458	20 233160 STE 13 OZ	OZ	242 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510459	20 233160 STE 13 OZ	OZ	240 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510460	20 233160 STE 13 OZ	OZ	238 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510461	20 233160 STE 13 OZ	OZ	244 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510496	21 173571 STE 10 SB	SB	320 FRONT ST W	Under Review	6/21/2021	OLW	Downtown West Sub-Area
510555	16 246189 STE 14 SA	SA	7 FRASER AVE	Under Review	11/2/2016	OLW	Liberty Village / Fort York Sub-Area
510556	16 246189 STE 14 SA	SA	15 FRASER AVE	Under Review	11/2/2016	OLW	Liberty Village / Fort York Sub-Area
510633	20 233160 STE 13 OZ	OZ	162 PRINCESS ST	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510634	20 233160 STE 13 OZ	OZ	234 KING ST E	Appeal Received	12/22/2020	OLS	Downtown East Sub-Area
510805	19 215419 STE 13 SA	SA	33 SHERBOURNE ST	Under Review	9/3/2019	OLS	Downtown East Sub-Area
510806	19 215419 STE 13 SA	SA	178 FRONT ST E	Under Review	9/3/2019	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
510807	19 215419 STE 13 SA	SA	176 FRONT ST E	Under Review	9/3/2019	OLS	Downtown East Sub-Area
511096	20 147776 STE 13 CD	CD	75 MUTUAL ST	Draft Plan Approved	5/22/2020	OLS	Downtown East Sub-Area
511097	20 147776 STE 13 CD	CD	77 MUTUAL ST	Draft Plan Approved	5/22/2020	OLS	Downtown East Sub-Area
511098	20 147776 STE 13 CD	CD	83 MUTUAL ST	Draft Plan Approved	5/22/2020	OLS	Downtown East Sub-Area
511099	20 147776 STE 13 CD	CD	81 MUTUAL ST	Draft Plan Approved	5/22/2020	OLS	Downtown East Sub-Area
511100	20 147776 STE 13 CD	CD	85 MUTUAL ST	Draft Plan Approved	5/22/2020	OLS	Downtown East Sub-Area
511105	20 117281 NNY 15 SA	SA	21 REDWAY RD	Under Review	2/20/2020	OLN	Pape Sub-Area
511444	19 262835 STE 14 SA	SA	405 EASTERN AVE	Under Review	12/18/2019	OLS	West Don Lands / Industrial Sub-Area
511539	20 112399 STE 13 PL	PL	453 CHERRY ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511542	20 112399 STE 13 PL	PL	425 FRONT ST E	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511634	20 110990 STE 13 SA	SA	59 RICHMOND ST E	Under Review	1/31/2020	OLS	Downtown East Sub-Area
511664	21 105906 STE 04 OZ	OZ	2 TEMPLE AVE	Under Review	1/18/2021	OLW	Liberty Village / Fort York Sub-Area
511691	20 110990 STE 13 SA	SA	120 CHURCH ST	Under Review	1/31/2020	OLS	Downtown East Sub-Area
511692	20 110990 STE 13 SA	SA	114 CHURCH ST	Under Review	1/31/2020	OLS	Downtown East Sub-Area
511729	20 105467 STE 13 SA	SA	60 MILL ST	Under Review	1/16/2020	OLS	West Don Lands / Industrial Sub-Area
511782	20 112399 STE 13 PL	PL	120 BAYVIEW AVE	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511785	20 112399 STE 13 PL	PL	80 COOPERAGE ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511786	20 112399 STE 13 PL	PL	20 PALACE ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511787	20 112399 STE 13 PL	PL	100 COOPERAGE ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511788	20 112399 STE 13 PL	PL	75 COOPERAGE ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511790	20 112399 STE 13 PL	PL	461 CHERRY ST	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
511791	20 112399 STE 13 PL	PL	460 FRONT ST E	Approved	2/5/2020	OLS	West Don Lands / Industrial Sub-Area
512310	18 251580 STE 28 SA	SA	181 MILL ST	NOAC Issued	11/2/2018	OLS	West Don Lands / Industrial Sub-Area
512394	18 251580 STE 28 SA	SA	125 MILL ST	NOAC Issued	11/2/2018	OLS	West Don Lands / Industrial Sub-Area
512395	18 251580 STE 28 SA	SA	0 MILL ST	NOAC Issued	11/2/2018	OLS	West Don Lands / Industrial Sub-Area
512560	19 183673 NNY 15 OZ	OZ	922 MILLWOOD RD	Under Review	7/5/2019	OLN	Pape Sub-Area
512720	18 249466 NNY 26 SA	SA	154 WICKSTEED AVE	Under Review	10/29/2018	OLN	Thornccliffe Employment Sub-Area
512933	18 174573 STE 27 OZ	OZ	137 CHURCH ST	Under Review	6/8/2018	OLS	Downtown East Sub-Area
512934	18 174573 STE 27 OZ	OZ	139 CHURCH ST	Under Review	6/8/2018	OLS	Downtown East Sub-Area
512935	18 174573 STE 27 OZ	OZ	147 CHURCH ST	Under Review	6/8/2018	OLS	Downtown East Sub-Area
512936	18 136695 STE 28 OZ	OZ	161 PARLIAMENT ST	Appeal Received	3/29/2018	OLS	West Don Lands / Industrial Sub-Area
512937	18 136695 STE 28 OZ	OZ	363 QUEEN ST E	Appeal Received	3/29/2018	OLS	West Don Lands / Industrial Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
512938	18 136695 STE 28 OZ	OZ	371 QUEEN ST E	Appeal Received	3/29/2018	OLS	West Don Lands / Industrial Sub-Area
512954	18 226869 STE 20 OZ	OZ	156 JOHN ST	Under Review	9/17/2018	OLW	Downtown West Sub-Area
512955	18 226869 STE 20 OZ	OZ	160 JOHN ST	Under Review	9/17/2018	OLW	Downtown West Sub-Area
513008	18 271107 STE 10 OZ	OZ	0 KING ST W	Under Review	12/21/2018	OLW	Downtown West Sub-Area
513010	18 136695 STE 28 OZ	OZ	373 QUEEN ST E	Appeal Received	3/29/2018	OLS	West Don Lands / Industrial Sub-Area
513011	18 136695 STE 28 OZ	OZ	94 POWER ST	Appeal Received	3/29/2018	OLS	West Don Lands / Industrial Sub-Area
