

169 The Donway West - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

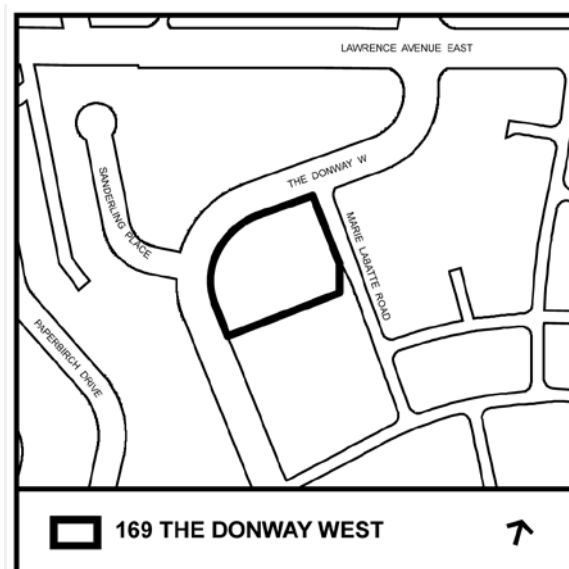
Date:	December 16, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	15 227717 NNY 25 OZ

SUMMARY

This application proposes two residential buildings, 34 and 39 storeys in height, with a shared two storey base building at 169 The Donway West. A total of 736 residential units are proposed, totalling 55,774 square metres of residential gross floor area. A total of 2,987 square metres of retail/office space is proposed in the two storey base building. A combined gross floor area of 58,761 square metres is proposed, for a total proposed Floor Space Index (FSI) of 7.2.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The report recommends that a community consultation meeting be scheduled together with the Ward Councillor. A Final Report and Public meeting under the Planning Act will be scheduled following community consultation, and the resolution of outstanding issues.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 169 The Donway West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

DECISION HISTORY

Official Plan Amendment No. 587 to the Official Plan for the former City of North York was approved by the Ontario Municipal Board on March 1, 2011 and pertains to the subject lands.

OPA 587 amends in part the Central Don Mills Secondary Plan, by stating that new buildings will be complementary and respect the scale, massing and composition of existing buildings in and around the Don Mills Centre. The Don Mills Centre comprises those lands bounded by Lawrence Avenue, Don Mills Road and the Donway West. It is intended that this area function as the commercial and community centre of the Don Mills Community.

OPA 587 states that taller buildings shall be located within the interior portions of the Centre, while lower buildings reflecting the residential community to the west shall be located along the Donway West. All other lands in the Don Mills Centre, including the subject lands, except lands within 130 metres of Don Mills Road, are subject to a height limit of 8 storeys and 167.64 metres above sea level, whichever is less.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes two residential buildings, 34 (102.5 metres) and 39 storeys (and 117.5 metres) in height excluding mechanical penthouse, with a shared two storey base building at 169 The Donway West. A total of 736 residential units are proposed, totalling 55,774 square metres of residential gross floor area. A total of 2,987 square metres of retail/office space is proposed in the two storey base building. A combined

gross floor area of 58,761 square metres is proposed, for a total proposed Floor Space Index (FSI) of 7.2.

Indoor amenity space is proposed to be located on the second floor of the base building (1,472 square metres). A total of 1,840 square metres of outdoor amenity space is proposed on the second floor in the form of a terrace on top of the ground floor rooftop (1,230 square metres) and on the third floor in the form of a terrace on top of the second floor rooftop (610 square metres).

Vehicular access is proposed to be taken of an existing unnamed driveway which connects the private street Marie Labatt Road to The Donway West at the southerly end of the site. The first entrance is proposed via a private driveway adjacent to The Donway West which provides access to a drop off/pick up area and the underground parking ramp. The second entrance is proposed further east along the unnamed southerly driveway and provides access to the at grade garbage /loading areas. The garbage/loading area, including one Type 'G', two Type "B" and one Type 'C' loading spaces, is located within the building footprint (See Attachment 1 – Site Plan).

Ground floor heights range from 5.0 metres to 5.6 metres. The towers are proposed to be separated by approximately 26.0 metres. A total of 736 residential units are proposed, with a mix of 532 one-bedroom units (72%), 131 two-bedroom units (18%) and 73 three-bedroom units (10%).

A total of 1,154 parking spaces are proposed in a 6 level underground parking structure. 828 spaces are proposed to be designated for residents and 326 for visitors and commercial uses. Retail and visitor parking is proposed to be located on the P1 and P2 levels, while resident parking is proposed to be located on levels P3 to P6.

A total of 565 bicycle parking spaces are proposed, including 442 resident, 111 visitor and 12 commercial. Of the total, 58 are proposed at grade, and 507 are proposed within the parking garage.

Site and Surrounding Area

This 0.82 hectare (2.0 acre) site was formerly a Canada Post Office site, and is currently vacant. The site is irregular in shape, with frontages of approximately 135 metres on the Donway West and a depth of approximately 100 metres from the westerly lot line to the easterly lot line.

North: To the immediate north of the site across The Donway West and south of Lawrence Avenue East is a 4-storey office building at 170 The Donway West, a single storey commercial plaza at 895 Lawrence Avenue East and two single storey stand alone bank buildings fronting Lawrence Avenue East, (Scotiabank at 885 Lawrence Avenue East and Bank of Montreal at 887 Lawrence Avenue East).

- West: To the immediate west of the site on the west side of the Donway West, is a 5 storey Toronto Community Housing senior apartment building at 20 Sanderling Place, a 5 storey apartment building at 150 The Donway West, a 3 storey seniors residence (Thompson House and E.P. Taylor Place Senior Adult Centre) at 1 Overland Drive and a 59 unit townhouse development along Southill Drive and Burdock Lane, which flanks onto The Donway West.
- South: To the immediate south of the site along The Donway West frontage is an approved two wing 11 storey residential building currently under construction at 99 The Donway West (City File No. 13 213321 NNY 25 SA).
- East: To the east of the site on Marie Labatte Road is a 4 level above grade parking structure with retail at grade that provides parking for the Shops at Don Mills Shopping Centre. Generally the area to the east and southeast of the site up to Don Mills Road forms part of the commercial lifestyle centre (Phase 1-Shops at Don Mills) of the Don Mills Centre Lands.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The current owner of the subject lands, Cadillac Fairview, appealed the City of Toronto Official Plan as it related to the Don Mills Centre site, including the subject lands, to the Ontario Municipal Board. OMB Order No. 1928 therefore exempted the subject site from approval of the new Plan so the policies of the former City of North York Official Plan remain in effect for this property. Upon the OMB approving a modification to the Toronto Official Plan that reflects OPA 587 to the North York Official Plan, the policies will come into force under the Toronto Official Plan.

North York Official Plan

The North York Official Plan designates the Don Mills Centre *Commercial* (COM) with

a *Sub-Centre* (SC) overlay.

The *Commercial* designation provides for a wide range of uses including retail and service commercial uses, office uses, residential uses on upper floors and some institutional uses. While the Plan limits residential heights to 2-storeys and the maximum density to an FSI of 1.0 (or in the case of the Don Mills Centre site a gross floor area of 155,810m² or 1,677,139 sq.ft.), it supports additional residential height and additional development density up to 1.5 FSI in commercial areas provided the proposed development meets a set of compatibility criteria found in Part C.5 Section 2.6.0 of the Plan and provided the development meets the density policy of the Central Don Mills Secondary Plan. It is an objective of the Plan to preserve the commercial function of commercial areas while permitting complementary uses that enhance the commercial area and make efficient use of lands. Residential uses are permitted on all commercially designated lands within a residential community where they can be easily served by community, recreational and educational facilities.

