


















**St. Lawrence Neighbourhood Association (SLNA)
Current Development Projects**

Development	Municipal Address (also known as)	Description	Development Application Status with City of Toronto	# of Proposed Storeys	Development Type(s) <i>*Heritage map</i> <i>*Heritage search tool</i>	Status (Under City's review, Pre-construction, OMB appeal , Under construction)
<p>1.</p> 	250 Front St. E	Zoning By-law Amendment to permit a 19-storey mixed-use building (75.5 metres including mechanical penthouse) with street related retail uses and residential dwelling units above. The proposed development is comprised of a total gross floor area of approximately 45,824 square metres, including 6,197 square metres of retail gross floor area that is distributed between the first two levels of the building.	City information is HERE (Nov. 30, 2017)	19	Mixed Use Residential Retail	Under City's review
<p>2.</p> 	114 Church St.	An application for Zoning By-law Amendment to permit a new 45-storey (142.9 metre) mixed use building on the properties. The proposal is comprised of a 5-storey (21.3 metre) podium element and two tower elements at 20-storeys and 40-storeys. Commercial uses would be located at grade and on the second floor, with residential uses above. Total gross floor area 42,752.8 square metres, comprised of 40,343.3 square metres of residential gross floor area and 2,409.5 square metres of non-residential gross floor area. A total of 567 residential units are proposed and 129 parking spaces.	City information is HERE (Oct. 26, 2017)	45	Mixed Use Residential Commercial	Under City's review
<p>3.</p> 	76 Richmond St. E	Proposed 3-storey addition to an existing 3-storey mixed-use building. The existing building has 1 dwelling unit, 7 office units, and 1 retail unit. The proposed addition will relocate the existing dwelling unit to the top floor (6th floor) and add 4 new office units. The new roof will be used for outdoor amenity space and a green roof.	City information is HERE (Sept. 28, 2017)	6	Mixed use Residential Retail Office Green Roof	Under City's review


4.		284 King St. E	Zoning By-law Amendment to permit the construction of a 30-storey residential mixed-use building, with a height of 95.05 metres (101.05 metres including the mechanical penthouse), containing 205 residential units and 177 square metres (1,905 square feet) of retail space on the ground floor.	City information is HERE (Jun. 8, 2017)	30	Mixed use Residential Retail	Pre-Construction (refusal) -SLNA sent letter dated July 12, 2017 to City
5.		187 King St. E (65 George St.)	A Zoning By-law Amendment application for the development of a 17-storey (63.7 metres) building at 65 George Street. The existing heritage listed building will be demolished. The 4-storey Part IV designated building at 187 King Street East is being retained and will continue to be used as commercial/retail space. The application proposes 16 2-bedroom units and 3 levels of underground parking (accessible by car elevator).	City information is HERE (Apr. 21, 2017)	17	Residential Retail Commercial Underground parking *Heritage	Pre-Construction (refusal) *OMB appeal for (case PL171230) -SLNA sent letter dated July 12, 2017 to City
6.		254 King St. E (260 King St. E)	The proposed mixed use redevelopment consists of two residential towers with a unified base building with a total height of 32 storeys (107 m). The towers are connected by bridge elements from floors 12 to 21 and floors 26 to 31 which will be used for amenity space. A total of 938 residential units are proposed with a total gross floor area of 61,500 m2, the base building provides 3,500 m2 of retail/commercial uses. Parking for 259 vehicles and 938 bicycle will be provided on 3 levels of underground parking.	City information is HERE (Oct. 4, 2016)	32	Mixed use Residential Retail Amenity space Commercial Bicycle spaces Underground parking	Pre-Construction *OMB appeal for OPA/ZBA (case PL170298)