513412	18 225642 STE 20 OZ	OZ	578 KING ST W	OMB Appeal	9/14/2018	OLW	Downtown West Sub-Area
513413	18 225642 STE 20 OZ	OZ	580 KING ST W	OMB Appeal	9/14/2018	OLW	Downtown West Sub-Area
513722	19 133227 STE 10 OZ	OZ	462 WELLINGTON ST W	Under Review	4/1/2019	OLW	Downtown West Sub-Area
513825	20 188489 STE 13 OZ	OZ	252 PARLIAMENT ST	Under Review	9/1/2020	OLS	Downtown East Sub-Area
513853	19 263645 STE 10 SA	SA	370 CHERRY ST	Under Review	12/20/2019	OLS	West Don Lands / Industrial Sub-Area
514035	19 264378 STE 13 SA	SA	32 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514036	19 264378 STE 13 SA	SA	0 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514150	19 264378 STE 13 SA	SA	0 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514151	19 264378 STE 13 SA	SA	24 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514152	19 264378 STE 13 SA	SA	22 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514153	19 264378 STE 13 SA	SA	18 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514154	19 264378 STE 13 SA	SA	2 SACKVILLE ST	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514155	19 264378 STE 13 SA	SA	28 EASTERN AVE	Under Review	12/23/2019	OLS	West Don Lands / Industrial Sub-Area
514549	20 225581 STE 10 CD	CD	171 EAST LIBERTY ST	Draft Plan Approved	12/4/2020	OLW	Liberty Village / Fort York Sub-Area
514550	20 225581 STE 10 CD	CD	37 HANNA AVE	Draft Plan Approved	12/4/2020	OLW	Liberty Village / Fort York Sub-Area
514673	20 160837 STE 10 OZ	OZ	0 ADELAIDE ST W	Under Review	6/26/2020	OLW	Downtown West Sub-Area
514674	20 160837 STE 10 OZ	OZ	46 CHARLOTTE ST	Under Review	6/26/2020	OLW	Downtown West Sub-Area
514675	20 160837 STE 10 OZ	OZ	16 OXLEY ST	Under Review	6/26/2020	OLW	Downtown West Sub-Area
514676	20 160837 STE 10 OZ	OZ	355 ADELAIDE ST W	Under Review	6/26/2020	OLW	Downtown West Sub-Area
514804	20 233021 STE 14 SA	SA	751 QUEEN ST E	Under Review	12/22/2020	OLS	West Don Lands / Industrial Sub-Area
514890	20 159777 STE 10 SA	SA	181 UNIVERSITY AVE	Under Review	6/24/2020	OLS	Downtown East Sub-Area
514891	20 159777 STE 10 SA	SA	150 YORK ST	Under Review	6/24/2020	OLS	Downtown East Sub-Area
514976	20 178196 STE 13 CD	CD	65 ONTARIO ST	Draft Plan Approved	8/10/2020	OLS	Downtown East Sub-Area
514977	20 178196 STE 13 CD	CD	53 ONTARIO ST	Draft Plan Approved	8/10/2020	OLS	Downtown East Sub-Area
514978	20 178196 STE 13 CD	CD	102 BERKELEY ST	Draft Plan Approved	8/10/2020	OLS	Downtown East Sub-Area
514979	20 178196 STE 13 CD	CD	61 ONTARIO ST	Draft Plan Approved	8/10/2020	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
515208	20 226357 STE 10 OZ	OZ	224 ADELAIDE ST W	Under Review	12/7/2020	OLW	Downtown West Sub-Area
515209	20 226357 STE 10 OZ	OZ	230 ADELAIDE ST W	Under Review	12/7/2020	OLW	Downtown West Sub-Area
515273	20 226357 STE 10 OZ	OZ	236 ADELAIDE ST W	Under Review	12/7/2020	OLW	Downtown West Sub-Area
515274	20 226357 STE 10 OZ	OZ	240 ADELAIDE ST W	Under Review	12/7/2020	OLW	Downtown West Sub-Area
515275	20 226357 STE 10 OZ	OZ	238 ADELAIDE ST W	Under Review	12/7/2020	OLW	Downtown West Sub-Area
515552	21 233474 STE 13 CD	CD	193 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515553	21 233474 STE 13 CD	CD	197 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515554	21 233474 STE 13 CD	CD	199 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515555	21 233474 STE 13 CD	CD	201 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515556	21 233474 STE 13 CD	CD	191 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515557	21 233474 STE 13 CD	CD	195 CHURCH ST	Under Review	11/3/2021	OLS	Downtown East Sub-Area
515570	21 225992 STE 13 SA	SA	0 DUNDAS ST E	Under Review	10/14/2021	OLS	Downtown East Sub-Area
515577	21 242715 STE 10 CD	CD	12 SPADINA AVE	Under Review	11/29/2021	OLW	Downtown West Sub-Area
515622	21 235404 STE 13 SB	SB	335 YONGE ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
515624	21 235446 STE 13 OZ	OZ	49 YONGE ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
515643	21 237249 STE 10 OZ	OZ	778 KING ST W	Under Review	11/12/2021	OLW	Downtown West Sub-Area
515644	21 237249 STE 10 OZ	OZ	780 KING ST W	Under Review	11/12/2021	OLW	Downtown West Sub-Area
515660	21 231712 STE 04 CD	CD	8 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515661	21 231712 STE 04 CD	CD	12 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515662	21 231712 STE 04 CD	CD	14 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515663	21 231712 STE 04 CD	CD	16 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515664	21 231712 STE 04 CD	CD	18 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515665	21 231712 STE 04 CD	CD	20 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515666	21 231712 STE 04 CD	CD	22 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515667	21 231712 STE 04 CD	CD	24 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515668	21 231712 STE 04 CD	CD	10 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515669	21 231712 STE 04 CD	CD	44596 TEMPLE AVE	Under Review	10/28/2021	OLW	Liberty Village / Fort York Sub-Area
