

905 Don Mills Road- Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

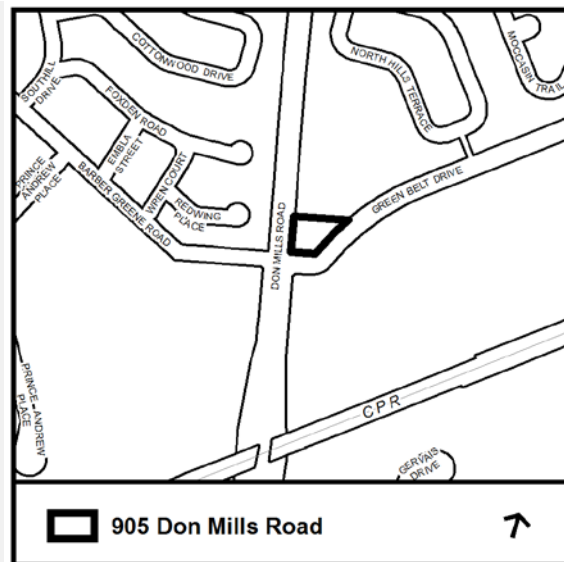
Date:	February 3, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	16 269987 NNY 34 OZ

SUMMARY

This application proposes the redevelopment of the 2,901 square metre site at the northeast corner of Don Mills Road and Green Belt Drive. The proposal includes the demolition of the existing automotive repair facility and the construction of a ten-storey retirement residence at 905 Don Mills Road. A total gross floor area of approximately 13,131 square metres is proposed, comprising 164 dwelling units, and an overall FSI of 4.53 times the lot area. Also proposed is 2,896 square metres of total indoor and outdoor amenity space including an outdoor terrace fronting Don Mills Road.

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

A Final report and Public meeting under the Planning Act will be scheduled following community consultation and resolution of outstanding issues, provided the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 905 Don Mills Road 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on October 14, 2016 with the applicant to discuss the planning policy framework for the area and the complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes the demolition of the existing single-storey automotive repair facility and the construction of a ten-storey retirement residence on the northeast corner of Don Mills Road and Green Belt Drive, which is a visible and prominent site. The building would consist of 164 residential units that range from studios to two-bedroom suites, including 92 independent living suites and 72 assisted living suites. All suites are proposed to contain private sanitary facilities, however meals for all residents would be provided in the communal dining room on the ground floor.

The total gross floor area of the proposed building is 13,131 square metres, with a proposed density of 4.53 times the lot area and lot coverage of 66.7%.

The proposed building would have a height of 37.25 metres (42 metres to the top of the mechanical penthouse) and would be stepped back from Don Mills Road at 27 metres in height (7th floor) by 2.15 metres facing Don Mills Road, and 3.2 metres and 2.3 metres on the southern and eastern facades respectively, facing Green Belt Drive. The front yard setback along Don Mills Road would be 5.52 metres at grade and the below grade garage would be set back 2.76 metres to accommodate a future widening of Don Mills Road. The building would be set back four metres from the southern property line along Green Belt Drive, decreasing to two metres as the road curves to the northeast. The side (north) yard setback would range between 4.6 and 7.9 metres.

The width of the existing right-of-way of Don Mills Road is 30 metres; however, the City's intention is to widen the right-of-way to 36 metres. The height of the proposed building at 37.25 metres exceeds the 1:1 ratio and 45 degree angular plane measured from the front and rear property lines, as prescribed by the Mid-Rise Guidelines.

A total of 2,896 square metres of amenity space is proposed in the form of indoor programming on the first two floors of the proposed building to include a billiards room, theatre, gym and library and central indoor common amenity areas on levels 6, 7, 8 and 9. Outdoor amenity space in the form of an outdoor terrace fronting Don Mills Road is proposed and the majority of residential suites on level 2 and 6 through 9 would have access to private balconies or terraces.

The main pedestrian entrance to the site would be from Green Belt Drive, adjacent to the vehicular entrance. Pick-up and drop-off would be located within a porte cochere adjacent to the main entrance of the building. A total of 54 parking spaces are proposed within the underground garage; which includes visitor parking spaces and 2 barrier free spaces. No surface parking is proposed on the site. In addition, 12 bicycle spaces would be provided below-grade within the underground garage and four located at-grade adjacent to the building.

Refer to Attachments 1 to 6 for the Site Plan and Elevations, and 10 (Application Data Sheet) for the complete list of project statistics.

Site and Surrounding Area

The property is located at the northeast corner of Don Mills Road and Green Belt Drive. The lot is an irregular shape with an area of approximately 2,901 square metres and a frontage of 51.82 metres along Don Mills Road, 37.74 metres on the southern frontage and 67.61 metres on the eastern frontage along Green Belt Drive. The site features a gradual decline in grade from the northeast corner to the southwest corner of approximately 3 metres.

The site is currently developed with a single-storey automotive repair facility, located adjacent to the northern boundary of the site, with a parking area fronting Don Mills Road. Vehicular access is provided off of both Don Mills Road and Green Belt Drive. There are landscape strips along the southern and eastern boundaries of the site.

