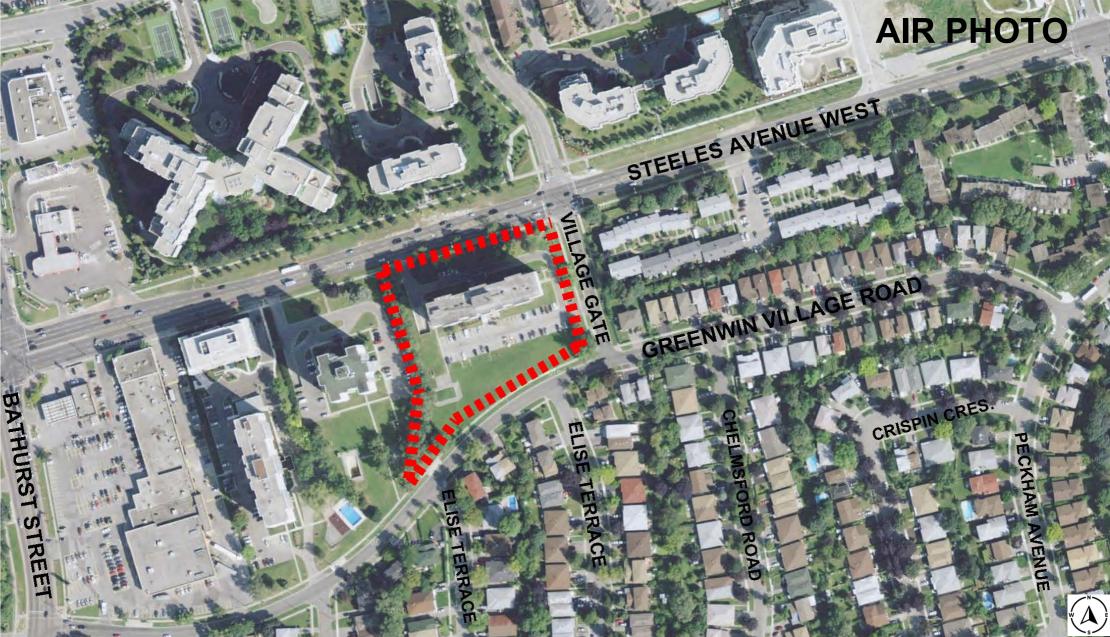
## 755 STEELES AVENUE WEST

Gull Construction Co. Ltd.