515723	21 235446 STE 13 OZ	OZ	51 YONGE ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
515729	21 235464 STE 10 CD	CD	400 KING ST W	Under Review	11/8/2021	OLW	Downtown West Sub-Area
515730	21 235464 STE 10 CD	CD	420 KING ST W	Under Review	11/8/2021	OLW	Downtown West Sub-Area
515810	21 237249 STE 10 OZ	OZ	782 KING ST W	Under Review	11/12/2021	OLW	Downtown West Sub-Area
515811	21 237249 STE 10 OZ	OZ	786 KING ST W	Under Review	11/12/2021	OLW	Downtown West Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
515812	21 237249 STE 10 OZ	OZ	788 KING ST W	Under Review	11/12/2021	OLW	Downtown West Sub-Area
515827	21 232793 STE 10 OZ	OZ	9 NIAGARA ST	Under Review	11/1/2021	OLW	Downtown West Sub-Area
515828	21 232793 STE 10 OZ	OZ	18 PORTLAND ST	Under Review	11/1/2021	OLW	Downtown West Sub-Area
515829	21 232793 STE 10 OZ	OZ	1 NIAGARA ST	Under Review	11/1/2021	OLW	Downtown West Sub-Area
515953	18 150984 STE 20 OZ	OZ	250 UNIVERSITY AVE	Under Review	4/30/2018	OLW	Downtown West Sub-Area
516019	21 235796 STE 13 OZ	OZ	529 RICHMOND ST E	Under Review	11/9/2021	OLS	Downtown East Sub-Area
516043	21 235108 STE 13 OZ	OZ	225 QUEEN ST E	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516044	21 235108 STE 13 OZ	OZ	229 QUEEN ST E	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516045	21 235108 STE 13 OZ	OZ	122 SHERBOURNE ST	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516046	21 235108 STE 13 OZ	OZ	120 SHERBOURNE ST	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516096	21 235796 STE 13 OZ	OZ	134 PARLIAMENT ST	Under Review	11/9/2021	OLS	Downtown East Sub-Area
516097	21 235796 STE 13 OZ	OZ	130 PARLIAMENT ST	Under Review	11/9/2021	OLS	Downtown East Sub-Area
516129	21 235108 STE 13 OZ	OZ	227 QUEEN ST E	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516131	21 235108 STE 13 OZ	OZ	134 SHERBOURNE ST	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516211	21 251956 STE 10 SA	SA	45 THE ESPLANADE	Under Review	12/29/2021	OLS	Downtown East Sub-Area
516242	21 249325 STE 11 CD	CD	294 DUNDAS ST W	Under Review	12/16/2021	OLW	Downtown West Sub-Area
516243	21 249325 STE 11 CD	CD	298 DUNDAS ST W	Under Review	12/16/2021	OLW	Downtown West Sub-Area
516247	21 234749 STE 11 SB	SB	250 DUNDAS ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516249	21 234759 STE 10 SB	SB	212 KING ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516250	21 234759 STE 10 SB	SB	214 KING ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516251	21 234759 STE 10 SB	SB	220 KING ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516252	21 234759 STE 10 SB	SB	218 KING ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516253	21 234759 STE 10 SB	SB	0 KING ST W	Under Review	11/5/2021	OLW	Downtown West Sub-Area
516281	21 167896 STE 13 SB	SB	53 YONGE ST	Under Review	6/9/2021	OLS	Downtown East Sub-Area
516282	21 167896 STE 13 SB	SB	55 YONGE ST	Under Review	6/9/2021	OLS	Downtown East Sub-Area
516326	21 235160 STE 13 SB	SB	92 POWER ST	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516327	21 235160 STE 13 SB	SB	90 POWER ST	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516328	21 235160 STE 13 SB	SB	80 POWER ST	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516329	21 235160 STE 13 SB	SB	351 QUEEN ST E	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516330	21 235160 STE 13 SB	SB	0 POWER ST	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516331	21 235160 STE 13 SB	SB	167 PARLIAMENT ST	Under Review	11/7/2021	OLS	West Don Lands / Industrial Sub-Area
516417	21 239141 NNY 15 OZ	OZ	44753 ROCHFORD DR	Under Review	11/18/2021	OLN	Flemingdon Park Sub- Area

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Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
516552	21 235171 STE 13 SA	SA	69 YONGE ST	Under Review	11/7/2021	OLS	Downtown East Sub-Area
516925	21 218559 STE 13 SA	SA	279.5 GEORGE ST	Under Review	9/28/2021	OLS	Downtown East Sub-Area
516926	21 218559 STE 13 SA	SA	218 DUNDAS ST E	Under Review	9/28/2021	OLS	Downtown East Sub-Area
516927	21 218559 STE 13 SA	SA	212 DUNDAS ST E	Under Review	9/28/2021	OLS	Downtown East Sub-Area
