

Appendices and Supporting Tables

New Developments within i.0 Kilometer of the Proposed James at 452/8 Richmond St. West

Source: www.buzzbuzzhome.com

VO1.3, April 5, 2017

Name/Location	Units	Completion By	Zone ¹	Distance From the "James"	Notes
Completed/Occupied between June 2015 and December 2017					
The Brant Park 438 Adelaide St. W	243	Spring 2016	1	400 m.	No childcare facilities provided, indoor or out
King Charlotte Condos 11 Charlotte St.	232	Fall/Winter 2015	1	400 m.	No childcare facilities provided (indoor or out)
12 Degrees 15 Beverly St	96	Summer 2015	2	650 m.	No childcare facilities provided (indoor or out)
Wellington Place 619 King St West	408	Fall/Winter 2015	2	700 m.	No childcare facilities provided (indoor or out)
One Eleven Condos 111 Bathurst St.	225	Winter/Spring 2015	2	700 m.	No childcare facilities provided (indoor or out)
Studio on Richmond – Phase 1 Richmond St. West	337	Summer 2015	2	750 m.	No childcare facilities provided (indoor or out)
Fabrik Condos 431 Richmond St. West	190	Winter 2016	1	43 m.	No childcare facilities provided (indoor or out)
Tableau Condos 117 Peter St	415	Winter/Spring 2016	1	350 m.	No daycare facilities provided
Studio on Richmond St. Phase 2	425	Winter/Spring 2016	2	700 m.	No daycare facilities provided

¹ Zone 1 is within 500 m. of the James, Zone 2 is within 1 k. of it

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Name/Location	Units	Completion By	Zone ¹	Distance From the "James"	Notes
Richmond between John and Simcoe					
Origami Lofts 202 Bathurst St.	23	Winter/Spring 2016	2	700 m.	No daycare facilities provided
Picasso Condo 318 Richmond St. West	402	2016	1	450 m.	No daycare facilities provided
Musee 525 Adelaide St. West	440	Fall/Winter 2016	2	550 m.	No daycare facilities provided
Total Units	3436				All within 750 m. of the 'James'
Completion/Occupancy Scheduled for 2017					
SQ at Alexandra Park 20 Cameron St.	241	Summer 2017	1	270 m.	No daycare facilities provided
Bisha Hotel and Residences King St. W. & Blue Jay Way	355	Summer 2017	2	600 m.	
87 Peter St.	550	Dec. 2017	1	500 m.	No daycare facilities provided
The Bond Condos 290 Adelaide St. West	393	Winter/Spring 2017	2	650 m.	No daycare facilities provided or public amenities
Smart House 219 Queen St. W.	256	Mar. 2017	2	900 m.	No daycare facilities provided or public amenities
Dragon Condos 290 Spadina Ave	95	Spring 2017	2	600 m.	No amenities listed
The Harlow 618 Richmond St. West	210	Fall/Winter 2017	1	500 m.	No amenities listed
Total Units	2100				88% or 1844 units within 750 m. of the 'James'

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Name/Location	Units	Completion By	Zone ¹	Distance From the "James"	Notes
Total Units Added within 1.0 k of the 'James' by end of 2017	5536				
Completion/Occupancy Scheduled for 2018					
The Harlow 618 Richmond St. West	210	April 2018	1	500 m.	Amenities not listed as of 04/05/2017
401 King St. West	459	2018	1	450 m.	
King Blue Condominiums 355 King St. W	913	Summer 2018	2	650 m.	No day care facilities provided
SQ2 at Alexandra Park Vanauley St	169	Summer 2018	1	270 m.	No daycare facilities provided
330 Richmond St. West	295	Summer 2018	1	400 m.	No daycare facilities provided
The James 452/458 Richmond St. West	135	2018	1	0	OMB hearing rescheduled to May 2017. Completion date adjustment TDB and pending. No daycare facilities or public amenities provided
Total:	2181				All units within 750 m. of the 'James'
Total Units Added within 1.0 k of the 'James' by end of 2018	7717				
Pre-construction – Completion to be Determined.					
451/57 Richmond Street West	139	TDB	1	15 m.	No daycare or public amenities provided
520 Richmond St. West	108	TDB	1	200 m.	City of Toronto development application submitted Nov. 14, 2012; no updates, but sales rendering changed. Application # 12 79689 STE 20 0Z –last checked Sept. 1, 2015. No apparent outside amenities
Camden House	TBD	TBD	1	200 m.	?