7.		301 Queen St. E	Site Plan Approval to permit the development of a 25-storey mixed-use building: 206 dwelling units, 6 levels of below-grade parking, total combined GFA 15,711 sq. m.	City information is HERE (May 25, 2016)	25	Mixed use Residential Underground parking	Pre-Construction *OMB appeal for OPA/ZBA (case PL161267)
8.		89 Church St. (Cityzen)	Site Plan Approval application to allow a 49-storey mixed-use building (plus mechanical penthouse) including approximately 28,583 m2 (307,664 ft2) of total gross floor area (with ground floor commercial) with 468 residential units. Six (6) levels of underground parking (total of 97 parking spaces) are proposed.	City information is HERE (April 19, 2016)	49	Mixed use Residential Rental Commercial Underground parking *Heritage	Pre-Construction *OMB appeal for (case PL170328)
9.		245 Queen St. E	Proposal to amend the Official Plan and Zoning By-law to permit a mixed-use development of three towers of 39, 45 and 39 storeys, on top of base buildings of 3 to 11 storeys. The proposal consists of: 1,645 residential units, where 1,110 are rental in tenure, 31,578 square metres of retail gross floor area, 1082 parking spaces in a 4 level underground garage.	City information is HERE (Feb. 19, 2016)	39 45 39	Mixed use Residential Rental Retail Underground parking *Heritage	Pre-construction Under City's review (OPA, ZBA, SPA)
10.		65 King St. E	Proposed 19 storey office development with retail uses at-grade, with a total gross floor area of 30,295 square metres including 707 square metres of retail space at grade, which retail space will front along both King Street East and Colborne Street. The main pedestrian entrance to the building will be located at the corner of King Street East and Leader Lane. The proposal includes a new 6 metre wide private lane that will connect to the existing private lane located to the east of the Site. A total of 189 parking spaces will be provided on the Site below grade, and a total of 126 bicycle parking spaces will be provided.	City information is HERE (Nov. 30, 2015)	19	Mixed use Retail Office Lane Way Underground parking	*OMB appeal for ZBA (case PL160519)

11.		75 The Esplanade	Proposal for site plan approval for a 34-storey mixed use building consisting of 1,426 sq m of retail and 350 residential dwelling units, and 3 storeys of underground parking.	City information is HERE (Feb. 24, 2015)	34	Mixed use Residential Retail Underground parking	Pre-construction Under City's review (ZBA, SPA)
12.		93 Berkeley St. (95 Berkeley St.; East United)	Site plan application for a mixed-use development, with a total gross floor area of 20,626 m2, including 279 residential units and 1,031 m2 of non-residential gross floor area to be used for office and retail space. The proposal consists of a 5-storey street wall base building with a 16-storey tower above, for a total of 21 storeys (69.4 m) in height.	City information is HERE (April 28, 2014)	21	Mixed use Residential Retail Office *Heritage	Pre-construction *OMB appeal (case PL170213)
13.		92 Front St. E (95 Front St. E; North St. Lawrence)	To construct the new St. Lawrence Market North building. The building will be five-storeys tall.	City information is HERE (Dec. 20, 2013)	5	Mixed use Retail Commercial Office Underground parking	Pre-construction Under City's review (ZBA) -to be completed 2020
14.		1 Front St. E (8 The Esplanade; L-Tower)	To obtain condo approval to construct a 57-storey residential condo building containing 591 dwelling units. Below grade parking will contain 364 parking spaces of which 349 parking spaces will be for residential purposes and 15 parking spaces for visitors.	City information is HERE (Mar. 6, 2013)	57	Residential Underground parking	Under construction