Surrounding land uses include a mix of residential, retail/commercial and employment uses as follows:

North: Designated *Apartment Neighbourhoods*, the land immediately north of the site is a through lot comprising a single-storey hydro substation at 907 Don Mills Road. To the north of the hydro substation is the Greenbelt Village townhouse/apartment complex consisting of six blocks of two-storey townhouses and a four-storey apartment building at the north end (131 The Heights Drive). The buildings are accessed via The Heights Drive that runs north from Green Belt Drive. The grade inclines from the subject site in a northerly direction.

West: Several semi-detached dwellings are located on the west side of Don Mills Road., backing onto Don Mills Road and Barber Greene Road. The land is designated *Neighbourhoods*.

South: On the south side of Green Belt Drive is land designated *Employment Areas* comprising two nine-storey office buildings with driveway access from both Green Belt Drive and Don Mills Road. A surface parking lot and a five level parking structure are located to the south of the buildings. To the southwest of the site across Don Mills Road is a large 7.6 hectare site containing mixed-use development including restaurants, retail stores, fitness centre, banquet hall and car dealership. Once construction is completed in 2021, the future Eglinton LRT line will be located approximately 800 metres south of the site.

East: Beyond the Greenbelt Village townhouse development are the rear yards of single detached dwellings fronting North Hills Terrace which back onto Green Belt Drive. The land is designated *Neighbourhoods*.

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, by the *Planning Act*, 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the application for consistency with the Provincial Policy Statement and conformity with the Growth Plan.

Official Plan

The subject site is designated *Apartment Neighbourhoods* on Map 20, Land Use, in the City of Toronto Official Plan (see Attachment 9). *Apartment Neighbourhoods* are considered relatively stable areas of the City made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of the area residents. All land uses within the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*, however this designation is distinguished from low-rise *Neighbourhoods* because a greater scale of building is permitted and different scale-related criteria are needed to guide development. Generally, significant

growth is not anticipated in *Apartment Neighbourhoods*, however the Official Plan states that there may be opportunities for additional apartments on underutilized sites.

Built Form

Section 3.1.2 of the Official Plan identifies the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the context of the neighbourhood and the City. These policies require new development to:

- a) be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces;
- b) locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- c) be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties;
- d) be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas;
- e) provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians; and
- f) provide indoor and outdoor amenity space for residents of new multi-unit residential 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.

Housing

Section 3.2.1 of the Official Plan requires a full range of housing, in terms of form, tenure and affordability across the City and within neighbourhoods, to be provided and maintained to meet the current and future needs of residents. A full range includes housing such as: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Adjacent Employment Lands

Official Plan Amendment 231 (currently under appeal) redesignated the lands on the south side of Green Belt Drive (municipally known 895 Don Mills Road) as *General Employment Areas*. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas* where, in addition to all uses permitted in a *Core Employment Area*, retail and service uses, restaurants, fitness centres and ice arenas may also be established.

Policy 5, Section 2.2.4 of OPA 231 provides that new residential and other sensitive land uses where permitted outside of, but adjacent or near to, *Employment Areas* will be appropriately designed, buffered, and/or separated from impactful industries as necessary to prevent and mitigate adverse effects from noise, vibration, traffic, odour and other emissions and contaminants upon the occupants of the new development, and lessen complaints and their potential costs to businesses. The costs of studies and mitigation measures shall be borne by the developer if the new residential or other sensitive land uses is outside of, but adjacent or near to, the *Employment Area*.

Apartment Neighbourhoods policies in Chapter 4.2, including policy 4.2.2 states that development in *Apartment Neighbourhoods* should contribute to the quality of life by:

- a) locating and massing 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 setbacks from, and/or a stepping down of heights towards lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Section 37

Section 5.1.1 allows the City to approve height and/or density increases greater than permitted by the Zoning By-law pursuant to Section 37 of the *Planning Act* for developments which exceed 10,000 square metres and increase the permitted density by at least 1500 square metres and/or significantly increase the permitted height. The proposal is in excess of 10,000 square metres and proposes an increase in height and density.

The Official Plan is available on the City's website at:

<http://www1.toronto.ca/planning/chapters1-5.pdf>

Central Don Mills Secondary Plan

The subject site is located within the Central Don Mills Secondary Plan area, and is designated '*Apartment Neighbourhood B*' on Map 24-1 of the Secondary 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 and the CN rail line to the east and Barber Green Road/ Green Belt Drive 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: 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. Furthermore, Don Mills was planned to provide a mix of housing forms and tenure, and the Secondary Plan recognizes that since its original development, specialized housing for senior citizens and those with accessibility requirements, have been added to the housing stock.

Section 4.2.0 of the Secondary Plan states that a general density limit of 1.0 FSI applies to all lands designated *Commercial*, *Mixed-Use Areas*, and *Apartment Neighbourhoods* in the Secondary Plan area. The density limit was based on the *Central Don Mills Transportation Study* (IBI Group, May 1988) that was undertaken as part of the background to the Secondary Plan. Conclusions reached in the study were based on scenarios that reflected strictly commercial and office development on sites designated *Commercial*.

Section 4.3.0 of the Secondary Plan addresses the height and massing of buildings on the lands within the Secondary Plan area. With respect to the site, Sub-Section 4.3.2 states that the height of any new building or structure shall not exceed 530 feet (161.54 metres) above sea level. The Plan also states despite these absolute limits, no building or structure shall exceed 8 storeys.