The Sub-Centre designation is intended for more intensely developed mixed-use areas. *Sub-Centres* are generally characterized by a concentration of residential, retail, service commercial and offices uses developed at maximum densities generally lower than those permitted in the North York City Centre. Part C.10 of the Plan speaks to accommodating medium and high density development on sub-centre lands within a Floor Space Index of 1.0 to 3.0. Notwithstanding this general policy, the Plan goes on to state in the case where a Secondary Plan has been adopted, the policies of the Secondary Plan take precedence. The North York Official Plan contains policies to ensure developments are well served by parks. The Plan states Council may require, as a condition of development, the conveyance of up to one hectare of land per 300 dwelling units for parks purposes. The Plan also states that the amount of land to be conveyed shall be a minimum of five percent of the lands being developed or redeveloped and that where a dedication of land is impractical because of the size of the site, or if there is sufficient parkland in the vicinity of the development, Council may accept cash-in-lieu of a land dedication.

Official Plan Amendment No. 587 to the Official Plan for the former City of North York was approved by the Ontario Municipal Board in 2011 and pertains to the subject lands. However, this amendment has not yet been incorporated into the Toronto Official Plan. These lands are therefore still under the Official Plan for the former City of North York, and are not yet part of the City of Toronto Official Plan.

Central Don Mills Secondary Plan (North York Official Plan)

The subject lands are governed by the Central Don Mills Secondary Plan, found in Part D.7 of the North York Official Plan. The Secondary Plan contains policies that are area specific and more detailed than those in the general Official Plan. The Secondary Plan sets out policies to guide land use in the area bounded by Leslie Street to the west, York Mills Road to the north, the Don Valley to the east and the CP and CN Rail lines to the south.

The goal of the Secondary Plan is to manage change in the community in a manner that

retains and enhances the existing character of the area. In order to achieve this goal a number of objectives are defined including: strengthening the function of the Don Mills Centre as a community centre; preserving the scale, height and built form relationships originally provided for in the development concept for Don Mills; preserving and protecting stable residential neighbourhoods; and reaffirming and extending into the future the basic elements of the concept of Don Mills.

The basic elements of the concept of Don Mills are described in Section 1.1.0 of the Plan. Among the basic elements of the plan are: higher density residential development within the ring road (“The Donways”), a central commercial and community centre within the Donways at the south-west corner of Don Mills Road and Lawrence Avenue, with four discrete low density residential neighbourhoods outside the ring road; an open space network comprised of parks and walkways that provide pedestrian and cycling links between the neighbourhoods and the community centre (Don Mills Centre site); a sense of scale and consistency in design; the arrangement of built form and open spaces in a sympathetic, mutually supportive manner; and design and landscaping that reflect the garden city concept.

Section 4.2.0 of the Secondary Plan provides that, despite the density provisions found in Part C.5 of the main North York Official Plan, a general density limit of 1.0 FSI applies to all lands designated *Commercial* in the Secondary Plan area.

Section 4.3.0 of the Secondary Plan addresses the height and massing of buildings on commercial lands in the Secondary Plan area. It is a policy of the Plan that new buildings will be complementary and respect the scale and composition of existing buildings in and surrounding the Centre and that taller buildings are to be located along Don Mills Road while lower buildings are to be located along The Donway West.

Section 4.4.0 of the Secondary Plan contains policies addressing the Don Mills Centre specifically. As noted previously, the Don Mills Centre site is intended to function as the commercial and community centre of the Don Mills community. Design guidelines include matters relating to pedestrian access, exterior building facades, parking structures, landscaping and the provision of publicly accessible areas for indoor and outdoor activities. The Plan also encourages residential uses, particularly in building forms that mix commercial and residential functions. Where residential uses develop, resident parking shall be underground.

Official Plan Amendment 587

Official Plan Amendment No. 587 to the Official Plan for the former City of North York was approved by the Ontario Municipal Board on March 1, 2011 and pertains to the subject lands and is in effect. This amendment has not yet been incorporated into the Toronto Official Plan.

OPA 587 amends in part the Central Don Mills Secondary Plan, by stating that new buildings will be complementary and respect the scale, massing and composition of existing buildings in and around the Centre. Taller buildings shall be located within the

interior portions of the Centre, while lower buildings reflecting the residential community to the west shall be located along The Donway West. All other lands in the Don Mills Centre, including the subject lands, except lands within 130 metres of Don Mills Road, are subject to a height limit of 8 storeys and 167.64 metres above sea level, whichever is less.

Toronto Official Plan

Once the City of Toronto Official Plan comes into effect for these lands, it will designate the Don Mills Centre as *Mixed Use Areas*. *Mixed Use Areas* are to be made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. They are intended to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. The Plan does note however that not all *Mixed Use Areas* will experience the same scale or intensity of development.

Development criteria in *Mixed Use Areas* are set out in Policy 4.5.2 and summarized as follows:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services; and
- provide good site access and circulation and an adequate supply of parking for residents and visitors.

The Official Plan's housing policies (Section 3.2.1) support a full range of housing in terms of form, tenure and affordability across the City and within neighbourhoods, to meet the current and future needs of residents. The Plan states new housing supply will be encouraged through intensification and infill that is consistent with the Plan.

Also, every significant new multi-residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces. Similar built form policy objectives are found in Section 3.1.3 as they specifically relate to tall buildings.

The Plan also includes policies that ensure the built form of new development fits within the context of its surrounding area. These policies are included in Sections 3.1.2.1 to

3.1.2.6 – Built Form.

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City’s future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. The Plan states that although tall buildings are desirable in the right places they don’t belong everywhere and are only one form of intensification.

Policies 3.1.3.1 and 3.1.3.2 – Built Form Tall Buildings, ensure that tall buildings fit within their existing and/or planned context and limit local impacts. The policies outline built form principles that are applied to the location and design of such buildings. In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these guidelines for the design, evaluation and approval of tall buildings. The guidelines are intended to implement the built form policies of the City’s Official Plan.

Section 37 of the Planning Act provides means by which the City can achieve responsible, balanced growth. The City can pass a zoning by-law to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits such as additional parkland, non-profit arts, cultural, community or child care facilities, public art, conservation of heritage buildings, transit improvements and purpose built rental housing. Agreements securing community benefits will promote the city-building objectives of the Official Plan and provide for the needs of the new residents, workers and local communities.

Any application for extra height and density will be evaluated on the basis of all the policies of the Official Plan, including the development criteria for the respective designation area, the strategic Official Plan objectives in Chapter Two and the built, human and natural environment policies in Chapter Three.

The Toronto Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

The City's Design Criteria for Review of Tall Building Proposals study is available on the City's website at:
http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings_udg_aug17_final.pdf

Central Don Mills Secondary Plan (City of Toronto Official Plan)

Once the City of Toronto Official Plan comes into force for these lands, the Don Mills Centre site will be governed by the Central Don Mills Secondary Plan of that Official Plan. The Secondary Plan contains policies that are area specific and more detailed than those in the general Official Plan. The Secondary Plan sets out policies to guide land use in the area bounded by Leslie Street to the west, York Mills Road to the north, the Don Valley to the east and the CP and CN Rail lines to the south.

The goal of the Secondary Plan is to manage change in the community in a manner that retains and enhances the existing character of the area. In order to achieve this goal a number of objectives are defined including: strengthening the function of the Don Mills Centre as a community centre; preserving the scale, height and built form relationships originally provided for in the development concept for Don Mills; preserving and protecting stable residential neighbourhoods; and reaffirming and extending into the future the basic elements of the concept of Don Mills.

Section 4.2. of the Secondary Plan provides that a general density limit of 1.0 FSI applies to all lands designated *Commercial* in the Secondary Plan area.

Section 4.3. of the Secondary Plan addresses the height and massing of buildings on commercial lands in the Secondary Plan area. It is a policy of the Plan that new buildings will be complementary and respect the scale and composition of existing buildings in and surrounding the Centre and that taller buildings are to be located along Don Mills Road while lower buildings are to be located along The Donway West.