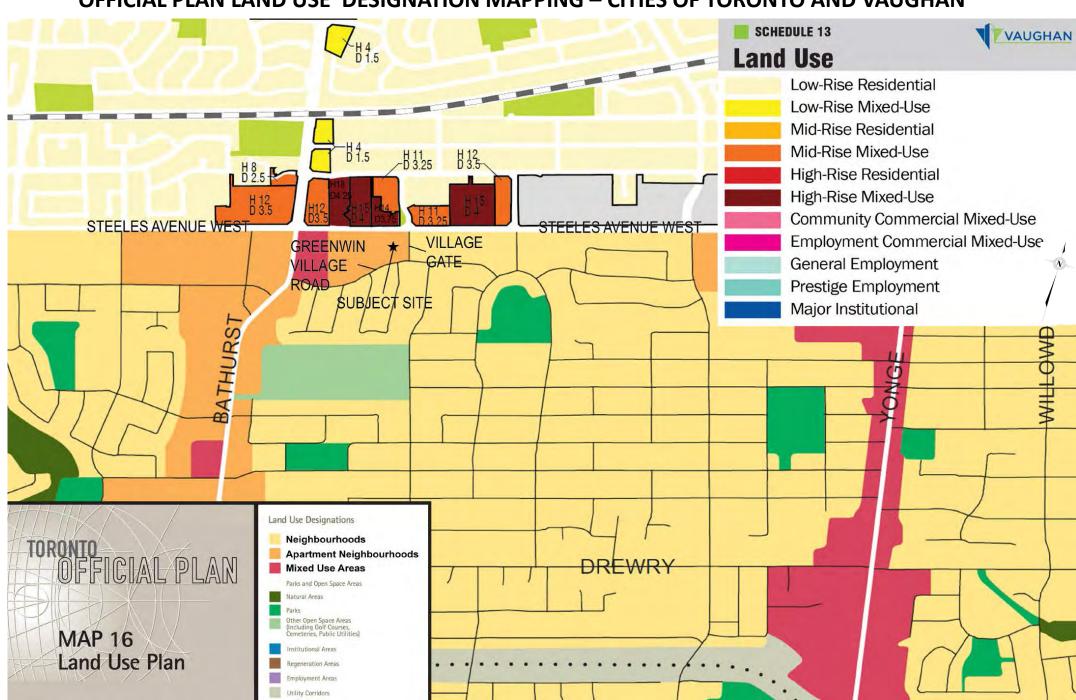


### 755 STEELES AVENUE WEST

**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



#### 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:

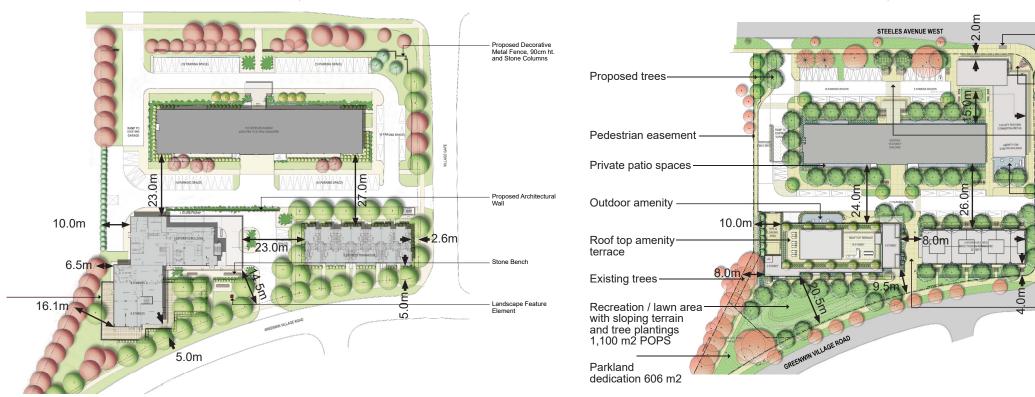
**TOWER FLOOR PLATE:** 

#### **CURRENT PROPOSAL**

10 STOREY- 4 STOREYS152 UNITS- 39 UNITS12,433 SQ.M.- 2050 SQ.M

**2.45** × LOT AREA **- 0.16** × LOT AREA

**918** SO.M. **-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 builidng reduced in height at east steps down to 8 storeys to the east.