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Name/Location	Units	Completion By	Zone ¹	Distance From the "James"	Notes
51 Camden St.					
The Waterworks 505 Richmond St. West	325	2020	1	170 m.	?
149 Bathurst. St	155	TBD	2	600 m.	Development applications submitted July 15, 2016, No. 16 191733 STE 20 OZ. 19 stories, 90% bachelors, 1 bedrooms, no outdoor amenity space
502 Adelaide St. West	37	TDB	2	550 m.	12 Stories, all 2 and 3 bedroom units.
170 Spadina Ave	162	TBD	1	250 m.	
Wellington House 422 Wellington St. West	129	TBD	2	700 m.	23 stories attached to heritage building Application for rezoning submitted Aug. 26, 2016. No: 16 213925 STE 20 OZ
The Well 400 Front Street West	1587	2020?	2	700 m.	Includes 3,000,000 sq. ft. office and retail space and a farmer's market
8 – 20 Widmer Condos 10 Widmer St.	583	TDB	2	650 m.	
350 Adelaide St. West	899	TDB	1	400 m.	48 Stories. No record of development permit for this address as of Sept. 1, 2016
Peter & Richmond Condos 124 Peter St.	435	TDB	1	350 m.	Development Permit submitted Nov. 23m 2015. No. 15 225425 STE 20 OZ 46 Stories; 42 studio units, 294 1 bed units, 99 2 & 3 bed units. 753 sq. m. indoor amenity space; 408 outdoor amenity space.
Theatre District Tower Adelaide St. West & Widmer	475	TBD	2	550 m.	
40 Widmer St.	312	TDB	2	550 m.	
King Portland Condominiums	TBD	TBD	2	600 m.	

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The Tables and Calculations that follow assume:

- 1.6 residents per household unit, as per the City of Toronto’s 2016 algorithm for the King/Spadina as well as by Bousfields in its *Planning and Urban Design Rationale: 452-458 Richmond St. West*.
- A segment of the workforce pressure created by the new occupied offices within the local vicinity will also seek to utilize some of the neighbourhood’s public services (i.e., daycare, parkland, library services)
- The assessment perimeter is defined as: within 1.0 k of the proposed ‘James’, unless otherwise indicated.

Additional Employment within the King/Spadina Precinct as of the end of 2017²

	East Precinct	West Precinct	Total Additional Employment
Neighbourhood Workforce Pressure (within 1.0 k of the ‘James’) ³	9,976	5,865	15,841
Adjustment Factor ⁴	.33	1.00	
Workforce Pressure within the Immediate Vicinity of the ‘James’ (500 m)	3,292	5,865	9,157

² *Community Services and Facilities Study: King-Spadina Community Services and Facilities Update: Phase 1*. Dec. 2013, IBI Group, Page 8: “Potential Growth in the PSA based on Development Applications”.

³ Employment densities based on City of Toronto supplied data and ratios (30 sq. ft. per retail employee, 20 sq. ft. per office worker, 30 sq. ft. per other use)

⁴ Adjustment reflects a rough, proportional distribution of Office/Commercial space added to the East Precinct that is also located within 500 m. of the proposed ‘James’.

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New Households w/in 1.0 k. of the 'James' with implications for TCDSB School Placements

Total Households	Size	Total Units	TCDSB Pupil Yield (Elementary)	TCDSB Pupil Yield (Secondary)
Additional Households (as of Dec. 2017)		5,536		
Breakdown by Size of Unit⁵				
Bachelor + 1 Bedroom Units	70.3 %	3,892	0.0044	0.0028
Total Households			17 new students	11 new students
2 Bedrooms+	28.7 %	1,644	0.02	0.01
Total Households			33 new students	16 new students
Total Additional TCDSB Students			50 new students	27 new students

New Households w/in 1.0 k of the 'James' with Implications for TDSB School Placements

Total Households	Total Units	TDSB Pupil Yield Factor	Total Additional Students
Additional Households (as of Dec. 2017)	5,536		
Elementary Students	5,536	0.03	166
Secondary School Students	5,536	0.01	55
Total Students Seeking Placements			221

¹ Proportions consistent with those used within the *Community Services and Facilities Study, King-Spadina Community Services and Facilities Update, Phase 1* IBI Group, Page 19