Section 4.4 of the Secondary Plan contains policies addressing the Don Mills Centre specifically. As noted previously, the Don Mills Centre site is intended to function as the commercial and community centre of the Don Mills community. Design guidelines include matters relating to pedestrian access, exterior building facades, parking structures, landscaping and the provision of publicly accessible areas for indoor and outdoor activities. The Plan also encourages residential uses in the Centre, particularly in building forms that mix commercial and residential functions. Where residential uses develop, resident parking shall be underground.

Zoning

The in force zoning that applies to the subject site is Zoning By-law No. 7625 of the former City of North York, as amended. The subject site is not included in the new City wide zoning by-law No. 569-2013.

The subject site is zoned C3 (District Shopping Centre) Exception No. 8 (See Attachment 4 – Zoning By-law No. 7625). The C3 zoning permits a wide range of commercial uses, including a regional shopping centre, retail stores, personal service shops, service shops, restaurants, banks, business and professional offices, professional medical offices and certain institutional uses, including a day nursery, a place of worship, a college and a public library. Residential uses are not permitted.

A maximum gross floor area of 100% of the lot area (1.0 FSI) and a lot coverage of 50% are specified. Exception 8 establishes site specific regulation regarding parking and building height applicable to the Don Mills Centre. Amendments to Exception 8 were made as a result of the approval of a site specific By-law 342-2011, approved at the Ontario Municipal Board at the same time as OPA 587. As a result, the maximum permitted building height is 161.54 metres above sea level or approximately 8 stories.

Site Plan Control

The subject lands are subject to site plan control. A site plan control application has not yet been submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>
http://www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_dec2010.pdf

In the event that the site is determined to be appropriate for a tall building, the proposal will be assessed using this design criteria.

Tree Preservation

An arborist report has been received as part of the application. It has been circulated to Urban Forestry for review and comment.

Reasons for the Application

An amendment to the Official Plan and Zoning By-law is required to permit the proposed density and building heights and to establish performance standards to facilitate the proposed built forms.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Shadow Impact Study
- Planning and Urban Design Rationale (includes Community Services and Facilities Report)
- Traffic Impact Study
- Environmental Noise Feasibility Study
- Functional Servicing Report
- Stormwater Management Report
- Geotechnical Investigation
- Qualitative Pedestrian Wind Assessment
- Arborist Report.

A Notification of Complete Application was issued on October 23, 2015.

Issues to be Resolved

Section 4.3 of OPA 587 indicates that new buildings and additions to existing buildings will be complementary and respect the scale, massing and composition of existing buildings in and surrounding the Centre. Tall buildings shall be located within the interior portions of the Centre, while lower buildings reflecting the residential community to the west shall be located along the Donway West.

The application proposes two tall buildings on a site situated on the Donway West. Staff have substantial concerns about the proposed Official Plan Amendment to permit two tall buildings on the site with a proposed density of 7.2 F.S.I. The proposal will be assessed to determine whether it is appropriate for tall building development.

Other issues identified to date in the review of the application include:

- Appropriate transition of building heights through angular planes and massing including shadow impacts on the stable low density residential area located generally to the west of the site;
- Appropriateness of the proposed built form, density, massing and building heights
- Appropriate location and mix of uses on the site;
- Integration of the proposal with the existing and planned context of the Central Don Mills area;
- Ensuring that the proposed building type, scale and massing fit into the existing built form context of the area;
- The availability and adequacy of community services and facilities in the area to support the proposed residential development;
- Consideration of the appropriate building address, placement and orientation to The Donway West;

- Precedent concerns with regard to the level of intensification and height proposed;
- Consideration of public realm issues including pedestrian comfort, wind impacts, pedestrian linkages and amenities on public and private street frontages, especially at proposed corners/intersections;
- Transportation impact must be assessed to ensure there is sufficient capacity and an appropriate network to accommodate the additional trips generated by the development;
- Evaluation of the potential visual impacts on this prominent site;
- Appropriate ground floor uses to support a safe pedestrian environment;
- Appropriate mix and type of residential dwelling units, including possibly incorporating affordable housing;
- The potential for parkland dedication on site;
- Adequacy of residential amenity spaces;
- Appropriateness of the proposed site access and road connections;
- Potential for the provision of public art on site;
- Appropriate phasing of the development;
- Potential for Section 37 benefits as a result of the proposal; and
- Assessment of the site in light of the City's Privately Owned, Publicly Accessible Spaces (POPS) Guidelines.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Don Mills Centre Concept Plan