Sub-section 4.4(f) of the Secondary Plan states that landscaping should enhance the attractiveness of pedestrian accesses and the general amenity of the site, in keeping with the garden city concept.

The Central Don Mills Secondary Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/pdf_secondary/24_central_don_mills_june2006.pdf

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's "*Avenues*" that is compatible

with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings.

Mid-Rise Building Guidelines identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

Although Don Mills Road is not identified on Map 2 of the Official Plan as an 'Avenue', the proposed building typology is reflective of a mid-rise building and these guidelines can be applied to similar building types not located on an 'Avenue'.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017.

The Council's Decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum may be found at: <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

The guideline performance standards do not apply to lands within a Secondary Plan area. However, where an amendment to a Secondary Plan is proposed, the performance standards in the guidelines are a useful tool for evaluating them.

Zoning

The existing lot is currently subject to two Zoning By-laws. Under the former City of North York Zoning By-law 7625, the property is zoned C1(9) Commercial Zone. The C1 (General Commercial) designation allows for a range of retail and service commercial uses, offices, service stations and car washes, in addition to residential uses in accordance with the R5 and RM5 zones. Exception C1(9) restricts the use of the site to a gasoline station and accessory uses including the servicing and mechanical repair of motor vehicles; service station and accessory uses including the sale of automobile accessories, supplies and parts; and structures and works of the Hydro Electric Commission.

Zoning By-law 7625 permits structures on the site with a maximum height of 9.2 metres, however Section 22.12.5 allows an exemption for the subject site to permit a maximum building height of 161.54 metres above sea level (approximately 8 residential storeys

dependent on the geodetic elevation). A maximum lot coverage of 35% is permitted and the maximum density is 1.0 times the lot area.

Under the City-wide Zoning By-law 569-2013, the property is zoned CL1.0 Commercial Local Zone (x266). The CL designation allows for a range of commercial uses which is restricted by CL exception 266 to those uses permitted in Section 64.23(9) of By-law 7625 (as above). The permitted density is 1.0 FSI and the exception permits a maximum height of 161.54 metres above sea level (approximately 8 residential storeys dependent on the geodetic elevation). The exception also provides that By-law 31574 and Section 64.23(9) of By-law 7625 continue to apply.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan control has not yet been submitted by the applicant.

Tree Preservation

The City of Toronto's Private Tree By-law protects private trees with a diameter at breast height (DBH) of greater than 30cm as well as all City-owned trees. A permit is required to remove or injure the trees that fall within these categories. The Arborist Report states that of the four trees within six metres of the subject site, all trees are proposed to be preserved. In addition, 24 new trees are proposed to be planted as part of the development.

Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review.

Reasons for the Application

An Official Plan Amendment to the Central Don Mills Secondary Plan is required in order to increase the permitted height and density. The proposal also requires amendments to both the former City of North York Zoning By-law 7625 and the City-wide Zoning By-law 569-2013 in order to permit the proposed retirement residence use, to increase the permitted height and density, and establish appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale and Community Services and Facilities Study, December 2016;
- Noise and Vibration Impact Study, December 8, 2016;
- Pedestrian Level Wind Study, December 6, 2016;
- Contaminated Site Assessment Phase I ESA and Phase II ESA, December 22, 2016;
- Parking, Loading and Traffic Assessment, December 15, 2016;
- Geotechnical Report, December 6, 2016;
- Stormwater Management Report, December 2016;
- Functional Servicing Report, December 2016;
- Arborist Report, December 9, 2016;

- Toronto Green Development Standards Checklist, December 15, 2016.

A Notification of Incomplete Application issued on January 19, 2017 identifies the outstanding material required for a complete application submission as follows:

- Hydrogeological report

Issues to be Resolved

- Conformity with the Official Plan;
- Conformity with the Mid-Rise Building Performance Standards;
- Compatibility with the surrounding context including the *Neighbourhoods* lands to the west, north and east, including an appropriate transition in scale;
- Compatibility with the employment lands to the south;
- Appropriateness of the proposed density of 4.53 FSI in this location outside of the Don Mills Centre (as defined in the Secondary Plan), and on a street not designated by Map 2 of the Official Plan as an 'Avenue' where intensification is generally directed;
- Appropriateness of the proposed built form, massing and building heights in relation to the policies of the Central Don Mills Secondary Plan;
- Adequacy of the provision and location of the residential indoor and outdoor at-grade amenity spaces;
- Extent of the lot coverage including setbacks;
- Assessment of the provision of landscaping and open space in relation to the objectives of the Don Mills Secondary Plan;
- Assessment of the bulk and look of the building given its prominent location;
- Scale of street wall and step back for the upper floors;
- Assessment of the setbacks on the northern property line;
- Adequacy of the ground floor uses in providing an animated and safe pedestrian environment;
- Relationship between the proposed building and the residential development to the west and north of the site in terms of privacy, overlook, shadow and visual impact;
- Location and function of the garbage storage and pick-up including loading space;
- Tree preservation and replacement;
- Assessment of site servicing including stormwater management;
- Adequacy of the proposed parking provision and location;
- Appropriateness of the proposed site access, configuration and circulation, and;
- Assessment of transportation impacts and required infrastructure to support the proposed level of development;
- Securing appropriate benefits under Section 37 of the *Planning Act*.

