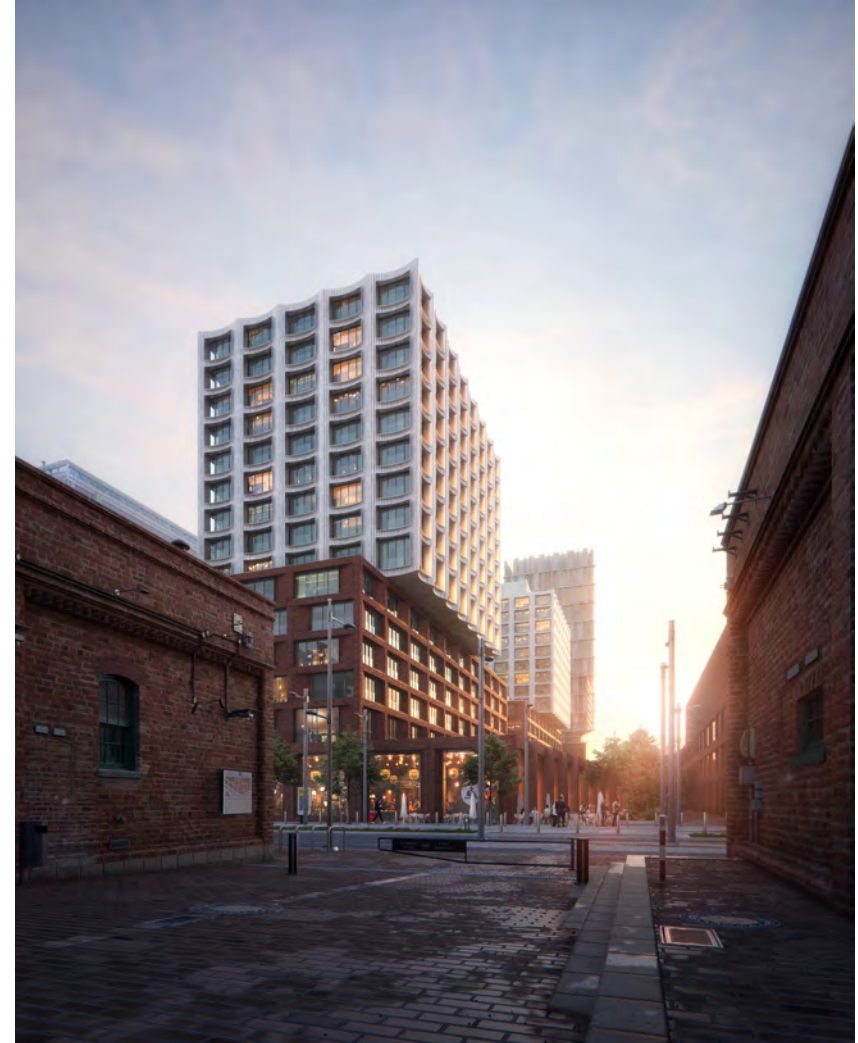


# West Don Lands – Blocks 3, 4 and 7



# West Don Lands Affordable Housing

- Dream Kilmer Tricon selected to enter into a 99 year land lease with Infrastructure Ontario.
- Financing by Canada Mortgage and Housing Corporation through the Rental Construction Financing (RCFI) program.
- Affordable Units exempt from municipal fees through the City of Toronto's Open Doors Program.
- 30% of the units as affordable rental housing in a range of units sizes (1BR to 4BR)
  - 50% Units, 100% AMR
  - 40% Units, 80% AMR
  - 10% Units, 40% AMR



View of WDL Block 8 from the Distillery District  
(currently under construction)