Attachment 3A: East Elevation

Attachment 3B: North Elevation

Attachment 3C: South Elevation

Attachment 3D: West Elevation

Attachment 4: Zoning By-law 569-2013

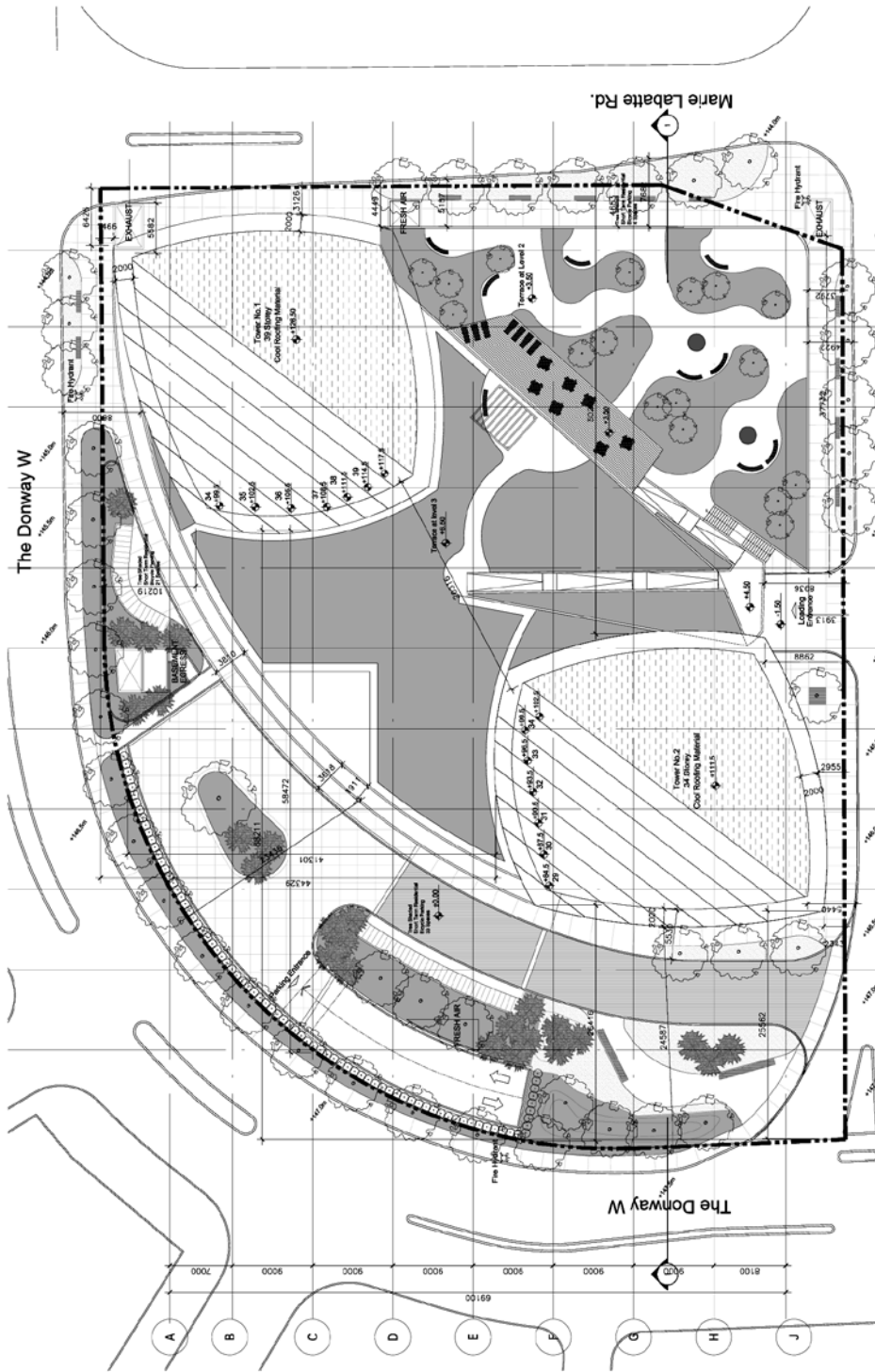
Attachment 5: Zoning By-law 7625

Attachment 6: City of Toronto Official Plan

Attachment 7: North York Official Plan

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



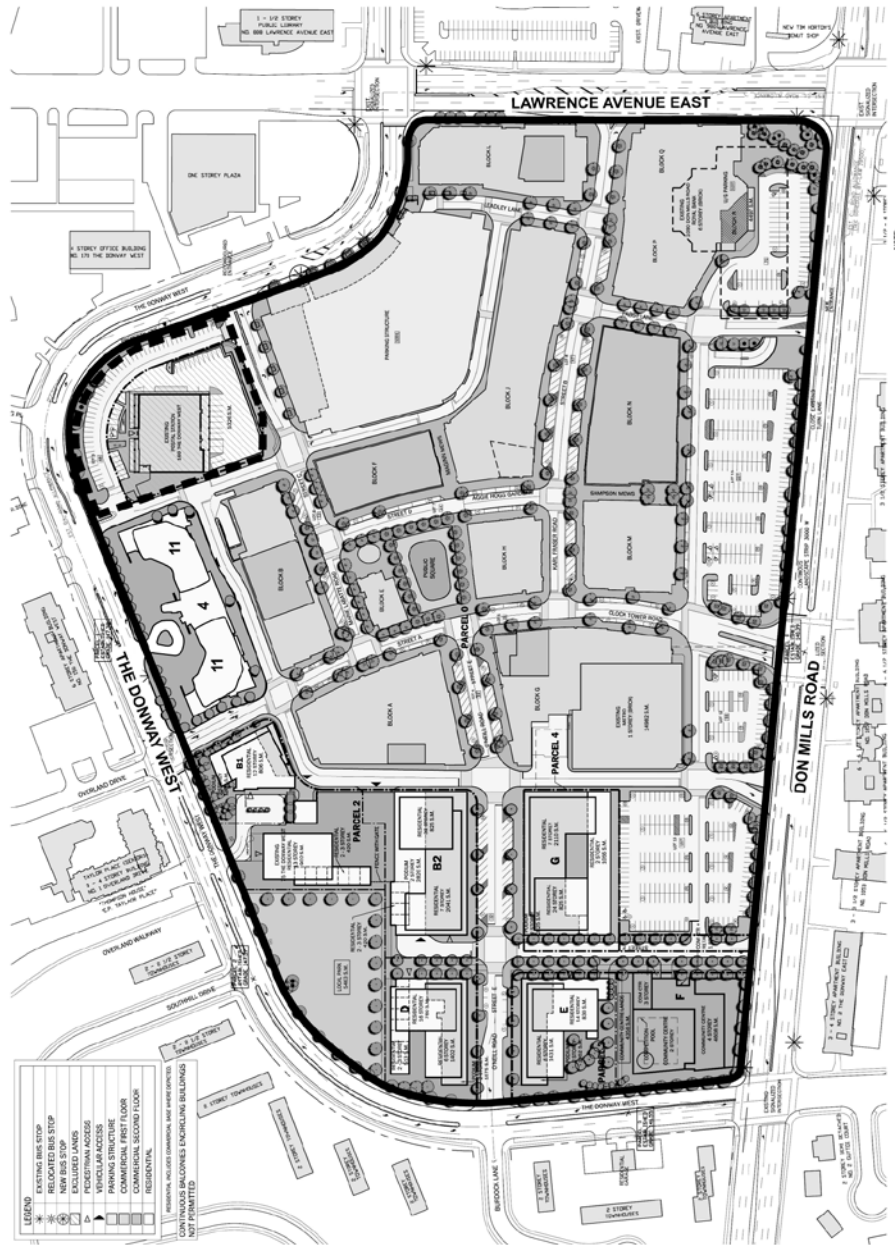
169 The Donway West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 11/02/2015

File # 15 227717 MNY 25 0Z

Attachment 2: Don Mills Centre Concept Plan



Don Mills Centre Concept Plan

169 The Donway West

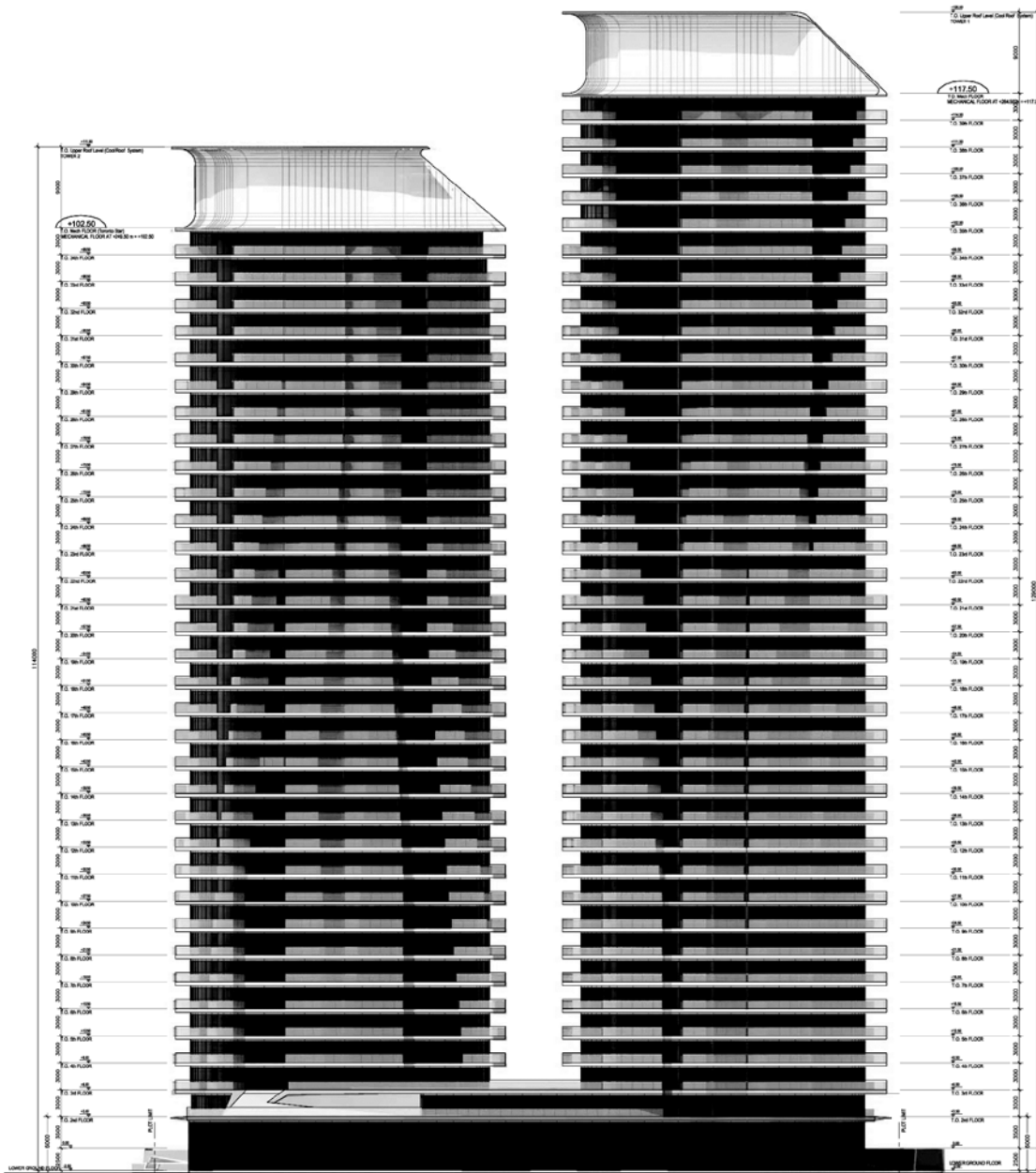
Applicant's Submitted Drawing

Subject Lands

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Attachment 3A: East Elevation