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Population Growth with Child Care Service Implications⁶

Neighbourhood Population Growth		% aged 0 - 4 ⁷	Women's Workforce Participation Rate in Toronto CMA ⁸	Adjustment for No. Of children needing child Care Services	Children in Need of Child Care Services
June 2015 – Dec. 2016 (3,436 units x 1.6)	5,498	.022	.631	.5	38
Jan. 2016 – Dec. 2017 (2,100 units x 1.6)	3,360	.022	.631	.5	23
Additional Households in 2018⁹ (2,046 units x 1.6)	3,274	.022	.631	.5	23
Subtotal	12,132				84
The Proposed 'James'¹⁰ (135 x 1.6)	216	.022	.631	.5	1
Total	12,348				85

⁶ Level of Service Standard set out by the City of Toronto's Children's Services Division, quoted in *Planning & Urban Design Rationale: 604-618 Richmond St. West*, Oct. 2013, Bousfields Inc. page A-17.

⁷ *Community Services and Services Study, King-Spadina Community Services and Facilities Update: Phase 1*. Dec. 2013 IBI Group, Appendix D: 2011 Canada Census and National Household Survey

⁸ *Community Services and Facilities Study, King- Spadina Community Services and Facilities Update: Phase 1*. Dec. 2013, IBI Group Appendix C: 2006 Canada Census. Womens' labour force participation rate is not available for 2011.

⁹ Minus the "James".

¹⁰ *Planning & Urban Design Rationale, 452-458 Richmond Street West, Bousfields Inc. June 2015. Page...*

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Park Land Pressure as of the end of 2018

The existing inventory of park land and public green space within 1.0 K. of the proposed James is 5.031 hectares.

	New Neighbourhood Pressures	10 year per capita Service Standard (Hectares) ¹¹	Total Parkland Need
New Neighbourhood Residents (7,717 units x 1.6)	12,348		
Per Capital Adjustment	.001		
	12.348	2.04	
Additional Neighbourhood Parkland Required to Meet City Service Standard			25.19 hectares
Planned Park Expansions ¹²			3.01 hectares.
Net Neighbourhood Parkland Pressure			- 22.18 hectares

The percentage of the total need to meet the park land standard that can be met by the existing planned, park expansions (3.01 / 25.188) is **11.95%**.

Note: In addition to the planned park expansions noted above, the City is exploring possibilities for a “Deck Park” over the CN tracks south of Front Street. There is no timeline on this proposal however, and it would be sited more than 1.0 kilometer away from the ‘James’. For these reasons, it is excluded from these calculations.

¹¹ *Community Services and Facilities Study, King-Spadina Community Services & Facilities Update: Phase 1*. Dec. 2013. IBI Group, Page 33.

¹² 28,383 sq. m. at 229 Richmond Street West, and 1675 sq. m. at St. Andrews Park on Adelaide St. West.

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Public Recreational Facilities and Services Pressure as of the end of 2018

	New Neighbourhood Pressures	10 year Per Capita Service Standard ¹³	Total Need for Public Recreational Facilities And Services
Neighbourhood Residential Growth (7,717 units x 1.6)	12,348		
Per Capita Adjustment	.001		
Additional Public Recreational Facilities Needed to Meet City Standard	12.348	1,652 sq.ft	20,399 sq. ft (1,895 sq. m.)

¹³ Ibid.

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Pressure for Additional Public Library Space and Materials Created by Neighbourhood Growth as of the end of 2018.

The following table recognizes that the Neighbourhood will continue to be Mixed-Use, with a significant workforce component. Toronto's 10-year per capita service standard has accordingly been adjusted to reflect this by including the workforce which will be accommodated within 500 m. of the proposed James within this calculation.

	New Neighbourhood Pressures	10-year Per Capita Service Standard	Total Need – Library Space and Materials
Neighbourhood Residential Growth (7,717 units x 1.6)	12,348		
Additional Workforce within Local Vicinity of the 'James'	9,157		
Total Growth	21,505		
Per Capita Adjustment	.001		
Additional Library Space Needed to Meet City Standard	21,505	756 sq. ft ¹⁴ .	16,257.78 sq. ft. (1,510.4 sq. m.)
Additional Library Materials to Meet City Standard		5,336 materials ¹⁵	114,750 materials

¹⁴ Ibid.

¹⁵ Ibid