

NY18.1.5

Submitted by Jessica Smuskowitz, Sherman Brown

# 755 STEELES AVENUE WEST

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Gull Construction Co. Ltd.







# AIR PHOTO



STEELES AVENUE WEST

VILLAGE GATE

GREENWIN VILLAGE ROAD

ELISE TERRACE

CHELMSFORD ROAD

CRISPIN CRES.

PECKHAM AVENUE

ELISE TERRACE

BATHURST STREET





# 755 STEELES AVENUE WEST

## CHRONOLOGY SYNOPSIS

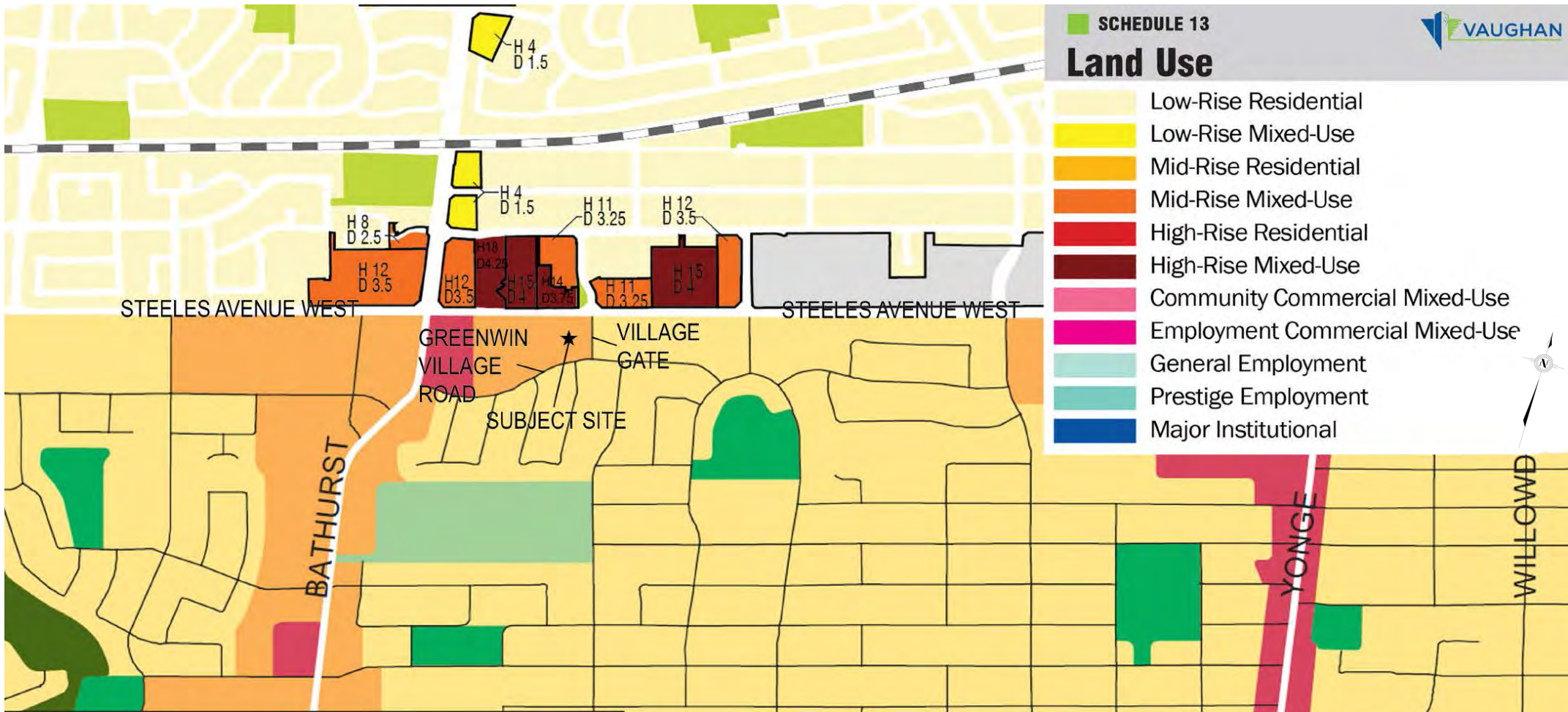
- March 6, 2014 Pre-application Community Consultation Meeting
- November 6, 2014 Initial Application
- March 24, 2015 Community Consultation Meeting
- Revised Application #1 – March 10, 2016
- Revised Application #2 – November 30, 2016
- Revised Application #3 – May 18, 2017
- Revised Application #4 – November 10, 2017
- Revised Application #5 – July 24, 2018
- Revised Application #6 – October 22, 2018
- Revised Application #7 – June 7, 2019
- Revised Application #8 - Oct 2, 2019
- Statutory Public Meeting – October 7, 2020