517173	21 210146 STE 14 OZ	OZ	21 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517243	21 210146 STE 14 OZ	OZ	35 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517244	21 210146 STE 14 OZ	OZ	37 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517245	21 210146 STE 14 OZ	OZ	39 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517246	21 210146 STE 14 OZ	OZ	41 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517247	21 210146 STE 14 OZ	OZ	43 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517248	21 210146 STE 14 OZ	OZ	45 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517249	21 210146 STE 14 OZ	OZ	47 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517250	21 210146 STE 14 OZ	OZ	49 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517251	21 210146 STE 14 OZ	OZ	51 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517252	21 210146 STE 14 OZ	OZ	53 BROADVIEW AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517253	21 210146 STE 14 OZ	OZ	40 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517254	21 210146 STE 14 OZ	OZ	34 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517255	21 210146 STE 14 OZ	OZ	32 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517407	21 251000 STE 10 SA	SA	53 FRASER AVE	Under Review	12/22/2021	OLW	Liberty Village / Fort York Sub-Area
517408	21 251000 STE 10 SA	SA	38 PARDEE AVE	Under Review	12/22/2021	OLW	Liberty Village / Fort York Sub-Area
517409	21 251000 STE 10 SA	SA	135 LIBERTY ST	Under Review	12/22/2021	OLW	Liberty Village / Fort York Sub-Area
517447	21 172654 STE 10 OZ	OZ	141 BATHURST ST	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517452	21 210146 STE 14 OZ	OZ	30 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517520	21 210146 STE 14 OZ	OZ	28 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517521	21 210146 STE 14 OZ	OZ	26 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517522	21 210146 STE 14 OZ	OZ	24 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517523	21 210146 STE 14 OZ	OZ	18 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517524	21 210146 STE 14 OZ	OZ	344 EASTERN AVE	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517525	21 210146 STE 14 OZ	OZ	22 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517526	21 210146 STE 14 OZ	OZ	20 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517527	21 210146 STE 14 OZ	OZ	0 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area
517528	21 210146 STE 14 OZ	OZ	0 LEWIS ST	Under Review	9/9/2021	OLS	West Don Lands / Industrial Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
517728	21 249214 STE 14 CD	CD	0 EASTERN AVE	Under Review	12/16/2021	OLS	West Don Lands / Industrial Sub-Area
517748	21 172654 STE 10 OZ	OZ	159 BATHURST ST	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517749	21 172654 STE 10 OZ	OZ	161 BATHURST ST	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517750	21 172654 STE 10 OZ	OZ	591 RICHMOND ST W	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517751	21 172654 STE 10 OZ	OZ	589 RICHMOND ST W	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517752	21 172654 STE 10 OZ	OZ	579 RICHMOND ST W	Under Review	6/18/2021	OLW	Downtown West Sub-Area
517862	21 160168 NNY 15 SA	SA	80 OVERLEA BLVD	Under Review	5/25/2021	OLN	Thornccliffe Employment Sub-Area
517884	21 235947 STE 10 OZ	OZ	47 CAMDEN ST	Under Review	11/9/2021	OLW	Downtown West Sub-Area
517885	21 235947 STE 10 OZ	OZ	45 CAMDEN ST	Under Review	11/9/2021	OLW	Downtown West Sub-Area
517886	21 235947 STE 10 OZ	OZ	39 CAMDEN ST	Under Review	11/9/2021	OLW	Downtown West Sub-Area
517916	21 223658 STE 13 CD	CD	241 CHURCH ST	Application Received	10/8/2021	OLS	Downtown East Sub-Area
517980	21 160624 STE 10 OZ	OZ	41 FRASER AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
517981	21 160624 STE 10 OZ	OZ	47 FRASER AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
517982	21 160624 STE 10 OZ	OZ	39 FRASER AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
517983	21 160624 STE 10 OZ	OZ	42 PARDEE AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
517984	21 160624 STE 10 OZ	OZ	49 FRASER AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
517985	21 160624 STE 10 OZ	OZ	0 FRASER AVE	Under Review	5/26/2021	OLW	Liberty Village / Fort York Sub-Area
518046	21 172691 STE 10 OZ	OZ	555 RICHMOND ST W	Under Review	6/18/2021	OLW	Downtown West Sub-Area
518102	21 240866 STE 13 OZ	OZ	550 ADELAIDE ST E	Under Review	11/23/2021	OLS	Downtown East Sub-Area
518161	21 190984 NNY 16 OZ	OZ	770 DON MILLS RD	Under Review	7/28/2021	OLN	Flemingdon Park Sub-Area
518162	21 190993 NNY 16 OZ	OZ	805 DON MILLS RD	Under Review	7/28/2021	OLN	Flemingdon Park Sub-Area
518330	21 120904 STE 10 OZ	OZ	600 KING ST W	Under Review	2/26/2021	OLW	Downtown West Sub-Area
518415	14 223125 STE 19 SA	SA	2 STRACHAN AVE	Final Approval Completed	9/16/2014	OLW	Liberty Village / Fort York Sub-Area
518436	21 177628 STE 13 CD	CD	15 LOWER SHERBOURNE ST	Draft Plan Approved	6/29/2021	OLS	Downtown East Sub-Area
518438	21 177628 STE 13 CD	CD	177 FRONT ST E	Draft Plan Approved	6/29/2021	OLS	Downtown East Sub-Area
518439	21 177628 STE 13 CD	CD	183 FRONT ST E	Draft Plan Approved	6/29/2021	OLS	Downtown East Sub-Area
518440	21 177628 STE 13 CD	CD	197 FRONT ST E	Draft Plan Approved	6/29/2021	OLS	Downtown East Sub-Area
518441	21 177628 STE 13 CD	CD	200 THE ESPLANADE	Draft Plan Approved	6/29/2021	OLS	Downtown East Sub-Area