Relocated bus

Green space / patio

Unit paved

crosswalk

- Outdoor amenity

Relocated bus

Pedestrian

ornamental garden

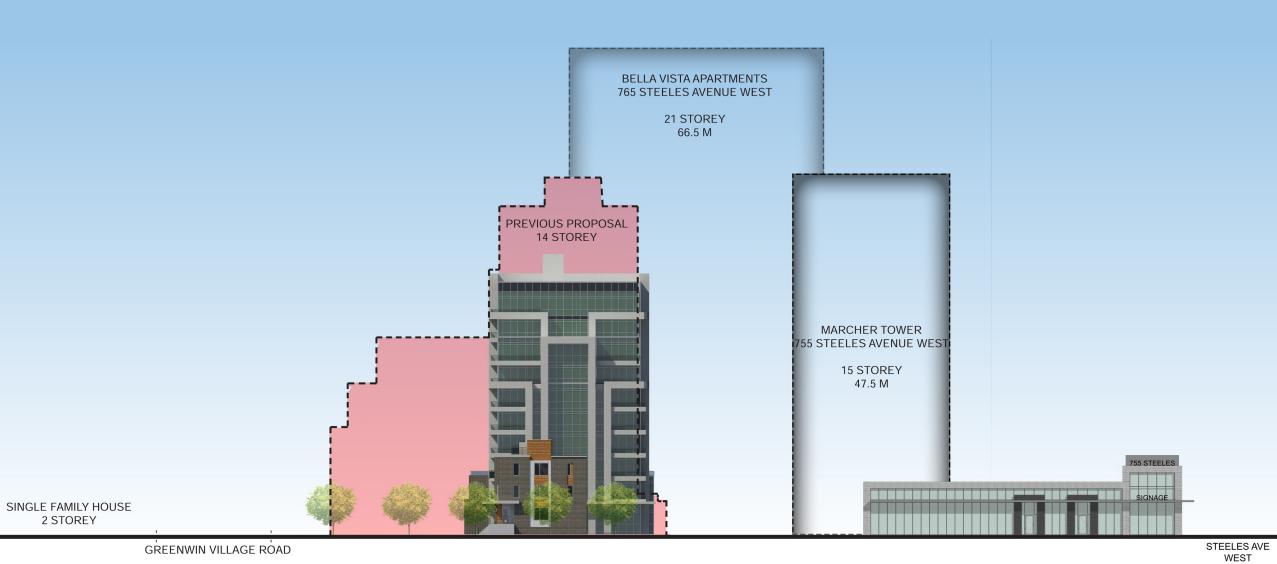
connection with

stop

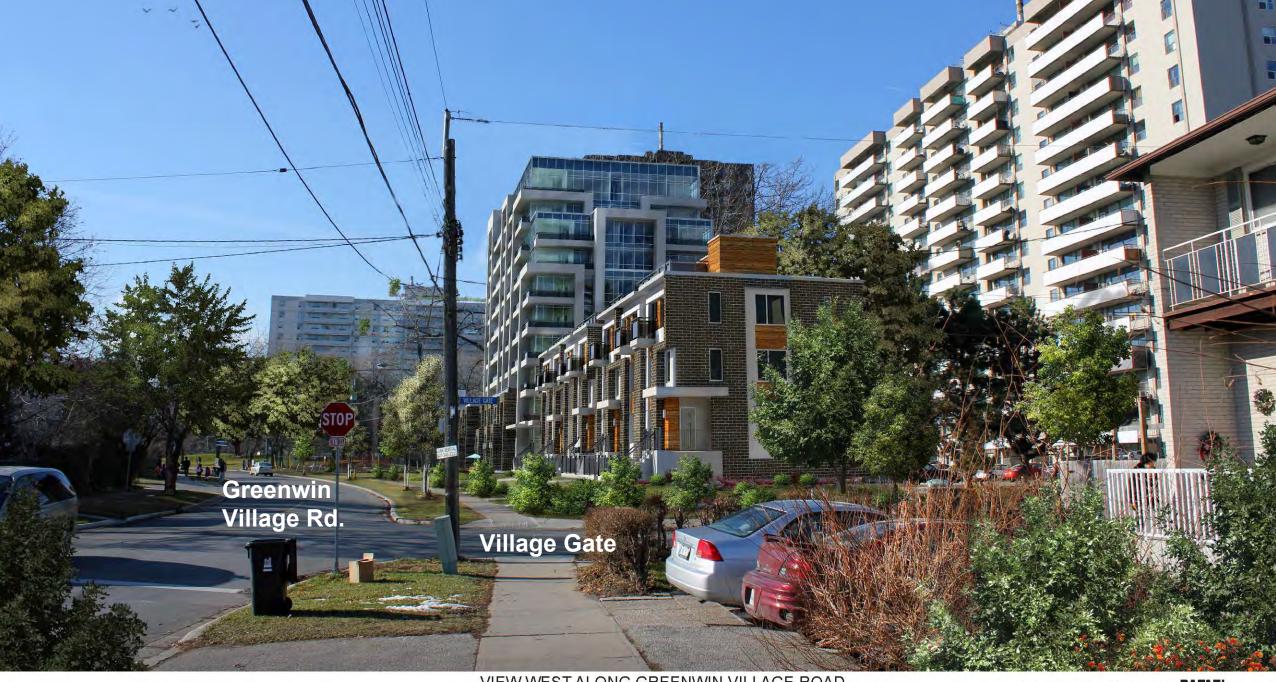
42.0m

2.5m



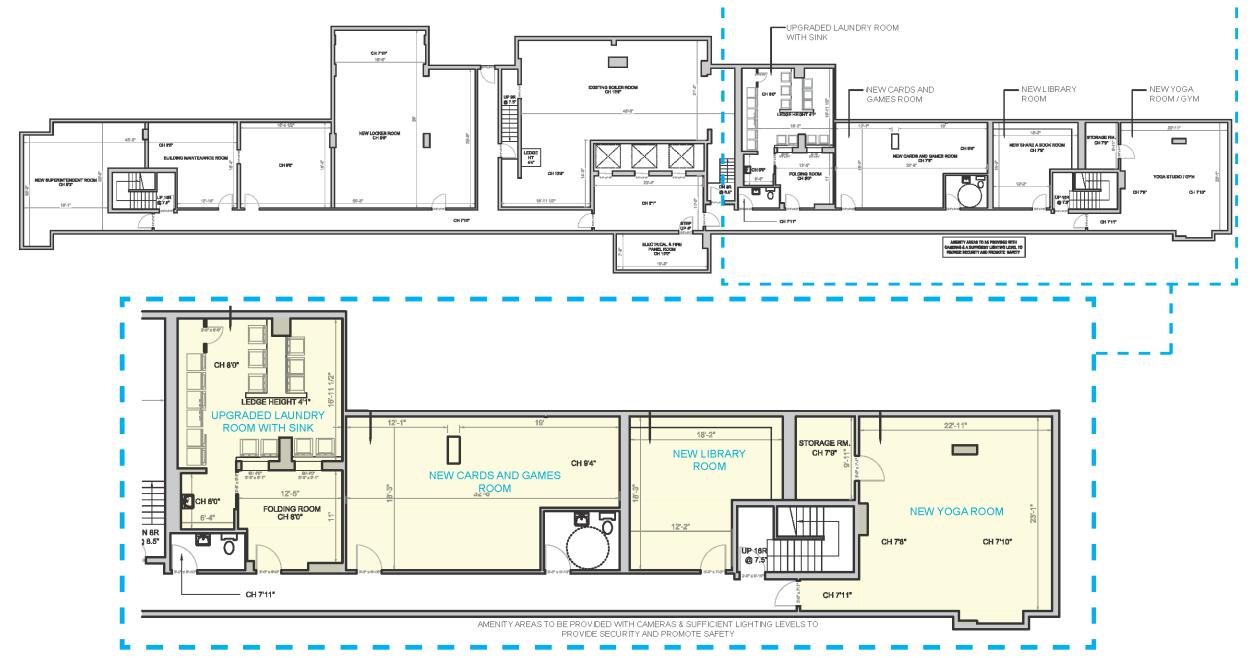






VIEW WEST ALONG GREENWIN VILLAGE ROAD