East Elevation

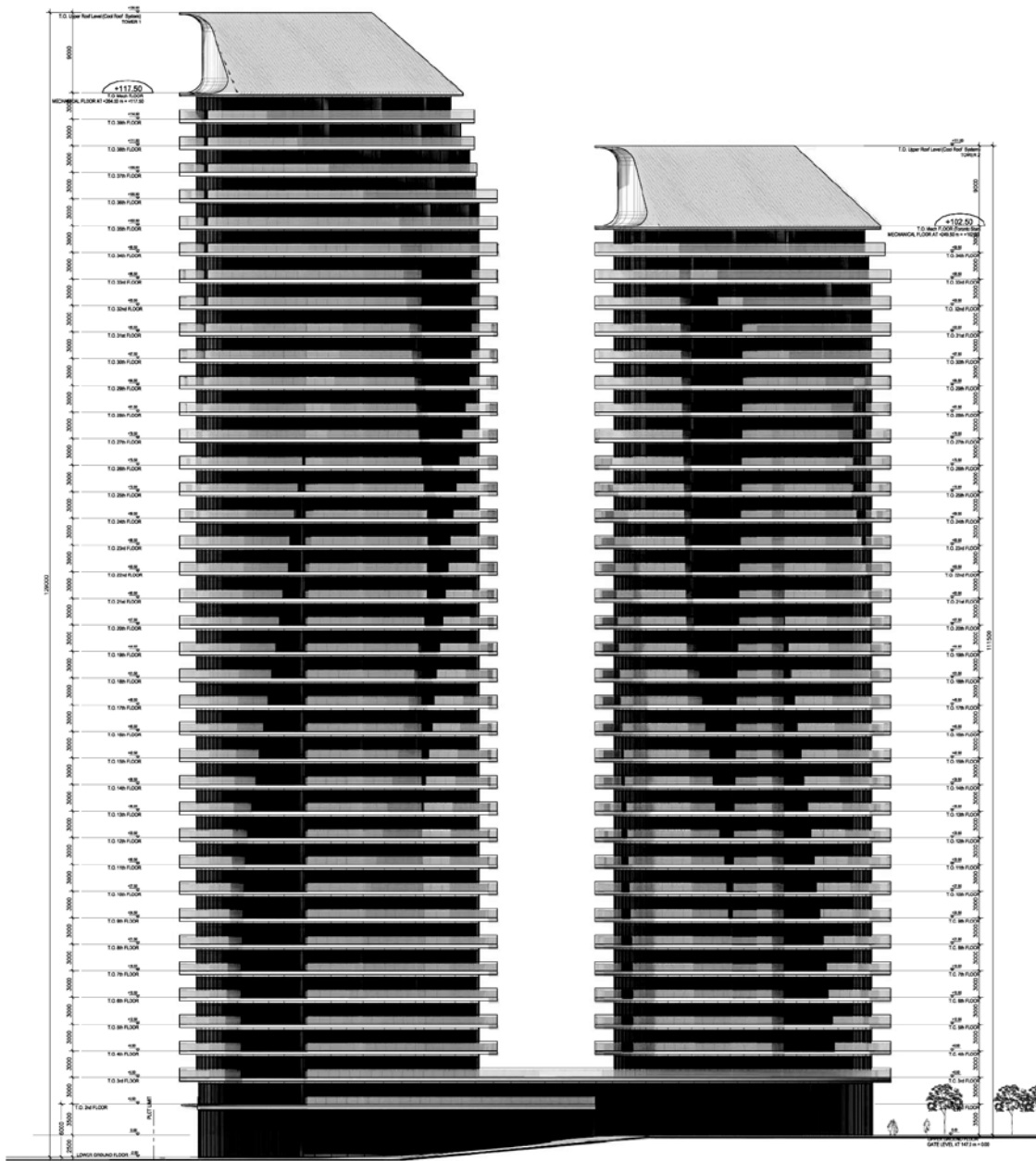
Applicant's Submitted Drawing

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169 The Donway West

File # 15 227717 NNY 25 0Z

Attachment 3B: North Elevation



North Elevation

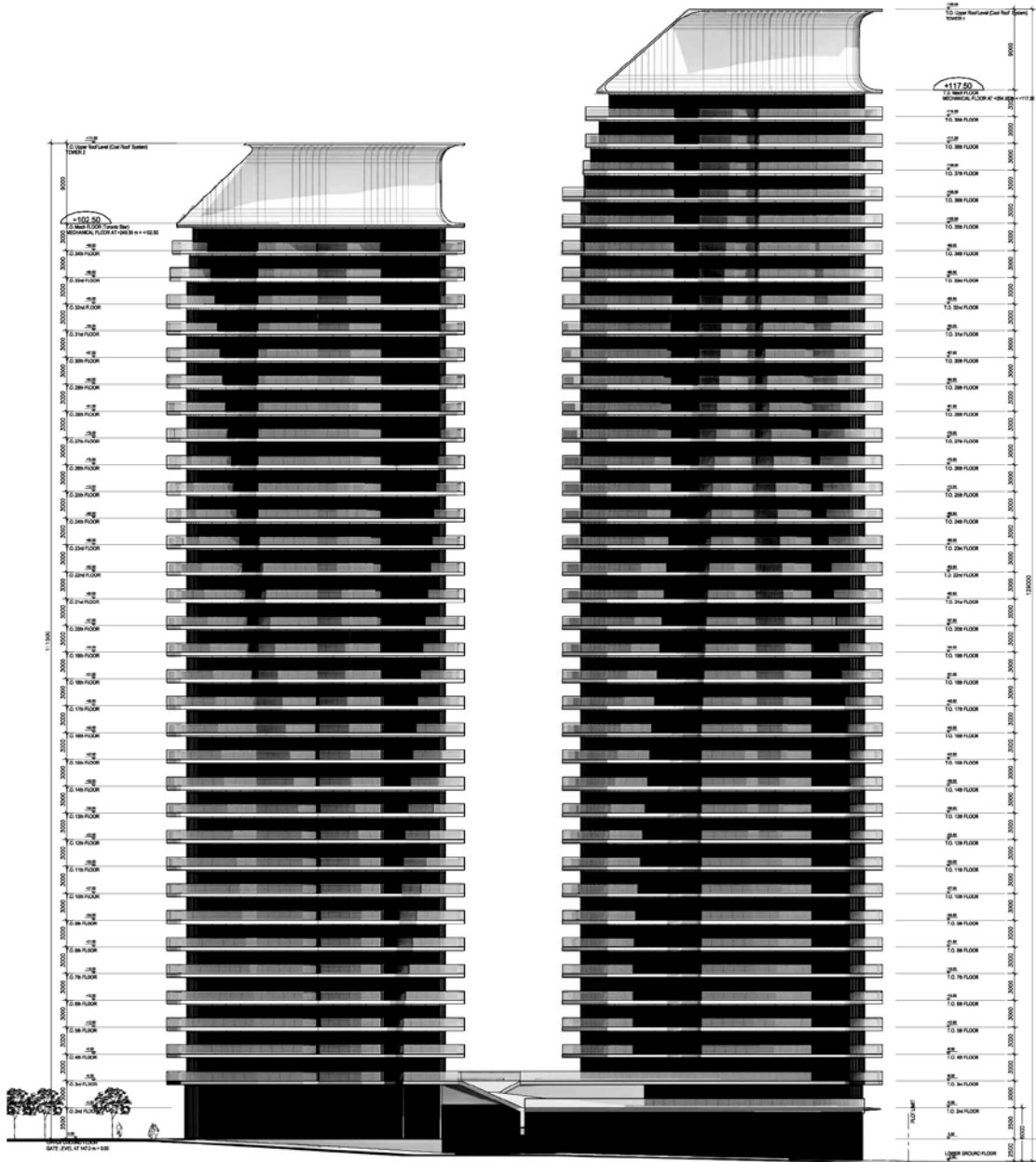
Applicant's Submitted Drawing

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169 The Donway West

File # 15 227717 NNY 25 OZ

Attachment 3C: South Elevation



South Elevation

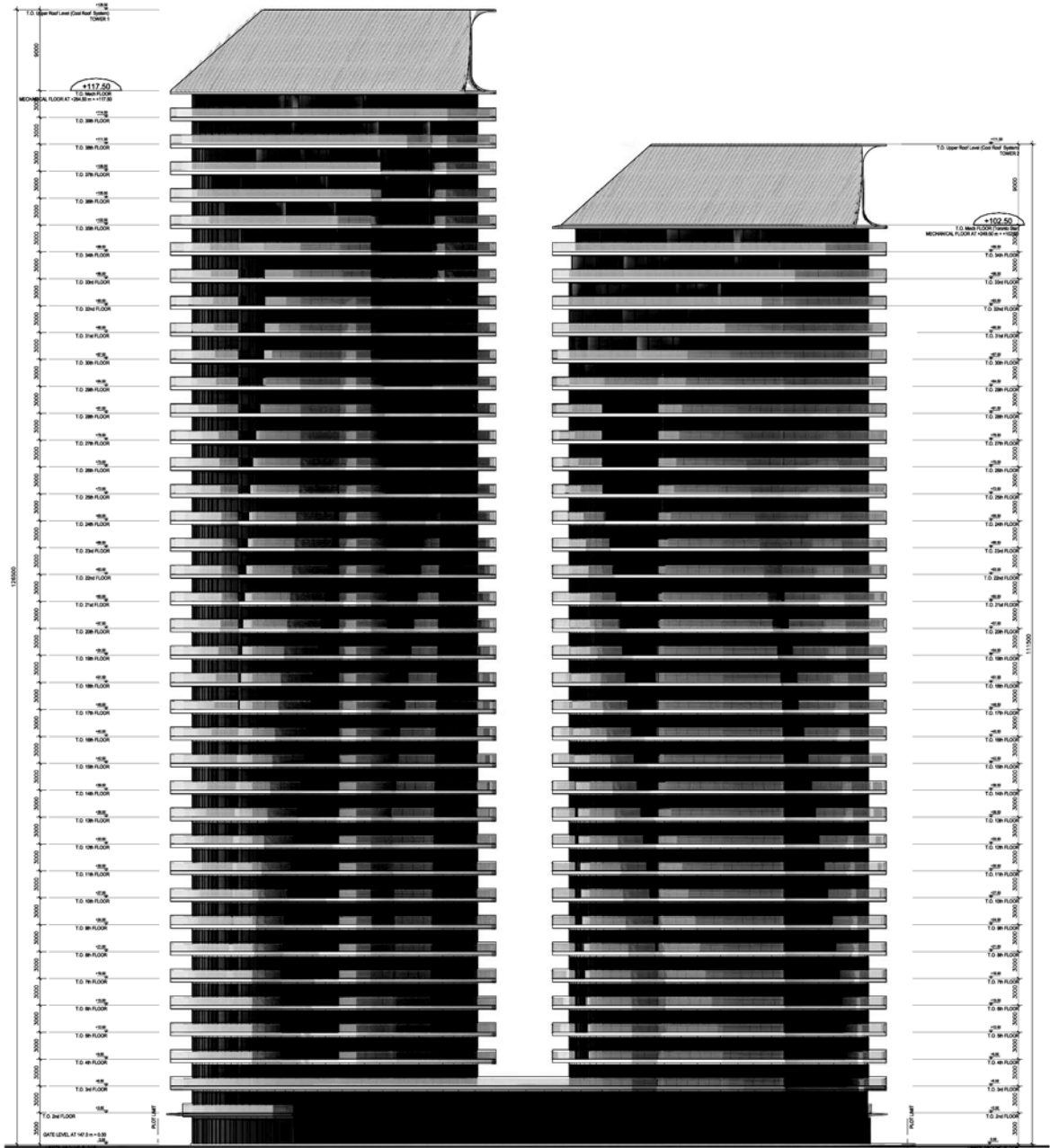
Applicant's Submitted Drawing