518795	20 232679 STE 14 SA	SA	685 QUEEN ST E	Under Review	12/21/2020	OLS	West Don Lands / Industrial Sub-Area
518809	20 207542 STE 13 SA	SA	39 RIVER ST	Under Review	10/16/2020	OLS	East End Residential Sub-Area
519009	20 220233 STE 13 OZ	OZ	473 QUEEN ST E	Under Review	11/19/2020	OLS	West Don Lands / Industrial Sub-Area
519010	20 220233 STE 13 OZ	OZ	475 QUEEN ST E	Under Review	11/19/2020	OLS	West Don Lands / Industrial Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
519011	20 220233 STE 13 OZ	OZ	477 QUEEN ST E	Under Review	11/19/2020	OLS	West Don Lands / Industrial Sub-Area
519012	20 220233 STE 13 OZ	OZ	479 QUEEN ST E	Under Review	11/19/2020	OLS	West Don Lands / Industrial Sub-Area
519013	20 220233 STE 13 OZ	OZ	471 QUEEN ST E	Under Review	11/19/2020	OLS	West Don Lands / Industrial Sub-Area
519018	20 207326 STE 13 SA	SA	225 JARVIS ST	Under Review	10/16/2020	OLS	Downtown East Sub-Area
519121	20 180841 STE 10 CD	CD	1 EDGEWATER DR	Draft Plan Approved	8/14/2020	OLS	Downtown East Sub-Area
519122	20 180841 STE 10 CD	CD	27 EDGEWATER DR	Draft Plan Approved	8/14/2020	OLS	Downtown East Sub-Area
519123	20 180841 STE 10 CD	CD	30 MERCHANTS' WHARF	Draft Plan Approved	8/14/2020	OLS	Downtown East Sub-Area
519124	20 180841 STE 10 CD	CD	80 MERCHANTS' WHARF	Draft Plan Approved	8/14/2020	OLS	Downtown East Sub-Area
519125	20 180841 STE 10 CD	CD	118 MERCHANTS' WHARF	Draft Plan Approved	8/14/2020	OLS	Downtown East Sub-Area
519269	20 230488 STE 11 CD	CD	20 EDWARD ST	Draft Plan Approved	12/18/2020	OLS	Downtown East Sub-Area
519357	20 189266 NNY 16 SA	SA	55 BARBER GREENE RD	Under Review	9/3/2020	OLN	Flemingdon Park Sub-Area
519358	20 189266 NNY 16 SA	SA	900 DON MILLS RD	Under Review	9/3/2020	OLN	Flemingdon Park Sub-Area
519359	20 189266 NNY 16 SA	SA	888 DON MILLS RD	Under Review	9/3/2020	OLN	Flemingdon Park Sub-Area
519373	20 229554 STE 10 OZ	OZ	61 HANNA AVE	Under Review	12/16/2020	OLW	Liberty Village / Fort York Sub-Area
519374	20 229554 STE 10 OZ	OZ	120 LYNN WILLIAMS ST	Under Review	12/16/2020	OLW	Liberty Village / Fort York Sub-Area
519376	20 229554 STE 10 OZ	OZ	75 HANNA AVE	Under Review	12/16/2020	OLW	Liberty Village / Fort York Sub-Area
519439	20 229554 STE 10 OZ	OZ	120 LYNN WILLIAMS ST	Under Review	12/16/2020	OLW	Liberty Village / Fort York Sub-Area
519494	20 223877 STE 10 SA	SA	100 QUEEN ST W	Under Review	11/30/2020	OLS	Downtown East Sub-Area
519550	20 232879 STE 14 OZ	OZ	5 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519551	20 232879 STE 14 OZ	OZ	7 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519552	20 232879 STE 14 OZ	OZ	9 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519553	20 232879 STE 14 OZ	OZ	11 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519554	20 232879 STE 14 OZ	OZ	15 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519555	20 232879 STE 14 OZ	OZ	17 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519556	20 232879 STE 14 OZ	OZ	19 COSBURN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519557	20 232879 STE 14 OZ	OZ	40 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519558	20 232879 STE 14 OZ	OZ	38 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519559	20 232879 STE 14 OZ	OZ	36 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519560	20 232879 STE 14 OZ	OZ	34 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519561	20 232879 STE 14 OZ	OZ	32 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519738	20 232879 STE 14 OZ	OZ	30 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519739	20 232879 STE 14 OZ	OZ	16 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
519740	20 232879 STE 14 OZ	OZ	14 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519809	20 232879 STE 14 OZ	OZ	12 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519810	20 232879 STE 14 OZ	OZ	10 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519811	20 232879 STE 14 OZ	OZ	8 GOWAN AVE	OMB Appeal	12/22/2020	OLN	Pape Sub-Area
519831	20 216953 STE 14 OZ	OZ	380 DONLANDS AVE	Under Review	11/10/2020	OLN	Pape Sub-Area
519931	20 170504 STE 10 OZ	OZ	229 RICHMOND ST W	Application Received	7/21/2020	OLW	Downtown West Sub-Area
521578	18 225083 STE 28 OZ	OZ	133 QUEEN ST E	Appeal Received	9/13/2018	OLS	Downtown East Sub-Area
521579	18 225083 STE 28 OZ	OZ	128 RICHMOND ST E	Appeal Received	9/13/2018	OLS	Downtown East Sub-Area
521580	18 225083 STE 28 OZ	OZ	141 QUEEN ST E	Appeal Received	9/13/2018	OLS	Downtown East Sub-Area
521788	17 271399 STE 19 SA	SA	0 NIAGARA ST	Under Review	12/5/2017	OLW	Downtown West Sub-Area
521789	17 271399 STE 19 SA	SA	89 NIAGARA ST	Under Review	12/5/2017	OLW	Downtown West Sub-Area
521804	21 204526 STE 13 SA	SA	56 YONGE ST	Under Review	8/26/2021	OLS	Downtown East Sub-Area
521805	21 204526 STE 13 SA	SA	199 BAY ST	Under Review	8/26/2021	OLS	Downtown East Sub-Area
521806	21 204526 STE 13 SA	SA	25 KING ST W	Under Review	8/26/2021	OLS	Downtown East Sub-Area