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: Ground Floor Plan

Attachment 3: North Elevation

Attachment 4: South Elevation

Attachment 5: West Elevation

Attachment 6: East Elevation

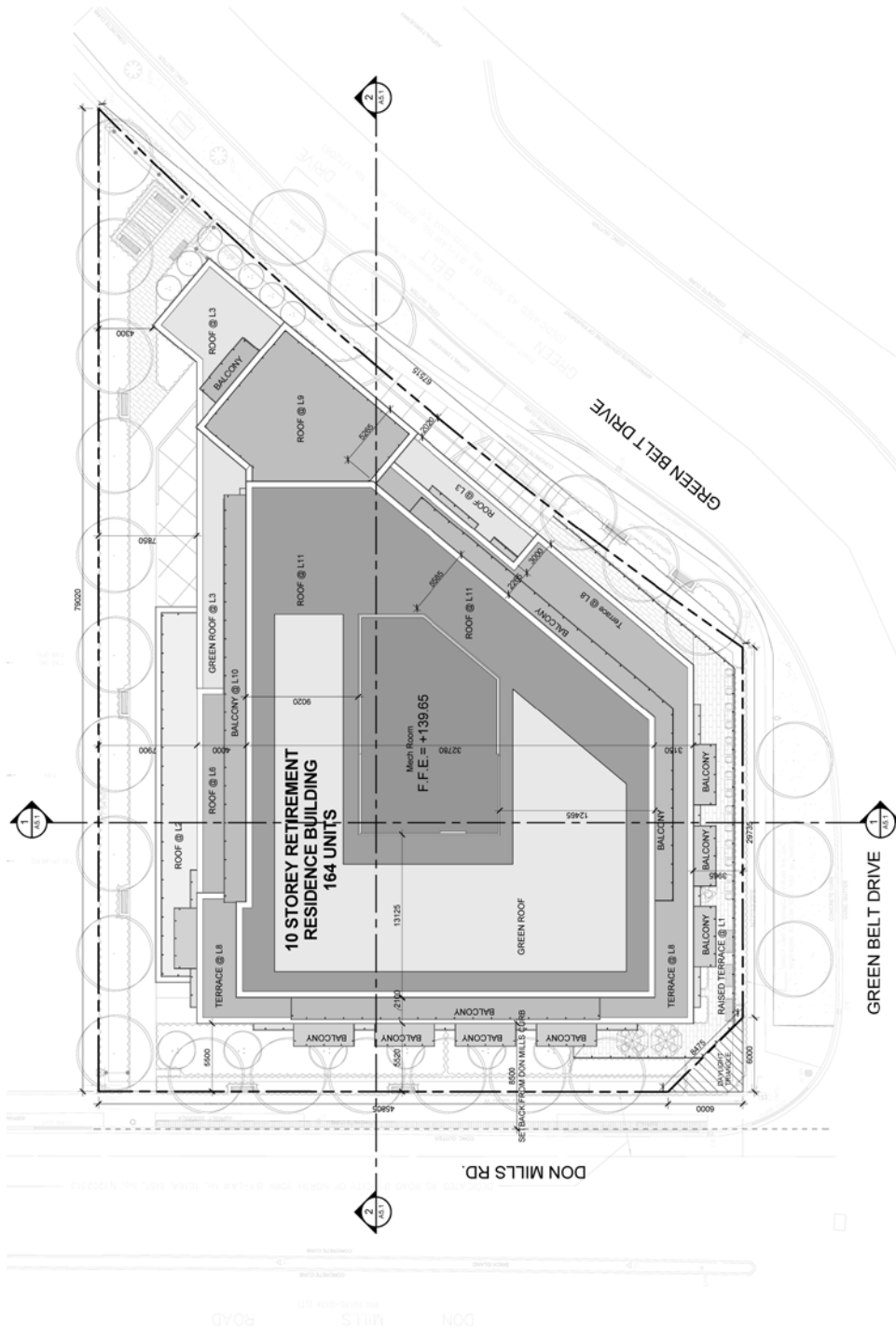
Attachment 7: Zoning By-law 7625

Attachment 8: Zoning By-law 569-2013

Attachment 9: Official Plan