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169 The Donway West

File # 15 227717 NNY 25 0Z

Attachment 3D: West Elevation



West Elevation

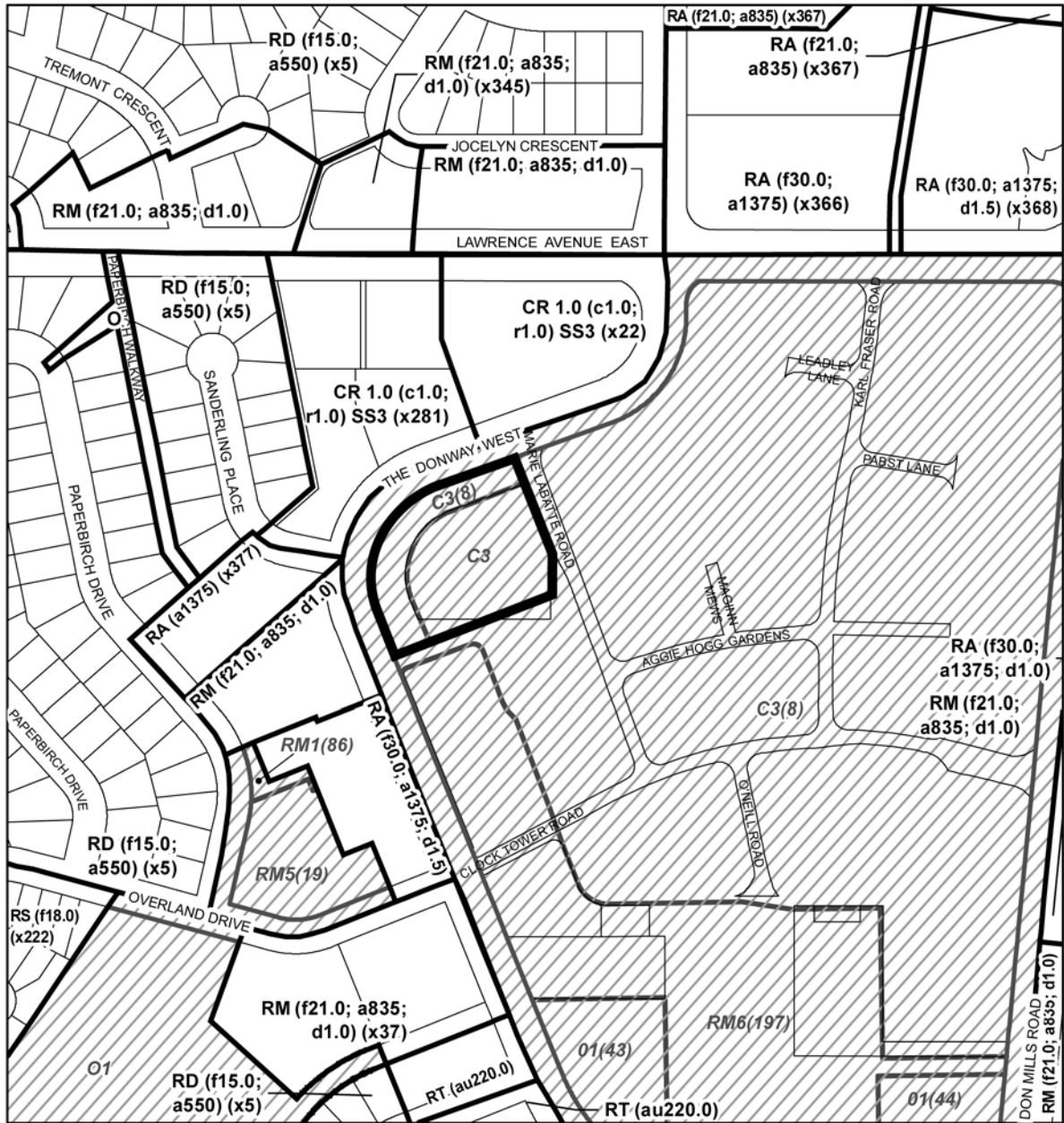
169 The Donway West

Applicant's Submitted Drawing

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11/02/2015

File # 15 227717 NNY 25 0Z

Attachment 4: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

169 The Donway West

File # 15 227717 NNY 25 0Z

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse

RM Residential Multiple
RA Residential Apartment
CR Commercial Residential
O Open Space