521807	21 204526 STE 13 SA	SA	21 MELINDA ST	Under Review	8/26/2021	OLS	Downtown East Sub-Area
521808	20 195422 STE 13 SA	SA	104 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
521809	20 195422 STE 13 SA	SA	94 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
521896	20 224753 STE 13 OZ	OZ	191 SHERBOURNE ST	Under Review	12/2/2020	OLS	Downtown East Sub-Area
521943	20 229630 STE 13 CD	CD	20 LOMBARD ST	Draft Plan Approved	12/16/2020	OLS	Downtown East Sub-Area
521944	20 229630 STE 13 CD	CD	25 RICHMOND ST E	Draft Plan Approved	12/16/2020	OLS	Downtown East Sub-Area
521963	21 134876 STE 10 CD	CD	75 THE ESPLANADE	Draft Plan Approved	4/1/2021	OLS	Downtown East Sub-Area
522001	21 204526 STE 13 SA	SA	30 WELLINGTON ST W	Under Review	8/26/2021	OLS	Downtown East Sub-Area
522002	21 204526 STE 13 SA	SA	187 BAY ST	Under Review	8/26/2021	OLS	Downtown East Sub-Area
522003	21 204526 STE 13 SA	SA	18 WELLINGTON ST W	Under Review	8/26/2021	OLS	Downtown East Sub-Area
522004	21 204556 STE 13 OZ	OZ	16 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522005	21 204556 STE 13 OZ	OZ	14 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522006	21 204556 STE 13 OZ	OZ	12 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522007	21 204556 STE 13 OZ	OZ	10 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522008	21 204556 STE 13 OZ	OZ	8 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522009	21 204556 STE 13 OZ	OZ	6 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522010	21 204556 STE 13 OZ	OZ	4 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522011	21 204556 STE 13 OZ	OZ	0.083333 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
522012	21 204556 STE 13 OZ	OZ	2 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522013	21 204556 STE 13 OZ	OZ	1 SUMACH ST	Under Review	8/26/2021	OLS	West Don Lands / Industrial Sub-Area
522539	21 199033 STE 10 OZ	OZ	324 CHERRY ST	Under Review	8/16/2021	OLS	West Don Lands / Industrial Sub-Area
522626	20 233424 STE 10 OZ	OZ	277 WELLINGTON ST W	Under Review	12/23/2020	OLW	Downtown West Sub-Area
523011	20 195422 STE 13 SA	SA	3 MUTUAL ST	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523012	20 195422 STE 13 SA	SA	102 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523013	20 195422 STE 13 SA	SA	92 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523014	20 195422 STE 13 SA	SA	90 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523015	20 195422 STE 13 SA	SA	98 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523015	20 195422 STE 13 SA	SA	98 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523018	20 195422 STE 13 SA	SA	98 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523019	20 195422 STE 13 SA	SA	100 QUEEN ST E	Under Review	9/18/2020	OLS	Downtown East Sub-Area
523038	20 210255 STE 10 SA	SA	230 NIAGARA ST	Under Review	10/23/2020	OLW	Downtown West Sub-Area
523066	19 217032 STE 10 SA	SA	322.5 QUEEN ST W	Under Review	9/6/2019	OLW	Downtown West Sub-Area
523067	19 217032 STE 10 SA	SA	324 QUEEN ST W	Under Review	9/6/2019	OLW	Downtown West Sub-Area
523088	21 208078 STE 10 OZ	OZ	147 SPADINA AVE	Under Review	9/3/2021	OLW	Downtown West Sub-Area
523400	21 251435 STE 10 SA	SA	111 STRACHAN AVE	Under Review	12/24/2021	OLW	Downtown West Sub-Area
523484	21 251435 STE 10 SA	SA	115 STRACHAN AVE	Under Review	12/24/2021	OLW	Downtown West Sub-Area
523485	21 251435 STE 10 SA	SA	127 STRACHAN AVE	Under Review	12/24/2021	OLW	Downtown West Sub-Area
523486	21 251435 STE 10 SA	SA	109 STRACHAN AVE	Under Review	12/24/2021	OLW	Downtown West Sub-Area
523512	21 230126 STE 13 CD	CD	125 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523513	21 230126 STE 13 CD	CD	231 RICHMOND ST E	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523514	21 230126 STE 13 CD	CD	109 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523515	21 230126 STE 13 CD	CD	119 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523516	21 230126 STE 13 CD	CD	121 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523517	21 230126 STE 13 CD	CD	111 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523518	21 230126 STE 13 CD	CD	109 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523519	21 230126 STE 13 CD	CD	113 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523520	21 230126 STE 13 CD	CD	115 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523521	21 230126 STE 13 CD	CD	115 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523522	21 230126 STE 13 CD	CD	117 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523523	21 230126 STE 13 CD	CD	117 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
523524	21 230126 STE 13 CD	CD	119 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523525	21 230126 STE 13 CD	CD	121 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523526	21 230126 STE 13 CD	CD	125 GEORGE ST S	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523527	21 230126 STE 13 CD	CD	111 GEORGE ST	Under Review	10/25/2021	OLS	Downtown East Sub-Area