Attachment 10: Application Data Sheet

Attachment 1: Site Plan

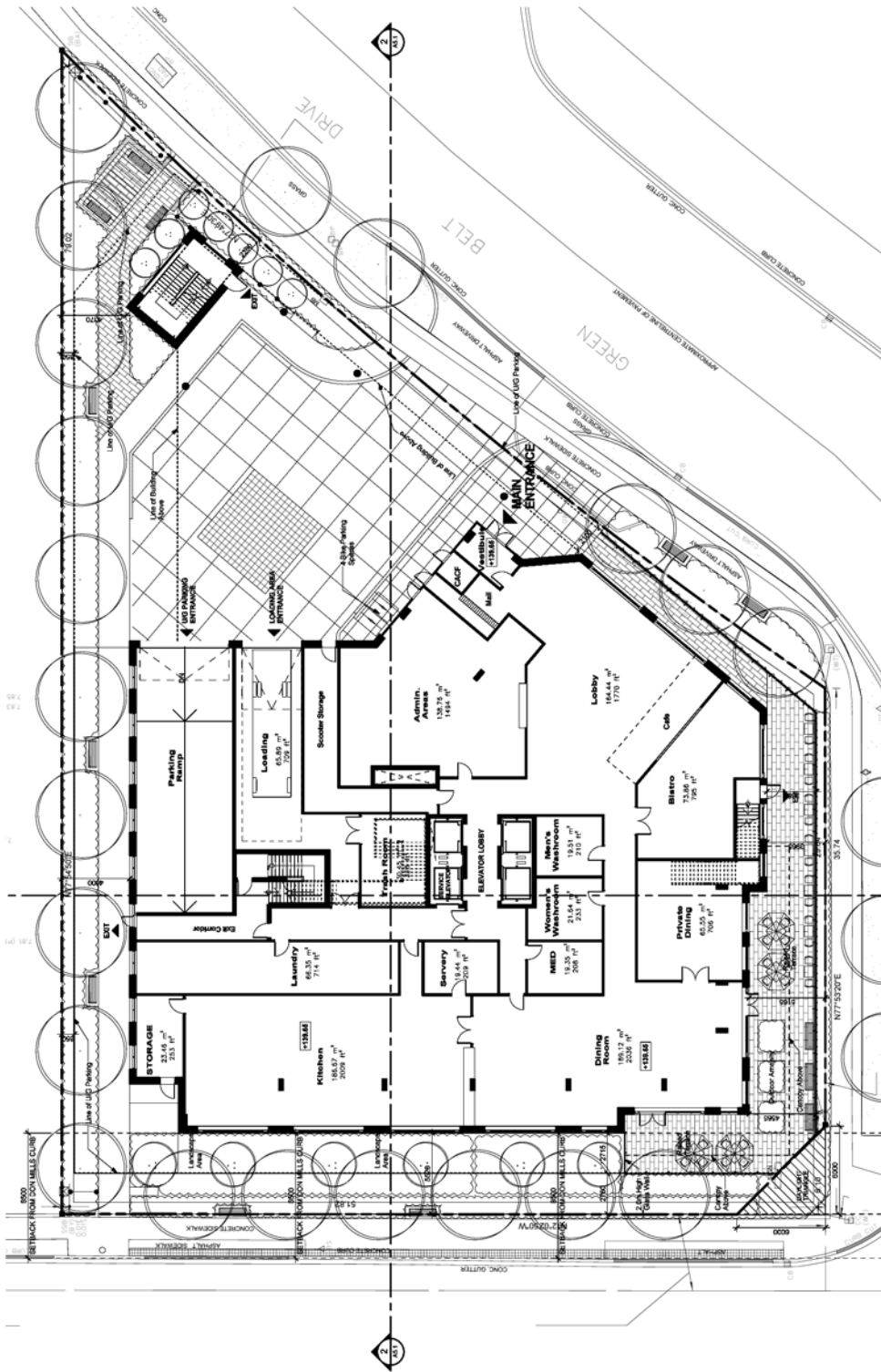


905 Don Mills Road

File # 16 269987 NNY 34 0Z

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/17/2017

Attachment 2: Ground Floor Plan



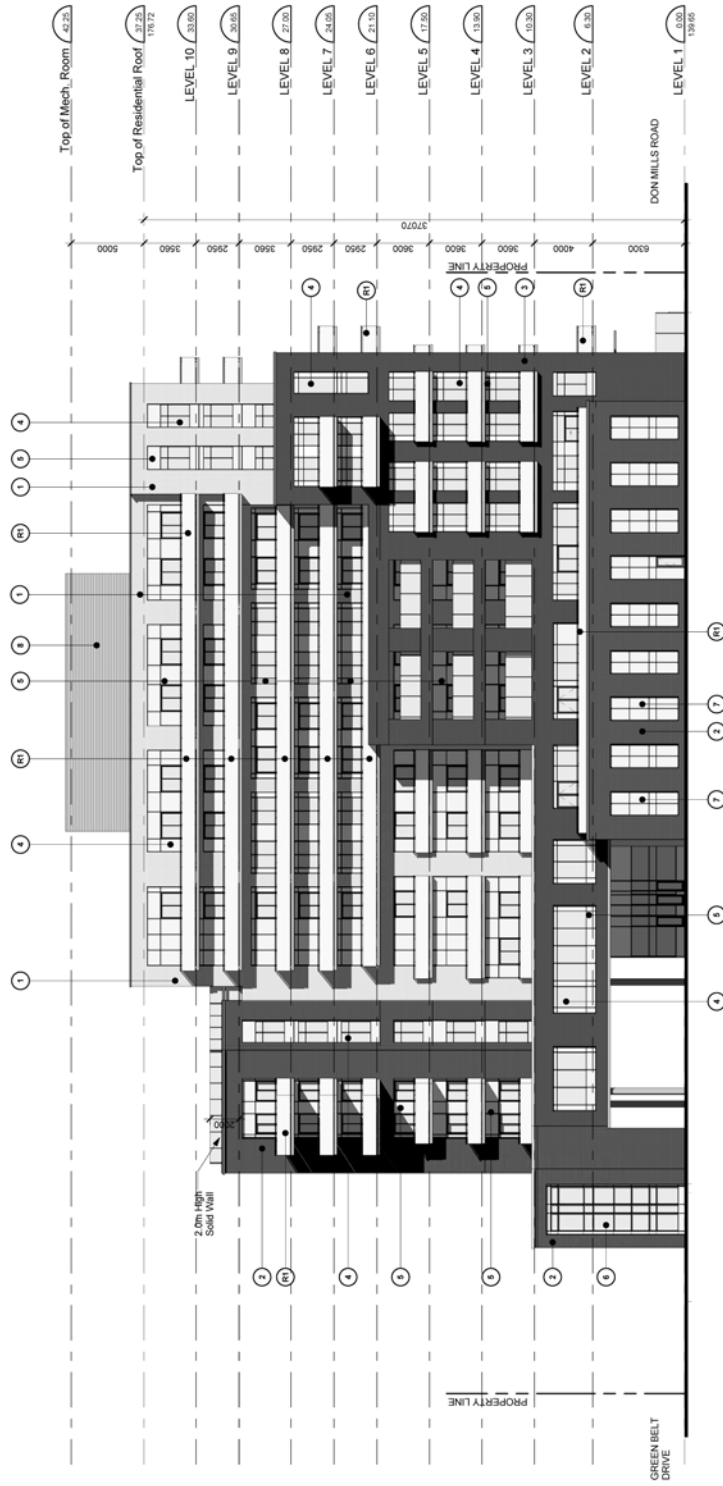
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File # 16 269987 NNY 34 0Z