# OFFICIAL PLAN LAND USE DESIGNATION MAPPING – CITIES OF TORONTO AND VAUGHAN



## SCHEDULE 13 Land Use

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional



**TORONTO OFFICIAL PLAN**

**MAP 16  
Land Use Plan**

- Land Use Designations**
- Neighbourhoods**
  - Apartment Neighbourhoods**
  - Mixed Use Areas**
- Parks and Open Space Areas**
- Natural Areas
  - Parks
  - Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Other Designations**
- Institutional Areas
  - Regeneration Areas
  - Employment Areas
  - Utility Corridors



## PREVIOUS PROPOSAL

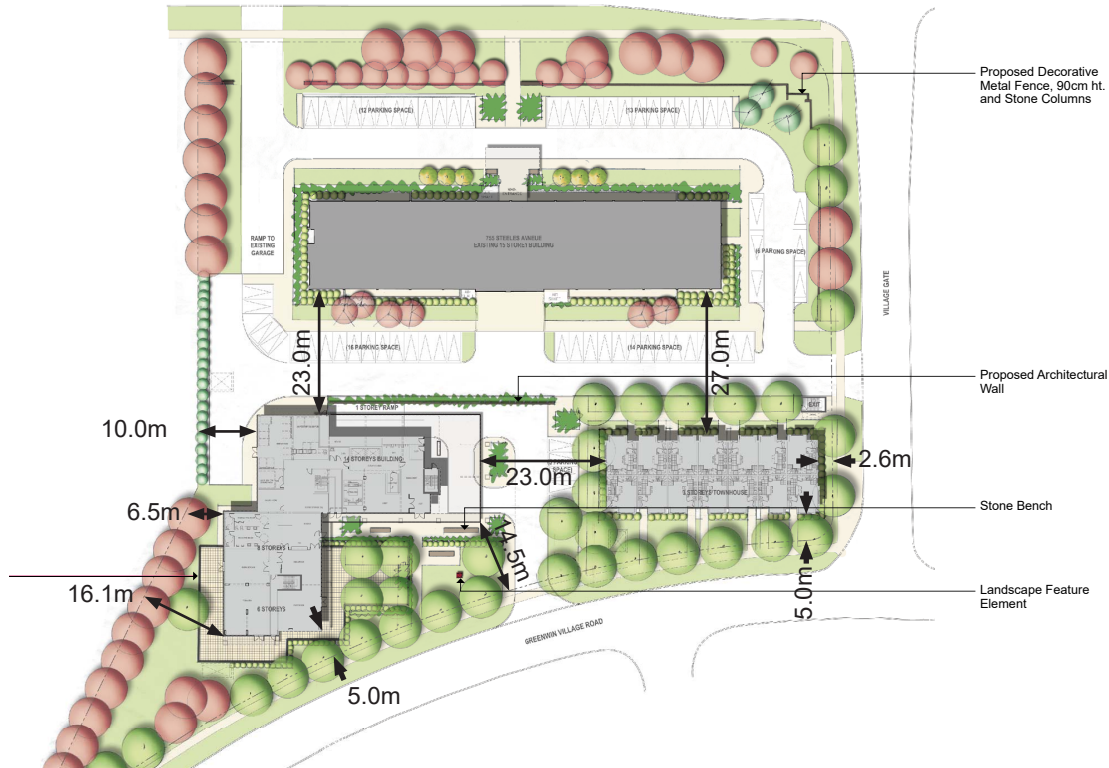
14 STOREY  
191 UNITS  
14,483 SQ.M.  
2.61 x LOT AREA  
1145 SQ.M.

BUILDING HEIGHT:  
UNIT COUNT:  
PROPOSED GFA:  
PROPOSED DENSITY:  
TOWER FLOOR PLATE:

## CURRENT PROPOSAL

10 STOREY  
152 UNITS  
12,433 SQ.M.  
2.45 x LOT AREA  
918 SQ.M.

**- 4 STOREYS**  
**- 39 UNITS**  
**- 2050 SQ.M**  
**- 0.16 x LOT AREA**  
**- 227 SQ.M**



- Driveway access from Greenwin Village Road Removed

- South west section of residential building removed to introduce open space along Greenwin Village Road. 606 sq.m of this area will be dedicated as a public park and 1,100 sq m will be POPS

- New 550 sq.m. Commercial/Retail building added to serve the community along Steeles and Village Gate.

- Residential building reduced in height at east steps down to 8 storeys to the east.