# West Don Lands Blocks 3, 4 and 7





# West Don Lands History



King-Parliament  
Secondary Plan



Central Waterfront  
Secondary Plan



West Don Lands Block  
Plan & Urban Design  
Guidelines

Revised Block  
Plan & Plan of  
Subdivision



Downtown Plan

1996

2002

2003

2005

2006

2011

2019

City of Toronto Official  
Plan



West Don Lands Precinct  
Plan



West Don Lands Public  
Realm Master Plan

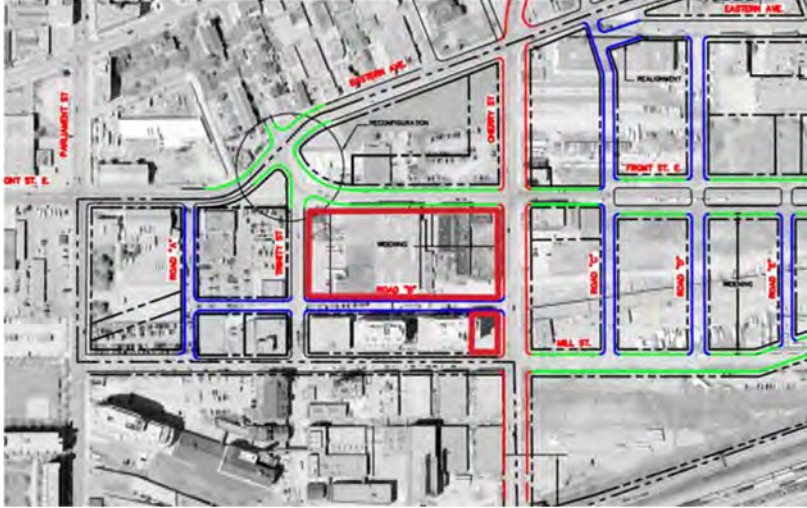


Draft Secondary Plan  
Update

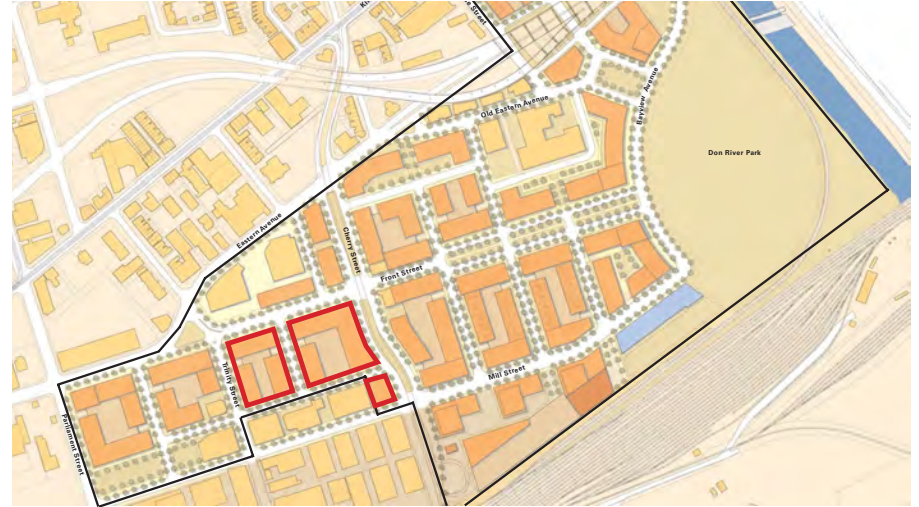
Growth Plan for the Greater  
Golden Horseshoe

# West Don Lands History

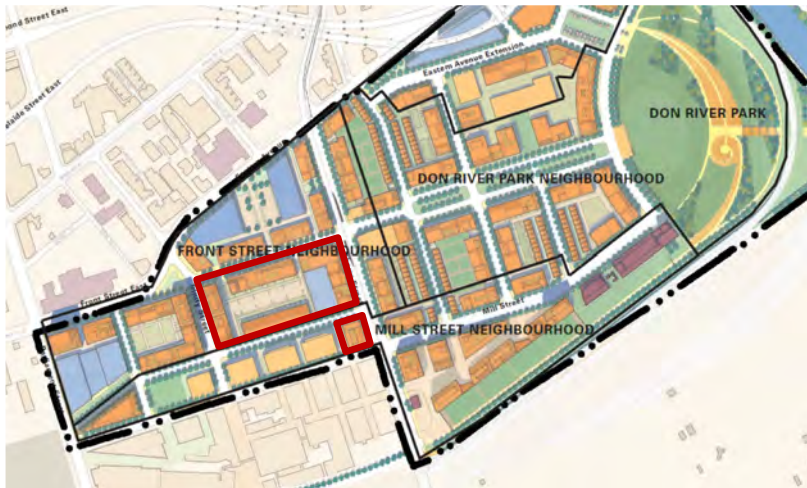
## Class EA Master Plan (2005)