Ground Floor Plan
 Applicant's Submitted Drawing

Not to Scale
 01/25/2017

Attachment 3: North Elevation



North Elevation

Applicant's Submitted Drawing

Not to Scale
01/17/2017

905 Don Mills Road

File # 16 269987 NNY 34 0Z

Attachment 4: South Elevation

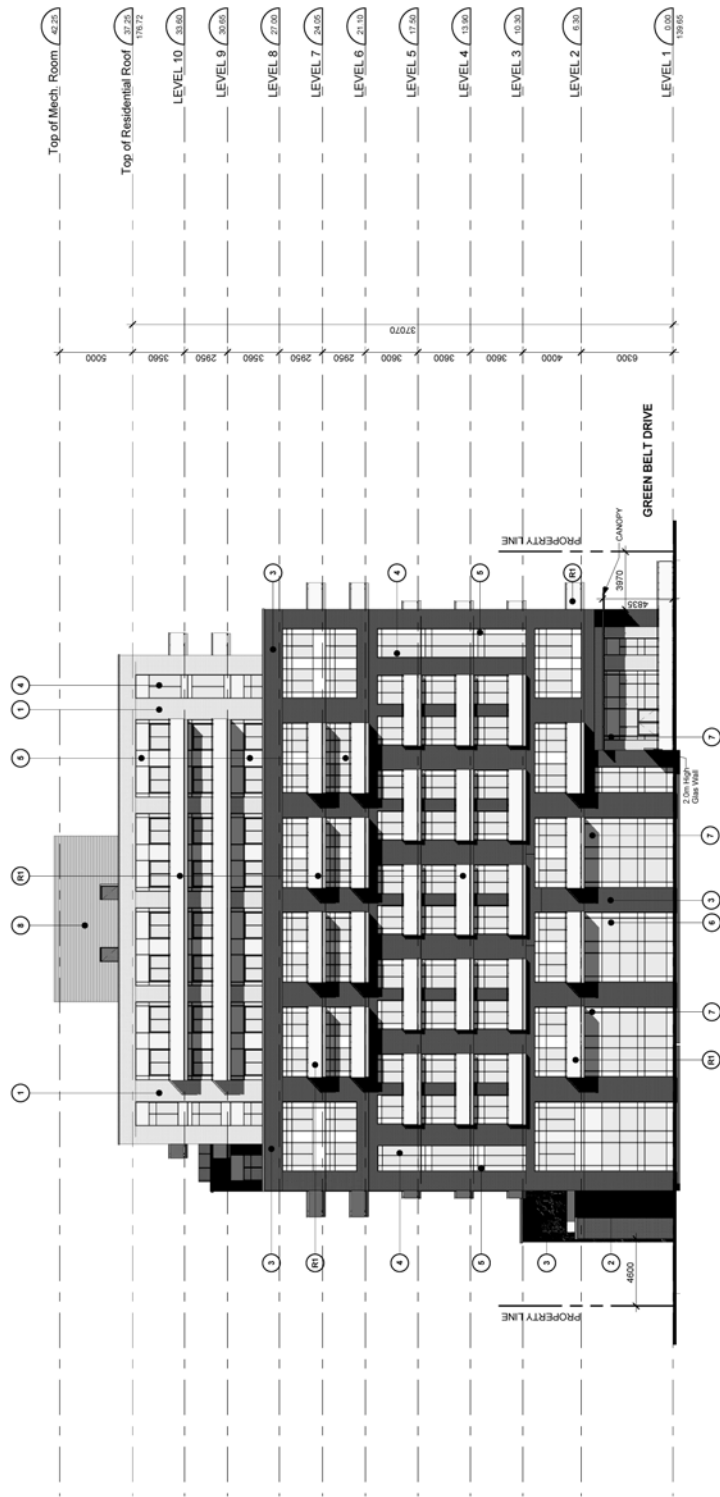


905 Don Mills Road

File # 16 269987 NNY 34 0Z

South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/17/2017

Attachment 5: West Elevation



West Elevation

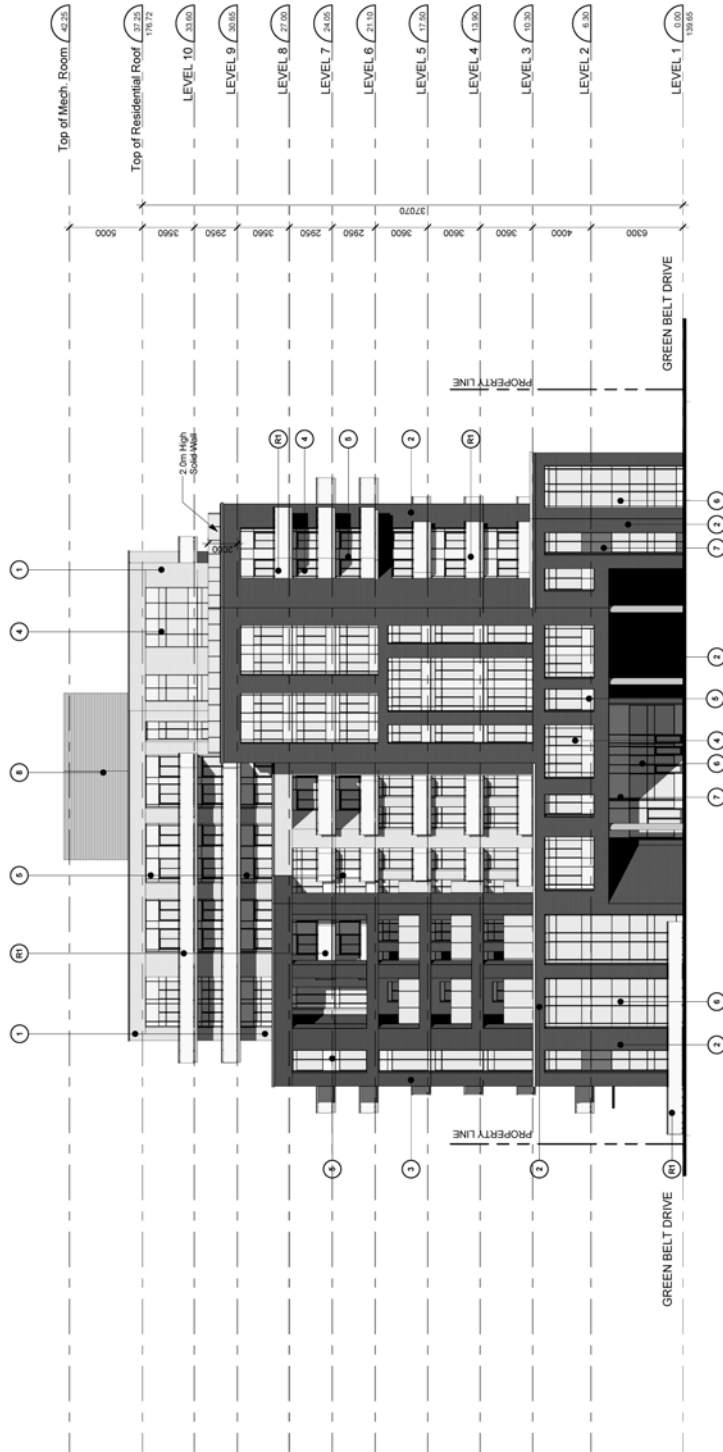
Applicant's Submitted Drawing

Not to Scale
01/17/2017

905 Don Mills Road

File # 16 269987 NNY 34 0Z

Attachment 6: East Elevation



905 Don Mills Road

File # 16 269987 NMY 34 0Z

East Elevation

Applicant's Submitted Drawing

Not to Scale
01/17/2017

Attachment 7: Zoning By-law 7625



Zoning By-Law No. 7625

905 Don Mills Road

File # 16 269987 NNY 34 0Z



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
- M1 Industrial Zone One
- M2 Industrial Zone Two

- MC Industrial-Commercial Zone
- MO Industrial-Office Business Park Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale

Extracted 01/25/2017

Attachment 8: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

905 Don Mills Road

File # 16 269987 NNY 34 0Z

Location of Application

RD Residential Detached
 RS Residential Semi-Detached
 RT Residential Townhouse
 RM Residential Multiple
 CL Commercial Local

EL Employment Light Industrial
 E Employment Industrial
 O Open Space
 ON Open Space Natural
 UT Utility and Transportation