523571	19 243731 STE 13 SA	SA	77 RIVER ST	Under Review	10/31/2019	OLS	East End Residential Sub-Area
523572	19 243731 STE 13 SA	SA	7 LABATT AVE	Under Review	10/31/2019	OLS	East End Residential Sub-Area
523763	19 264479 STE 10 OZ	OZ	663 QUEEN ST W	OMB Appeal	12/23/2019	OLW	Downtown West Sub-Area
523764	19 264479 STE 10 OZ	OZ	659 QUEEN ST W	OMB Appeal	12/23/2019	OLW	Downtown West Sub-Area
523765	19 264479 STE 10 OZ	OZ	657 QUEEN ST W	OMB Appeal	12/23/2019	OLW	Downtown West Sub-Area
523766	19 264479 STE 10 OZ	OZ	655 QUEEN ST W	OMB Appeal	12/23/2019	OLW	Downtown West Sub-Area
523767	19 264479 STE 10 OZ	OZ	178 BATHURST ST	OMB Appeal	12/23/2019	OLW	Downtown West Sub-Area
524153	20 120404 STE 13 OZ	OZ	110 ADELAIDE ST E	Under Review	2/28/2020	OLS	Downtown East Sub-Area
524403	21 235323 STE 13 CD	CD	69 ONTARIO ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524404	21 235323 STE 13 CD	CD	71 ONTARIO ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524405	21 235323 STE 13 CD	CD	75 ONTARIO ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524406	21 235323 STE 13 CD	CD	431 RICHMOND ST E	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524407	21 235323 STE 13 CD	CD	455 RICHMOND ST E	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524408	21 235323 STE 13 CD	CD	429 RICHMOND ST E	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524409	21 235326 STE 11 OZ	OZ	595 BAY ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524410	21 235326 STE 11 OZ	OZ	306 YONGE ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524412	21 235333 STE 11 SB	SB	304 YONGE ST	Under Review	11/8/2021	OLS	Downtown East Sub-Area
524427	21 233775 STE 10 SB	SB	351 LAKE SHORE BLVD E	Under Review	11/3/2021	OLS	West Don Lands / Industrial Sub-Area
524428	21 233775 STE 10 SB	SB	369 LAKE SHORE BLVD E	Under Review	11/3/2021	OLS	West Don Lands / Industrial Sub-Area
524442	19 232218 STE 10 SA	SA	135 PORTLAND ST	Under Review	10/4/2019	OLW	Downtown West Sub-Area
524443	19 232218 STE 10 SA	SA	137 PORTLAND ST	Under Review	10/4/2019	OLW	Downtown West Sub-Area
524444	19 232218 STE 10 SA	SA	139 PORTLAND ST	Under Review	10/4/2019	OLW	Downtown West Sub-Area
524445	19 232218 STE 10 SA	SA	141 PORTLAND ST	Under Review	10/4/2019	OLW	Downtown West Sub-Area
524446	19 232218 STE 10 SA	SA	143 PORTLAND ST	Under Review	10/4/2019	OLW	Downtown West Sub-Area
524712	19 239929 STE 13 OZ	OZ	483 BAY ST	Under Review	10/23/2019	OLS	Downtown East Sub-Area
524713	19 239929 STE 13 OZ	OZ	20 ALBERT ST	Under Review	10/23/2019	OLS	Downtown East Sub-Area
524714	19 239929 STE 13 OZ	OZ	491 BAY ST	Under Review	10/23/2019	OLS	Downtown East Sub-Area
524754	19 232241 STE 13 SA	SA	30 MUTUAL ST	NOAC Issued	10/4/2019	OLS	Downtown East Sub-Area

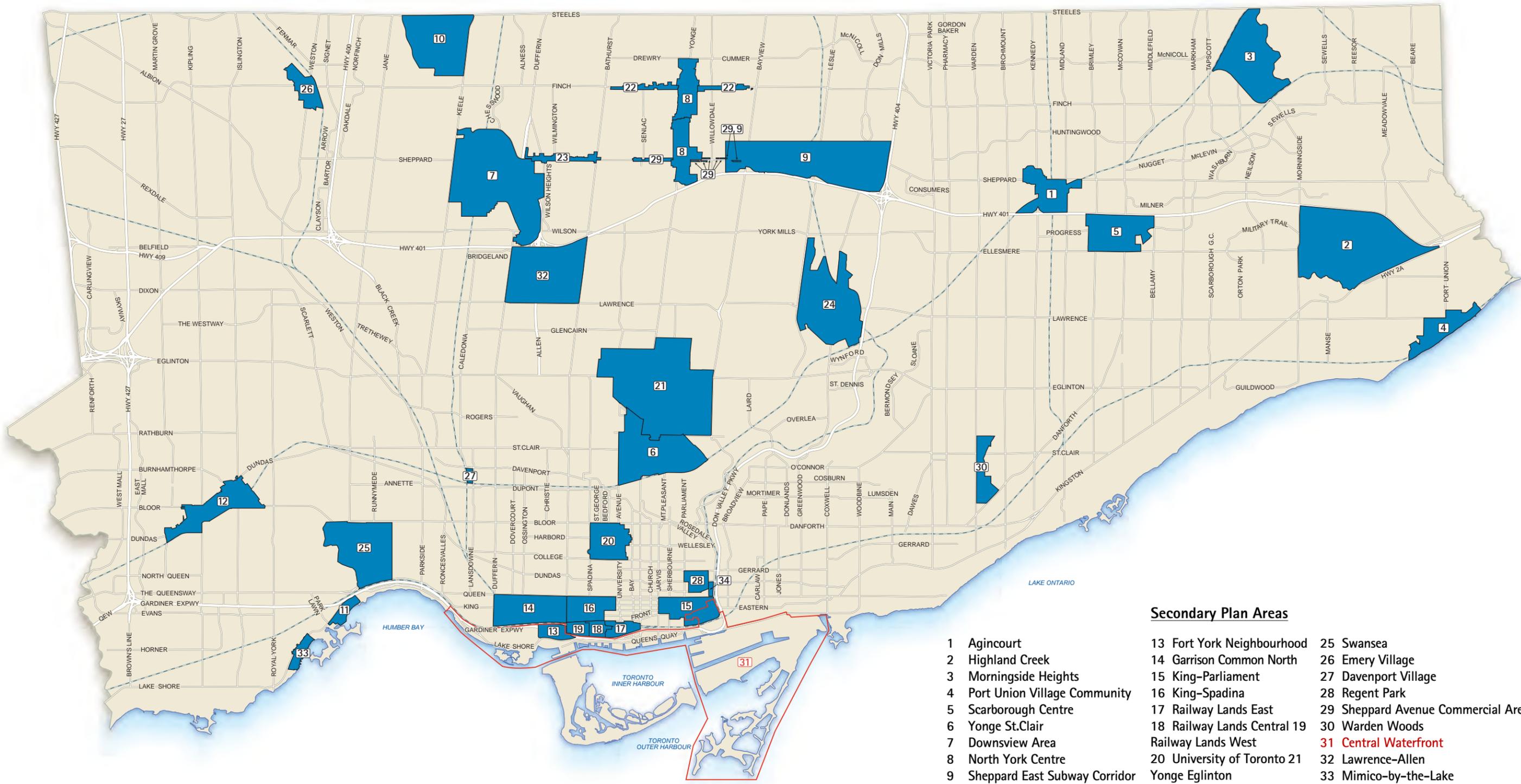
Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
524755	19 232241 STE 13 SA	SA	88 QUEEN ST E	NOAC Issued	10/4/2019	OLS	Downtown East Sub-Area
524756	19 232241 STE 13 SA	SA	10 MUTUAL ST	NOAC Issued	10/4/2019	OLS	Downtown East Sub-Area
524844	21 198048 STE 10 SA	SA	353 ADELAIDE ST W	Under Review	8/13/2021	OLW	Downtown West Sub-Area
525030	21 180092 STE 13 OZ	OZ	98 BOND ST	Under Review	7/6/2021	OLS	Downtown East Sub-Area
525495	20 121374 STE 10 CD	CD	1 CAMERON ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525702	20 121374 STE 10 CD	CD	3 CAMERON ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525703	20 121374 STE 10 CD	CD	5 CAMERON ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525705	20 121374 STE 10 CD	CD	7 CAMERON ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525707	20 121385 STE 10 CD	CD	313 ADELAIDE ST W	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525708	20 121385 STE 10 CD	CD	30 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525709	20 121385 STE 10 CD	CD	20 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525756	20 121385 STE 10 CD	CD	18 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525757	20 121385 STE 10 CD	CD	16 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525758	20 121385 STE 10 CD	CD	14 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525759	20 121385 STE 10 CD	CD	12 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525760	20 121385 STE 10 CD	CD	10 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525761	20 121385 STE 10 CD	CD	8 WIDMER ST	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525762	20 121385 STE 10 CD	CD	312 ADELAIDE ST W	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525763	20 121385 STE 10 CD	CD	309 ADELAIDE ST W	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525764	20 121385 STE 10 CD	CD	315 ADELAIDE ST W	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525765	20 121385 STE 10 CD	CD	310 ADELAIDE ST W	Under Review	3/3/2020	OLW	Downtown West Sub-Area