## Block Plan and Urban Design Guidelines (2006)



## Precinct Plan (2005)



## Public Realm Master Plan (2011)





# The Proposal

- 252 affordable rental units (30% of the total 839 units)
- 464 m<sup>2</sup> City of Toronto Community Agency space
- 3,080 m<sup>2</sup> retail
- Heights from 9-13 storeys
- 3,644 m<sup>2</sup> POPS including pedestrian walkway
- New east-west public street



The corner of  
Front & Trinity Streets

# Application Engagement

## **City/Waterfront Toronto Workshops**

- Workshop #1: January 25, 2019
- Workshop #2: March 05, 2019

## **Waterfront Toronto Design Review Panel**

- DRP #1: March 20, 2019
- DRP #2: September 25, 2019
- DRP #3: July 22, 2020

## **Pre-application Meeting**

- Pre-App Meeting: April 3, 2019

## **Public Consultation Meeting**

- December 9, 2019

## **Community Working Group / WDL Committee**

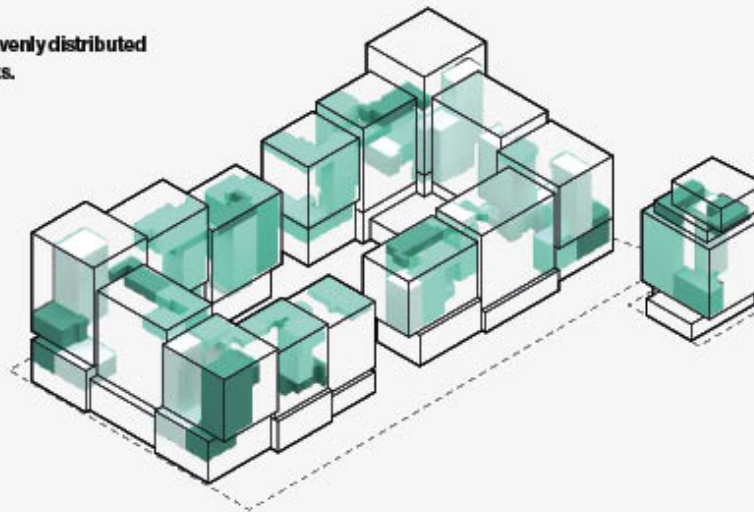
- Meeting #1: January 14, 2020
- Meeting #2: April 20, 2020
- Meeting #3: August 06, 2020

# Integrated Affordable Units

- **870** Residential suites will form the development.
- **261** (30%) of the total number of suites are affordable.
- The suite mix is:

Affordable	Market
40% 1 Bedroom	45% 1 Bedroom
40% 2 Bedroom	45% 2 Bedroom
10% 3 Bedroom	10% 3 Bedroom
10% 4 Bedroom	

Affordable suites are evenly distributed throughout the 3 blocks.



**Blocks 3 & 4**  
240 Affordable  
562 Market

**Block 7**  
21 Affordable  
47 Market

**Total**  
261 Affordable  
609 Market

1 Bedroom  
2 Bedrooms  
3 Bedrooms  
4 Bedrooms



# Unique Architecture



View looking south on Cherry Street at Front Street



View looking northwest from Mill and Cherry Street

# Enhanced Public Realm



View looking east  
on Front Street at  
Trinity Street



# New Public Amenities

