

Advancing Toronto's

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Economic Development & Culture

New Non-Residential Developments  
January 4, 2018

# New Developments

## Downtown Office – 7.1 million sq ft under construction

Project Name/Address	Office Space (SF)	ETA
CIBC Square (81 Bay St & 141 Bay St)	2,700,000	2020 & 2023
1 Yonge – 1 Yonge St.	1,658,000	TBD
Southcore – 16 York St.	879,000	2020
100 Queen Quay E.	763,000	2021
Daniels Waterfront - 130 Queens Quay E.	280,000	2019
King Portland Centre – 620 King St. W.	255,565	Q1 2019
500 Lakeshore Blvd W.	143,000	Spring 2019
40 Hanna Ave.	118,446	TBD
158 Sterling Rd. - renovation (mixed use space)	100,000	TBD
60 Atlantic Ave.(aka 80 Atlantic Ave.)	85,000	2017
430 Bathurst St.	70,000	Spring 2018
180 John St. (renovation and new)	50,784	Q4 2017

## Downtown Office – 3.6 million sq ft recently completed

Project Name/Address	Office Space (SF)	Completion
180 John St.	50,784	Q4 2017
Ernst and Young Tower - 100 Adelaide St. W.	906,897	Q3 2017
Globe and Mail Centre - 351 King St. E.	505,903	Q4 2016
Sun Life – 1 York St.	753,474	Q4 2016
7 St. Thomas - 7 St. Thomas St.	93,000	Q4 2016
Queen Richmond Centre West – 134 Peter St.	301,389	Q1 2016
Bay-Adelaide Centre East - 333 Bay St.	975,516	Q1 2016

# New Developments

## Downtown Office – 11.4 million sq ft in pipeline

Project Name/Address	Office Space (SF)	ETA
45 Bay St.	1,200,000	2018
160 Front St. W.	1,120,000	TBD
Union Centre - 171 Front St. W.	1,000,000	2018
The Well - 440 Front St. W.	1,000,000	2018
30 Bay St.	944,000	2017
Bay Adelaide North Tower - 40 Temperance St. & 37 Richmond St. W.	900,000	2017
388 King St. W. & 82 Peter St.	820,000	2017
StudioCentre – 629, 633 & 675 Eastern Ave.	750,000	TBD
844 Don Mill Rd.	605,448	TBD
7-15 Fraser Ave.	500,000	TBD
Bayside Toronto	400,000	TBD
25 Ontario St.	400,000	2019-2020
Waterfront Innovation Centre – Queens Quay E.	350,000	2019
2 Tecumseth St.	290,443	TBD
595 Bay St.	285,000	TBD
58 Atlantic Ave. & 25 Liberty St. (12 storey office and retail building)	275,000	TBD
99 Atlantic Ave.- renovation (mixed use space)	192,000	TBD
49 Spadina Ave.	188,800	TBD
100 Simcoe St.	184,827	TBD
80 Atlantic Ave.	N/A	Spring 2018
19 Duncan St. (redevelopment of 5-story heritage office building)	N/A	2021
ORCA Project – 433 Front St. W.	N/A	TBD
21 Don Roadway – East Harbour	N/A	TBD

**Note: Completion dates for pipeline are subject to revision**

# New Developments

## Industrial

Project Name	Location	Estimated Investment
FGF Brands - New Building	1235 Ormont Dr	\$50 Million
Toronto Research Chemical - Expansion	2 Brisbane Rd	\$30 Million
Tiffany Gate Foods – Expansion	195 Steinway Blvd	\$18 Million
Fortress Technology - Expansion	51 Grand Marshall Dr	\$2.25 Million
Leland Industries – Expansion	95 Commander Blvd	N/A

## Commercial

Project Name	Location	Estimated Investment
Sherway Gardens Mall - Expansion	25 The West Mall	\$350 Million
Yorkdale Mall - Expansion	Allen Rd & Hwy 401	\$331 Million
SteelesTech Campus Master – Expansion	3389 Steeles Ave E	N/A

## Creative Industries

Project Name	Location	Estimated Investment
Massey Hall – Revitalization	178 Victoria St	\$135 Million
Pinewood Toronto Studios – Expansion	225 Commissioners St	\$40 Million
Proper Television – Renovation	772 Dovercourt Rd	\$5 Million
Theatre Museum of Canada (within King Blue development)	355 King St W	N/A

## Industrial, Commercial and Creative Industries – recently completed

Project Name	Location	Estimated Investment
Equinix - Parliament Street Data Centre	43A Parliament St	\$142 Million
Irving Tissue	1551 Weston Rd	\$140 Million
Prologis Canada Inc COMPLETED	1251 Tapscott Rd	\$49 Million
The Stockyards Village	30 Weston Rd	\$90 Million
Grand Touring Automobiles	777 Dundas St E	N/A