# **THANK YOU**



## 755 STEELES AVENUE WEST

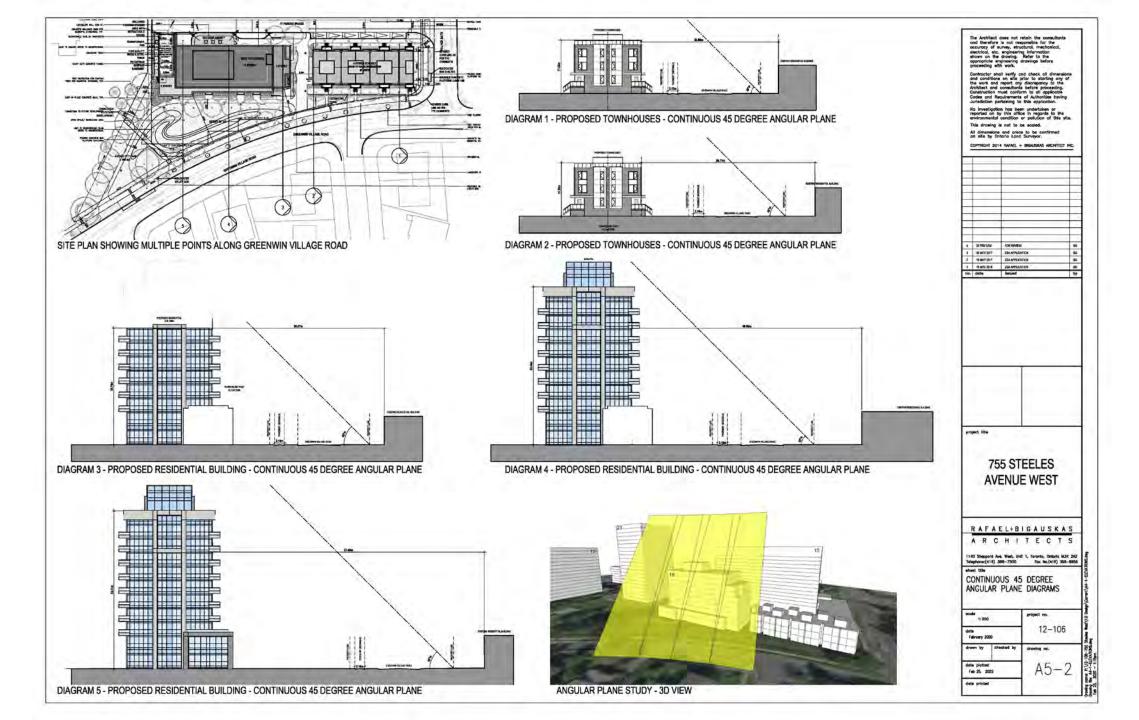
TRAFFIC SUMMARY

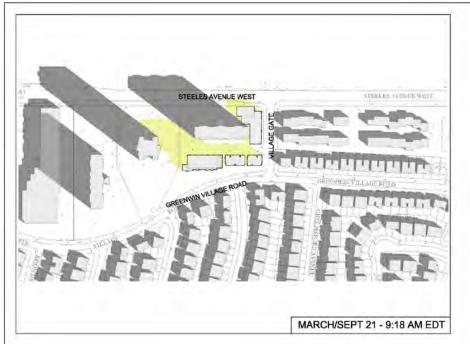
The proposed development is anticipated to have a negligible impact on area traffic conditions, our traffic operations analyses were accepted by the City of Toronto Engineers, findings from the analyses are as follows:

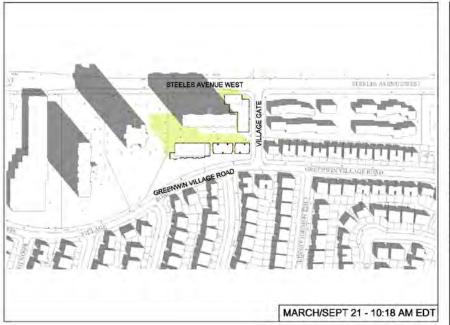
Minor increase to existing conditions at the Bathurst and Steeles intersection during weekday morning and afternoon peak hours

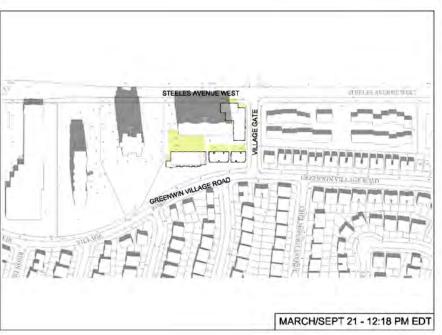
- 0.5% in the morning (8-9am); and
- 0.7% in the afternoon (4:45-5:45pm)