525945	21 136320 STE 10 OZ	OZ	55 JOHN ST	Application Received	4/6/2021	OLW	Downtown West Sub-Area
526113	19 264594 STE 13 SA	SA	300 BAYVIEW AVE	OMB Appeal	12/24/2019	OLS	East End Residential Sub-Area
526114	19 264594 STE 13 SA	SA	328 BAYVIEW AVE	OMB Appeal	12/24/2019	OLS	East End Residential Sub-Area
526340	21 172017 STE 13 CD	CD	154 FRONT ST E	Draft Plan Approved	6/17/2021	OLS	Downtown East Sub-Area
526341	21 172017 STE 13 CD	CD	150 FRONT ST E	Draft Plan Approved	6/17/2021	OLS	Downtown East Sub-Area
526468	21 234399 STE 10 SB	SB	0 CHERRY ST	Under Review	11/4/2021	OLS	West Don Lands / Industrial Sub-Area
526469	21 234399 STE 10 SB	SB	0 PARLIAMENT ST	Under Review	11/4/2021	OLS	West Don Lands / Industrial Sub-Area
526747	22 109495 STE 10 CD	CD	480 FRONT ST W	Application Received	2/1/2022	OLW	Downtown West Sub-Area
526953	21 223874 STE 10 CD	CD	359 RICHMOND ST W	Under Review	10/8/2021	OLW	Downtown West Sub-Area
526954	21 223874 STE 10 CD	CD	357 RICHMOND ST W	Under Review	10/8/2021	OLW	Downtown West Sub-Area
526955	21 223874 STE 10 CD	CD	128 PETER ST	Under Review	10/8/2021	OLW	Downtown West Sub-Area

Appendix F – Active Development Applications in the Study Area

Map ID	Application Number	Application Type	Address	Status	Date Submitted	Study Area	Sub-Area
526956	21 223874 STE 10 CD	CD	126 PETER ST	Under Review	10/8/2021	OLW	Downtown West Sub-Area
526957	21 223874 STE 10 CD	CD	124 PETER ST	Under Review	10/8/2021	OLW	Downtown West Sub-Area
527094	21 243769 STE 13 SA	SA	66 BOND ST	Under Review	12/1/2021	OLS	Downtown East Sub-Area
527095	21 243769 STE 13 SA	SA	56 BOND ST	Under Review	12/1/2021	OLS	Downtown East Sub-Area
527254	21 235343 STE 10 SB	SB	627 RICHMOND ST W	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527255	21 235343 STE 10 SB	SB	625 RICHMOND ST W	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527256	21 235343 STE 10 SB	SB	623 RICHMOND ST W	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527257	21 235343 STE 10 SB	SB	164 BATHURST ST	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527284	21 249716 STE 10 OZ	OZ	254 ADELAIDE ST W	Under Review	12/17/2021	OLW	Downtown West Sub-Area
527382	21 249716 STE 10 OZ	OZ	260 ADELAIDE ST W	Under Review	12/17/2021	OLW	Downtown West Sub-Area
527485	21 235343 STE 10 SB	SB	152 BATHURST ST	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527486	21 235343 STE 10 SB	SB	154 BATHURST ST	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527487	21 235343 STE 10 SB	SB	158 BATHURST ST	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527488	21 235343 STE 10 SB	SB	621 RICHMOND ST W	Application Received	11/8/2021	OLW	Downtown West Sub-Area
527556	21 231547 STE 10 OZ	OZ	677 WELLINGTON ST W	Under Review	10/28/2021	OLW	Downtown West Sub-Area
527964	21 249603 STE 10 OZ	OZ	101 SPADINA AVE	Under Review	12/17/2021	OLW	Downtown West Sub-Area
527965	21 249603 STE 10 OZ	OZ	105 SPADINA AVE	Under Review	12/17/2021	OLW	Downtown West Sub-Area
527990	21 235937 STE 13 CD	CD	60 BERKELEY ST	Under Review	11/9/2021	OLS	Downtown East Sub-Area
527991	21 235937 STE 13 CD	CD	58 BERKELEY ST	Under Review	11/9/2021	OLS	Downtown East Sub-Area
527992	21 235937 STE 13 CD	CD	298 KING ST E	Under Review	11/9/2021	OLS	Downtown East Sub-Area
527993	21 235937 STE 13 CD	CD	296 KING ST E	Under Review	11/9/2021	OLS	Downtown East Sub-Area
527994	21 235937 STE 13 CD	CD	300 KING ST E	Under Review	11/9/2021	OLS	Downtown East Sub-Area
527995	21 235937 STE 13 CD	CD	56 BERKELEY ST	Under Review	11/9/2021	OLS	Downtown East Sub-Area
528047	21 249603 STE 10 OZ	OZ	363 ADELAIDE ST W	Under Review	12/17/2021	OLW	Downtown West Sub-Area

Appendix G. City of Toronto Secondary Plan Key Map



Note: For information purposes only.

Secondary Plan Areas

- | | | |
|---------------------------------|----------------------------|------------------------------------|
| 1 Agincourt | 13 Fort York Neighbourhood | 25 Swansea |
| 2 Highland Creek | 14 Garrison Common North | 26 Emery Village |
| 3 Morningside Heights | 15 King-Parliament | 27 Davenport Village |
| 4 Port Union Village Community | 16 King-Spadina | 28 Regent Park |
| 5 Scarborough Centre | 17 Railway Lands East | 29 Sheppard Avenue Commercial Area |
| 6 Yonge St.Clair | 18 Railway Lands Central | 30 Warden Woods |
| 7 Downsview Area | 19 Railway Lands West | 31 Central Waterfront |
| 8 North York Centre | 20 University of Toronto | 32 Lawrence-Allen |
| 9 Sheppard East Subway Corridor | 21 Yonge Eglinton | 33 Mimico-by-the-Lake |
| 10 York University | 22 Central Finch Area | 34 Queen-River |
| 11 Motel Strip | 23 Sheppard West/Dublin | |
| 12 Etobicoke Centre | 24 Central Don Mills | |

Secondary Plan Areas

Proposed New or Amendments to Existing Secondary Plan Areas - Yet to be approved by the O.M.B.



TORONTO OFFICIAL PLAN Secondary Plan Key Map

MAP 35

November 2015