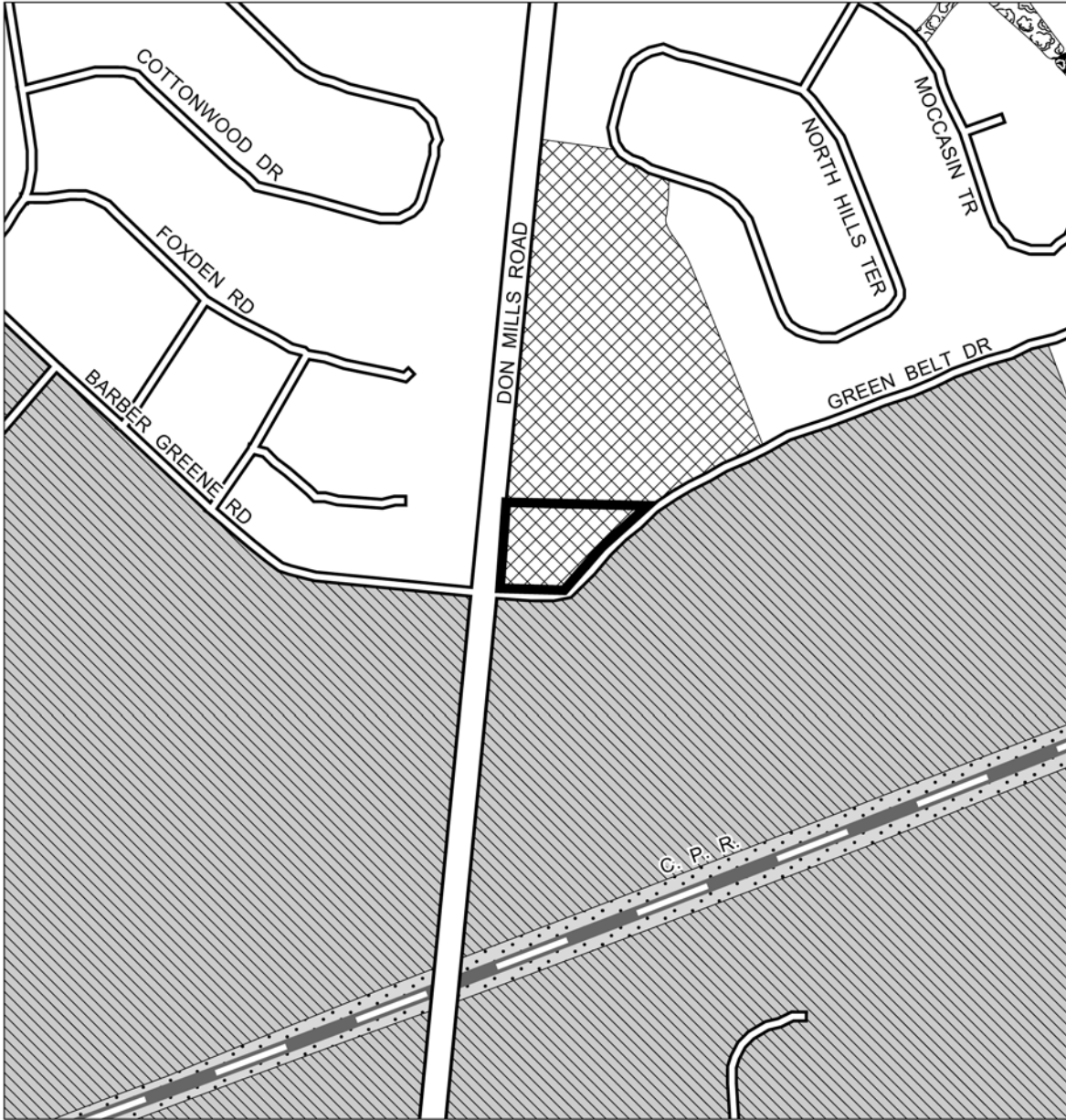
See Former City of North York By-Law No. 7625

RM1 Multiple-Family Dwellings First Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone
 M1 Industrial Zone One
 M2 Industrial Zone Two
 MC Industrial-Commercial Zone
 MO Industrial-Office Business Park Zone
 O1 Open Space Zone



Not to Scale
 Extracted: 01/17/2017

Attachment 9: Official Plan



Extract from Official Plan

905 Don Mills Road

File # 16 269987 NNY 34 0Z

Site Location	Parks & Open Space Areas	Utility Corridors
Neighbourhoods	Natural Areas	Employment Areas
Apartment Neighbourhoods	Parks	

↑
Not to Scale
01/18/2017

Attachment 10: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 269987 NNY 34 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 905 DON MILLS RD

Location Description: CON 3 EY PT LOT 3 **GRID N3405

Project Description: The applicant is proposing a 10-storey retirement residence consisting of 164 residential units. Access to the site is from a single driveway off of Green Belt Drive, with a ramp to the underground parking garage at the north end of the building. 54 parking spaces are proposed within the underground parking garage. The proposal has an FSI of 4.53. The existing automotive repair facility will be demolished.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 Church St, Suite 200 Toronto, ON M5E 1M2	BOUSFIELDS INC 3 Church St, Suite 200 Toronto, ON M5E 1M2	Kirkor Architects 20 Martin Ross Avenue Toronto, ON M3J 2K8	DCMS REALTY (DON MILLS) INC 2800 14 th Avenue, Unit 508 Markham, ON L3R 0E4

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	CL 1.0 (x266)	Historical Status:	N
Height Limit (m):	10.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2901	Height:	Storeys:	10
Frontage (m):	51.82		Metres:	37.25 (42 including mechanical penthouse)
Depth (m):	79.02			
Total Ground Floor Area (sq. m):	1147.18			Total
Total Residential GFA (sq. m):	13131		Parking Spaces:	54
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	13131			
Lot Coverage Ratio (%):	39.5			
Floor Space Index:	4.53			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Other		Above Grade	Below Grade
Rooms:	72 (44%)	Residential GFA (sq. m):	13131	0
Bachelor:	11 (7%)	Retail GFA (sq. m):	0	0
1 Bedroom:	58 (35%)	Office GFA (sq. m):	0	0
2 Bedroom:	23 (14%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	164			

CONTACT: **PLANNER NAME:** **Kathryn Moore, Planner**
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