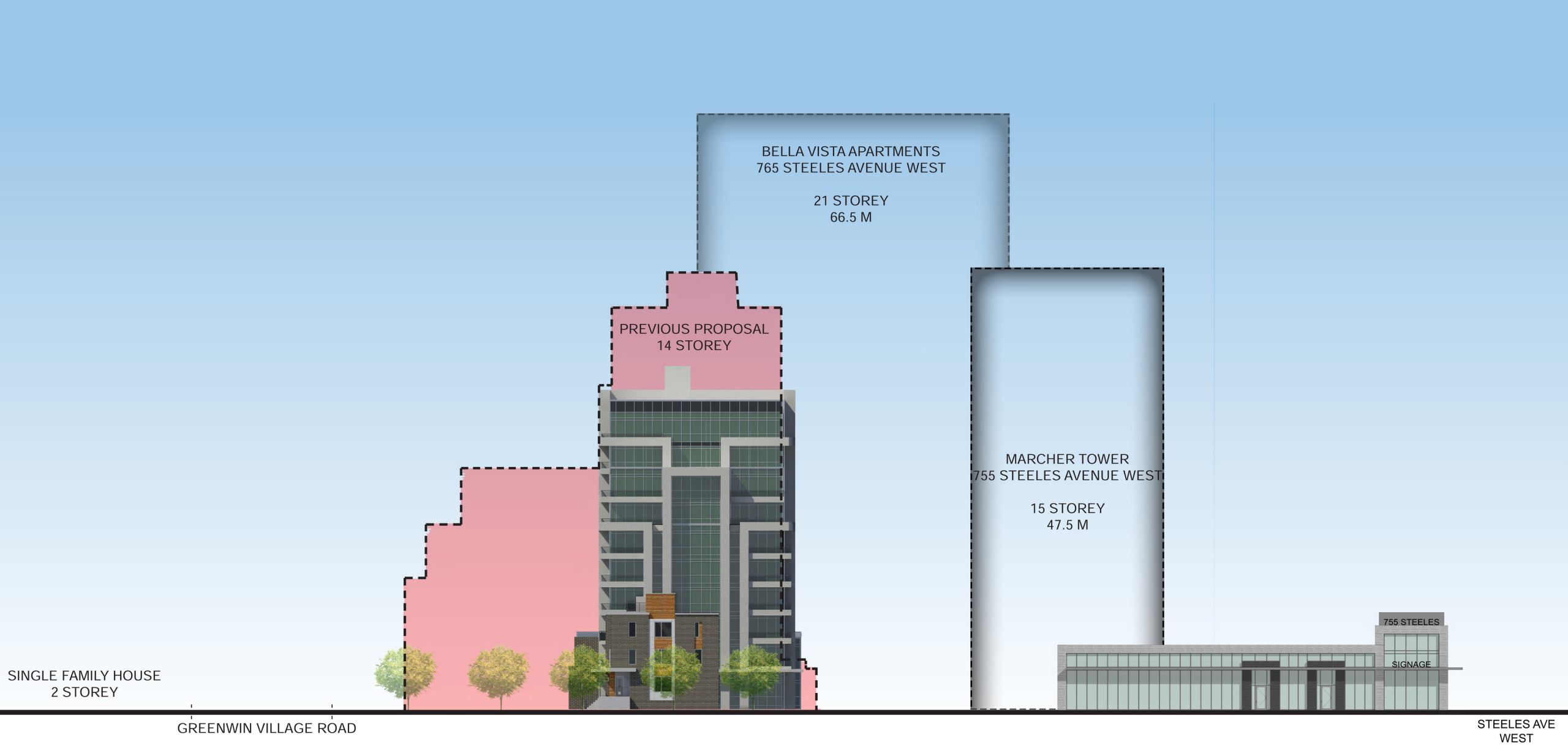
PREVIOUS PROPOSAL  
14 STOREY

MARCHER TOWER  
755 STEELES AVENUE WEST

15 STOREY  
47.5 M

SOUTH ELEVATION (ALONG GREENWIN VILLATE ROAD)





BELLA VISTA APARTMENTS  
765 STEELES AVENUE WEST

21 STOREY  
66.5 M

PREVIOUS PROPOSAL  
14 STOREY

MARCHER TOWER  
755 STEELES AVENUE WEST

15 STOREY  
47.5 M

SINGLE FAMILY HOUSE  
2 STOREY

GREENWIN VILLAGE ROAD

755 STEELES

SIGNAGE

STEELES AVE  
WEST

EAST ELEVATION (ALONG VILLAGE GATE)





**Elise Terrace**

**Greenwin Village Road**

VIEW NORTH FROM ELISE

755 STEELES AVENUE WEST **RAFAEL**  
GULL CONSTRUCTION CO. LTD. **BIGAUSKAS**





Greenwin  
Village Rd.

Village Gate

VIEW WEST ALONG GREENWIN VILLAGE ROAD



**THANK YOU**





# 755 STEELES AVENUE WEST

## TRAFFIC SUMMARY

The proposed development is anticipated to have a negligible impact on area traffic conditions, our traffic operations analyses were accepted by the City of Toronto Engineers, findings from the analyses are as follows:

Minor increase to existing conditions at the Bathurst and Steeles intersection during weekday morning and afternoon peak hours

- 0.5% in the morning (8-9am); and
- 0.7% in the afternoon (4:45-5:45pm)

A negligible impact on Greenwin Village Road, in the order of 15 two-way vehicle trips during the busiest periods. This represents one additional vehicle every 3.5 to 4.5 minutes in either direction.















