



The Design Review Panel will review new Site Plan and Rezoning applications which are within the following locations and satisfy the related criteria:

Design Review Districts: all applications subject to noted exclusions

Avenues & Transit City: the application is located along an "Avenue" (see OP Map 2), or a planned Transit City Line, and contains significant public realm impacts as a result of location, scale, form or architectural quality

Major Streets: the application is for a large retail development, or a large development site (three or more buildings and one or more new public streets) fronting on a "Major Street", (see OP Map 3)

Exclusions: Projects subject to the following conditions are excluded from the Design Review Panel process:

- the project has little or no impact upon the public realm, such as projects with grade-related residential uses and 1-storey commercial developments;
- the project falls within the realm of another recognized Design Review Panel within the City (eg. Waterfront Toronto)

Implementation: Consideration of the broader "Downtown" and other planning or site specific areas within the design review process would be the subject of an additional report to City Council.

Enquiries: For questions about these thresholds please contact the community planner or e-mail Designreviewpanel@toronto.ca