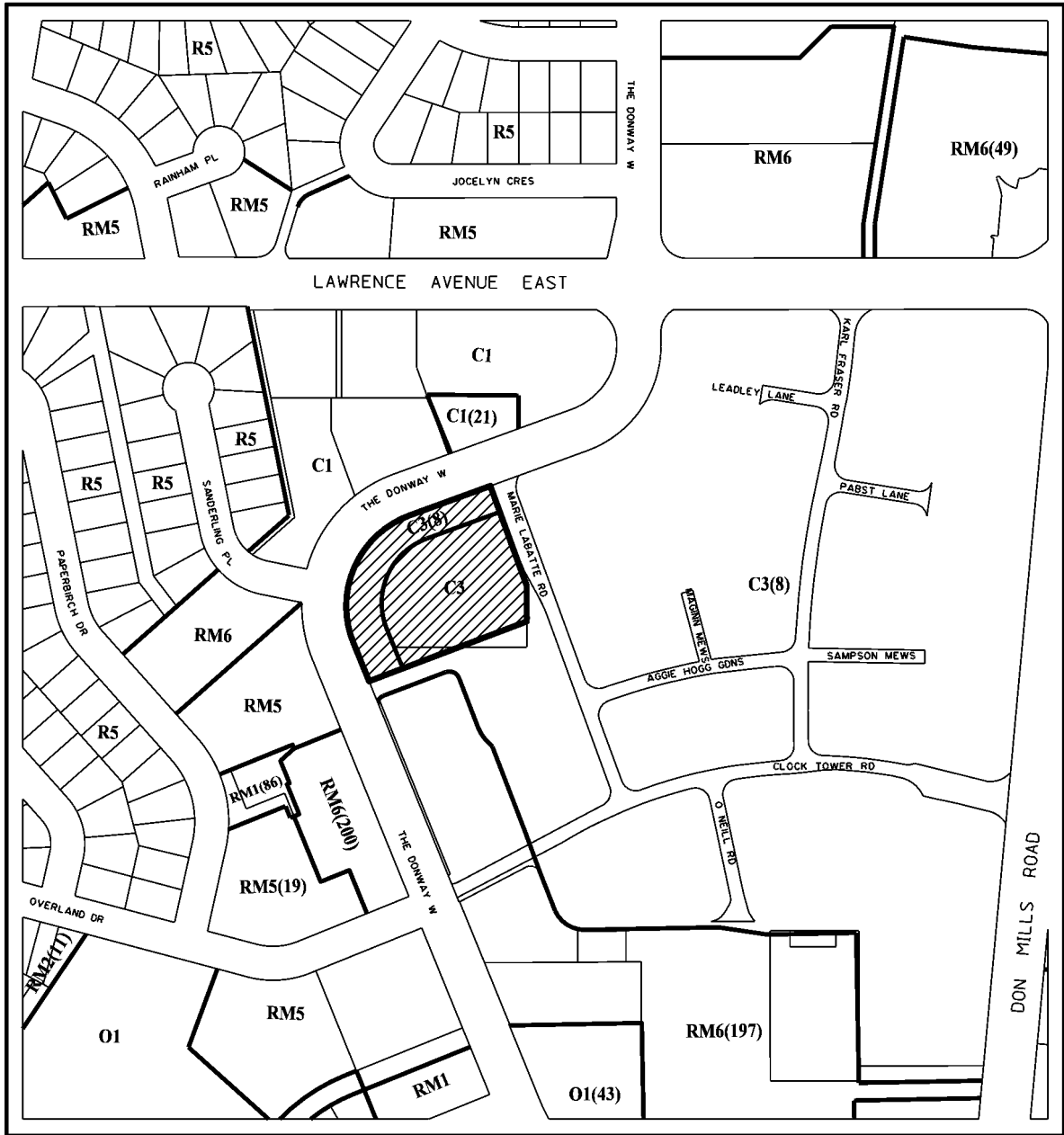
See Former City of North York By-Law No. 7625

RM1 Multiple-Family Dwellings First Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C3 District Shopping Centre Zone
O1 Open Space Zone




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Extracted: 11/05/2015

Attachment 5: Zoning By-law No. 7625



TORONTO
Zoning By-Law No. 7625

169 The Donway West
File # 15 227717 NNY 25 02

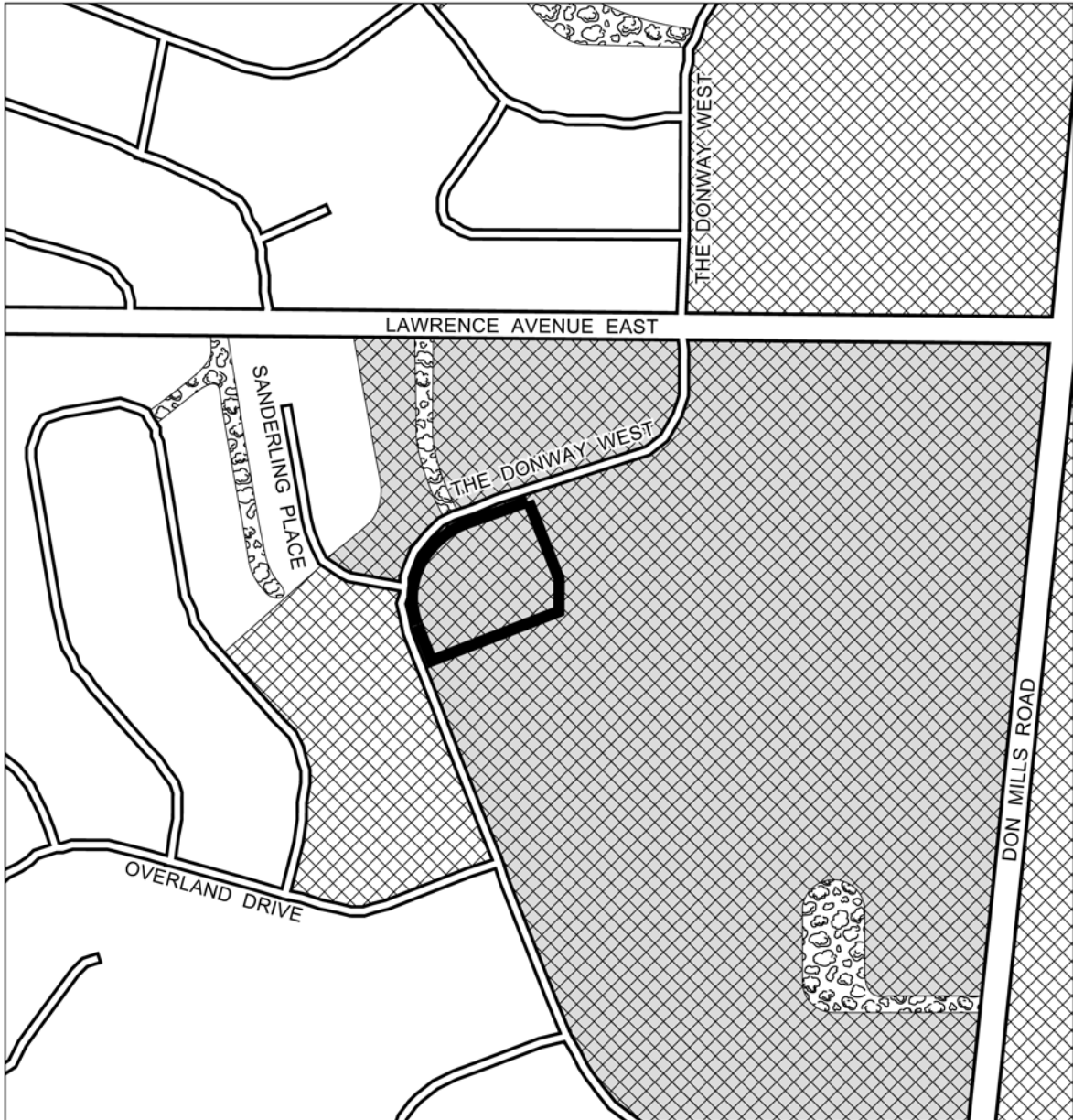
-  Location of Application
- R5 One-Family Detached Dwelling Fifth Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C3 District Shopping Centre Zone
- O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Extracted 11/06/2015