# New Developments

## Academic/Research/Medical/Health

Project Name	Location	Estimated Investment
Humber River Regional Hospital & Forensic Science Lab	Keele St / Wilson Ave	\$765 Million
St. Michael's Hospital - Expansion	Queen St / Victoria St	\$301 Million
CAMH	1001 Queen St W	\$250 Million
William Osler Health System (Etobicoke General)	101 Humber College Blvd	\$200 Million
U of T - Centre for Innovation, Technology and Entrepreneurship (CITE)	55 St George St	\$200 Million
Ryerson University - Daphne Cockwell Health Science Complex	270 Church St	\$156 Million
Kipling Acres – Long Term Care	2233 Kipling Ave	\$79 Million
Ontario College of Art and Design University (OCAD) - Expansion	100 McCaul St	\$60 Million
U of T - Daniels Faculty of Architecture, Landscape and Design Expansion	1 Spadina Cres	\$50 Million
Centennial College – Downsview Park Aerospace Campus	65 Carl Hall Rd	\$60 Million
University of Toronto – Robarts Library (2 <sup>nd</sup> Phase Renovation)	130 St George St	\$35 Million
York University – Student Centre	4700 Keel St	\$30 Million
Ryerson University - Centre for Urban Innovation	44 Gerrard St E	\$19.8 Million
Humber College – Welcome Centre	2 Colonel Samuel Smith	N/A

## Academic/Research/Medical/Health – recently completed

Project Name	Location	Estimated Investment
Bridgepoint Health	14 St. Matthews Rd	\$622 Million
SickKids Research Tower	Hospital for Sick Children	\$400 Million
Krembil Discovery Tower	399 Bathurst St	\$174 Million
Sunnybrook Health Sciences Centre	2075 Bayview Ave	\$200 Million
Women's College Hospital	76 Grenville St	\$125 Million
Ryerson University - Student Learning Centre	Yonge & Gould	\$112 Million
Centennial College – Culinary Arts Centre	945 Progress Ave	\$90 Million
UTSC - Environmental Science and Chemistry Building	University of Toronto	\$65 Million
York University – Bergeron Centre for Engineering Excellence	4700 Keele St	\$60 Million
University of Toronto - Jackman Law Building Expansion	78 Queens Park Cres	\$54 Million

# New Developments

## Infrastructure

Project Name	Location	Estimated Investment
Eglinton LRT		\$4.9 Billion
Toronto – Spadina York Subway Extension		\$2.6 Billion
Union Station Revitalization (and York St PATH Connection)		\$795 Million
Leslie Barns (Streetcar Maintenance & Storage )	1313 Lake Shore Blvd. E.	\$500 Million
Toronto Hydro - Bremner Transformer Station	25 Rees St.	\$272 Million
GO Bus Terminal at Union Station	81 Bay St.	\$102 Million
City of Toronto - Green Bin Processing Facility	120 Disco Rd.	\$75 Million
Dufferin Organics Processing Facility - Expansion	35 & 75 Vanley Cres	\$ 70.5 Million

## Tourism

Project Name	Location	Estimated Investment
Hotel X (27 stories)	111 Princes' Boulevard	\$240 Million
Sheraton Centre Toronto (renovation)	123 Queen St. W.	\$90 Million

## Infrastructure/Tourism – recently completed

Project Name	Location	Estimated Investment
Union Station to Pearson Airport Rail Link		\$456 Million
Athletes' Village	West Don Lands	\$514 Million
Aga Khan Museum and Ismaili Centre Toronto	59 Wynford Dr.	\$300 Million
Aquatics Centre	U of T Scarborough	\$248 Million
Ripley's Aquarium of Canada	Base of CN Tower	\$130 Million
York U – Pan Am Stadium	York University	\$45 Million
Delta Hotel (45 stories)	Simcoe & Bremner Blvd .	N/A
Broadview Hotel – (renovation)	704 Queen St. E.	N/A
BMO Field Expansion	1st Phase May 2015	\$65 Million
BMO Field Expansion	2nd Phase May 2016	\$40 Million
BMO Field Expansion	3rd Phase May 2017	N/A

This list of new non-residential developments was compiled by the City of Toronto, Economic Development and Culture Division staff from a variety of sources.

If you discover errors in this list, please contact Kim Nguyen ([Kim.Nguyen@toronto.ca](mailto:Kim.Nguyen@toronto.ca)) to request revisions to future versions of the listing.