15.		177 Front St. E (197 Front St. E; Time & Space; former Acura/Sobey's Site)	Site Plan application to permit the construction of four buildings on the block bounded by Lower Sherbourne Street, Princess Avenue, The Esplanade and Front Street East. Two of the buildings would have a height of 29 storeys and two would have a height of 19 storeys (11-storeys at the south end of the site). The buildings would include 1,996 sq. m of non-residential uses and 1,586 residential units. A total of 836 parking spaces are proposed, of which 741 would be for residents and 95 for visitors. This application is related to OMB-approved Rezoning Application No. 12141911 STE 28 OZ (PL140323).	City information is HERE (Mar. 23, 2012)	29 29 19 19	Mixed use Residential Commercial Underground parking	*OMB appeal for ZBA (case PL140323) -SPA under City's review
16.		101 King St. E (60 Colborne St.)	Proposal to construct a 25 storey, 77.3 metre (82.3 metres including mechanical penthouse) mixed-use building including 281 residential condominium units and 890 square metres of commercial uses at grade. The proposal also includes five levels of below-grade parking with 186 vehicle parking spaces. The proposal is for 54-70 Colborne Street & 101 King Street East.	City information is HERE (Feb. 29, 2012)	25	Mixed use Residential Commercial Underground parking	Under construction *OMB appeal for ZBA (case PL121394) -OMB approved appeal for ZBA; SPA under City's review
17.		25 Ontario St.	Revised rezoning application to permit a 22-storey office building containing 40,964.9 square metres of office space, 446 square metres of retail space, 192 vehicular parking spaces within a 5-level underground garage, and 173 bicycle parking spaces. The previous proposal was to permit a residential rental building of 27 storeys. The previous proposal consisted of 630 sq.m. of retail at grade, 324 residential rental units, and parking in a 3-level underground garage.	City information is HERE (Dec. 19, 2011)	22	Mixed use Retail Office Bicycle spaces Underground parking *Heritage	Pre-construction Under City's review (ZBA, SPA)

18.		40 Scott St. (80 Scott St.)	Proposal for draft plan of standard condominium for a 58-storey mixed-use condominium consisting of 523 residential units and 326 parking spaces.	City information is HERE (May 19, 2011)	58	Mixed use Residential Underground parking	Under construction (ZBA, SPA, MV; still under review is CDM)
19.		154 Front St. E (Greyhound Site)	To demolish the existing Bus Depot building and to permit a temporary surface commercial parking lot on the site for a period of two (2) years.	City information is HERE (Mar. 16, 2011)	0		Pre-construction *OMB appeal for SPA (case PL111300) -OMB APPROVED ZBA (MV closed, CDM under City's review)
20.		424 Adelaide St. E (460 Adelaide St. E; Axiom Condos)	The City has received an application to amend the Zoning By-law to permit the construction of a two-tower residential condominium of 20-and-18-storeys. The two towers are joined by a common podium ranging from one to nine storeys. A total of 480 dwelling units are proposed with three levels of underground parking.	City information is HERE (July 8, 2010)	20 18	Mixed use Residential Retail *Heritage	Under construction *ZBA Approved by City; SPA now under City's review *OMB Appeal (case MM150058)
21.		5 The Esplanade (7 The Esplanade; Backstage of Sony Centre)	Draft Plan of Standard Condominium to permit a 36-storey mixed-use building containing 284 residential units; 5 retail units, (325 sq. m); and a Public Heritage and Exhibit Space and PATH connection (650 sq. m). A total of 151 parking spaces are proposed, of which 135 would be provided at or above-grade and 16 provided below grade). Refer to related Site Plan Application No. 07 274204 STE 28 SA.	City information is HERE (Nov. 20, 2008)	36	Mixed use Residential Retail Public Exhibit Space PATH Connection Underground parking *Heritage	Under construction Partially occupied

22.		<p>265 Front St. E (Canada's First Parliament building)</p>	<p>As of 2012, the City owns the First Parliament site and the former private owner owns the site east of Parliament Street. The Toronto Heritage Trust owns the section in the north west corner of the site.</p> <p>Plans for the site (which includes both City property and the Ontario Heritage Trust property) will be developed in 2016-2017 so that redevelopment can start in 2017 or 2018. The site is very contaminated and extensive environmental testing was carried out in 2014/15, and the master plan for the whole site (including the existing Parliament Square Park) will be prepared in 2016. Detailed planning for the new District Library and a 'heritage commemoration area" are expected to begin in late 2016, with completion expected about 2-3 years later. Unfortunately, in April 2015, the Ontario Heritage Trust unilaterally decided to sign a new four-year lease on its part of the site and the Infiniti car showroom has reopened in that space.</p>	<p>City information is HERE</p>	<p>N/A</p>	<p>*Heritage</p>	<p>Pre-construction</p> <p>Planning for the First Parliament Site in 2017 will include a Heritage Interpretation Plan as well as a New Library Plan</p>
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