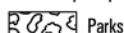


Attachment 6: City of Toronto Official Plan



TORONTO City Planning
 Extract from Official Plan

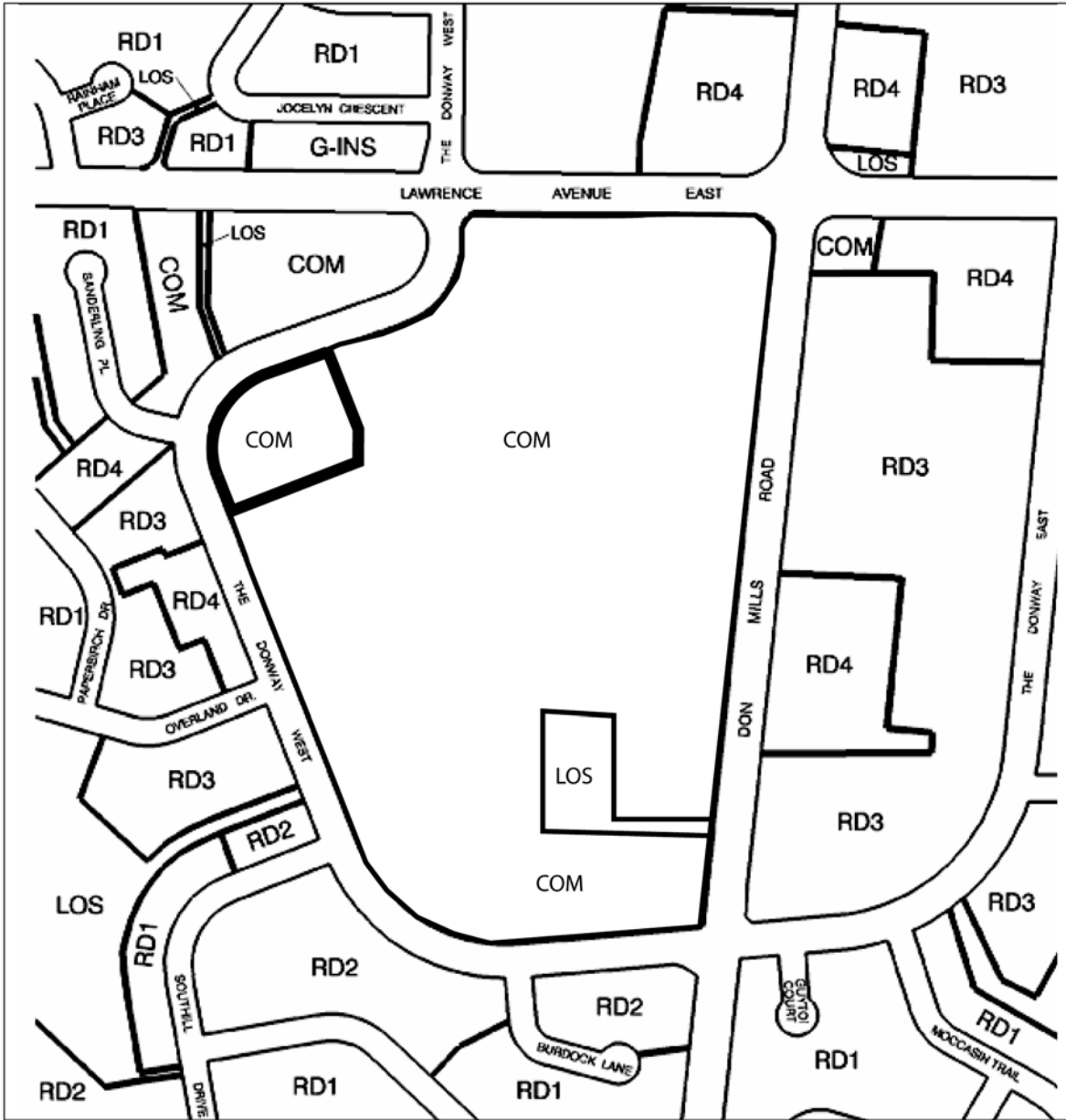
169 The Donway West

File # 15 227717 NNY 25 0Z

- | | |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |
|  Mixed Use Areas | |

↑
 Not to Scale
 11/03/2015


Attachment 7: North York Official Plan



Extract from North York Official Plan

169 The Donway West

File # 15 227717 NNY 25 02

	Site Location	LOS	Local Open Space
RD1	Residential Density One	G-INS	General - Institution
RD2	Residential Density Two	COM	Commercial
RD3	Residential Density Three		
RD4	Residential Density Four		

↑
Not to Scale
11/03/2015

Attachment 8: Application Data Sheet

Application Type Official Plan Amendment & Rezoning Application Number: 15 227717 NNY 25 OZ

Details OPA & Rezoning, Standard Application Date: September 24, 2015

Municipal Address: 169 THE DONWAY WEST

Location Description: PLAN 4545 PT BLKS A AND D RP 66R24113 PARTS 30 AND 34 **GRID N2510

Project Description: The proposed mixed-use development contains two residential towers and grade related retail uses. The 34 and 39 storey towers will accommodate a total of 736 residential units. A total gross floor area of 58,761 m2 is proposed, including 55,774 m2 of residential gross floor area and 2,987 m2 of non-residential gross floor area. 1,154 underground parking spaces (828 residential spaces and 326 visitor/commercial spaces are proposed in addition to 565 bicycle parking spaces for residents, residential visitors and commercial uses.

Applicant:	Agent:	Architect:	Owner:
AIRD & BERLIS LLP 181 Bay Street, Suite 1800 Toronto, ON M5J 2T9	Kim Kovar		169 THE DONWAY WEST INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	C3	Historical Status:	No
Height Limit (m):	8 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	8164	Height:	Storeys:	39
Frontage (m):	164.45		Metres:	126.5
Depth (m):	84.03			
Total Ground Floor Area (sq. m):	4665			Total
Total Residential GFA (sq. m):	55774		Parking Spaces:	1154
Total Non-Residential GFA (sq. m):	2987		Loading Docks	4
Total GFA (sq. m):	58761			
Lot Coverage Ratio (%):	57.1			
Floor Space Index:	7.2			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	532 (72%)
2 Bedroom:	131 (18%)
3 + Bedroom:	73 (10%)
Total Units:	736

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	55774		0
Retail GFA (sq. m):	2987		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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