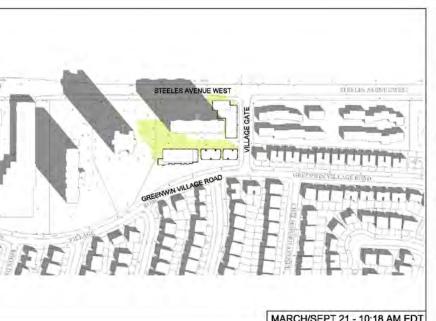
A negligible impact on Greenwin Village Road, in the order of 15 two-way vehicle trips during the busiest periods. This represents one additional vehicle every 3.5 to 4.5 minutes in either direction.











no.	date	issued	
1	18 NOV 2016	ZBAAPPLEATON	
2	19 MAY 2017	SWAMPLEATION	
1	90 NOV2017	ZIN APPLICATION	
•	26 FEB 2000	PCR NEWSON	
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PROPOSED BUILDING SHADOW

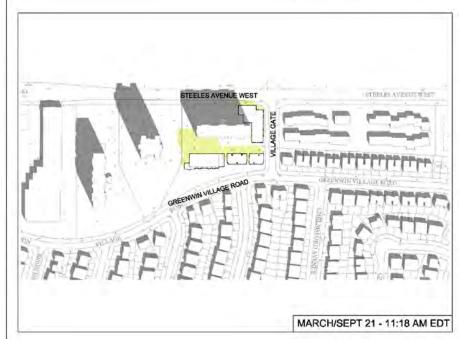


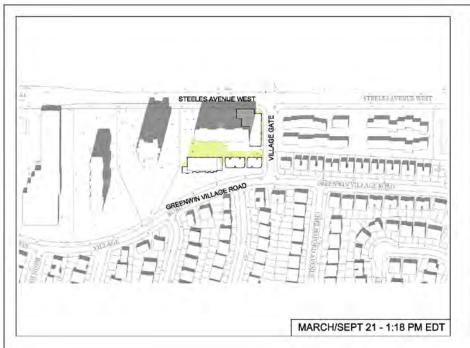
755 STEELES **AVENUE WEST** 

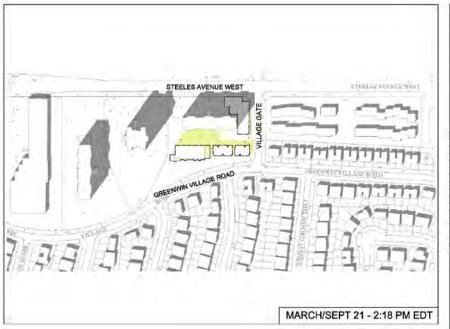
RAFAEL+BIGAUSKAS

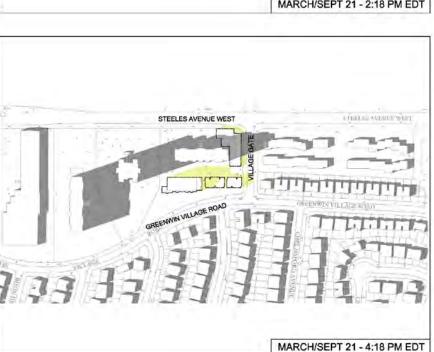
SHADOW STUDY MARCH 21ST SEPTEMBER 21ST

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Contractor shall verify and check all dimension and conditions on site prior to storting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Regularments of Authorities having surfaction pertaining to this application.

reported on by this office in regards to the environmental condition or pollution of this This drowing is not to be scaled.

All dimensions and areas to be con an site by Ontario Land Surveyor.

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PROPOSED BUILDING SHADOW



project title

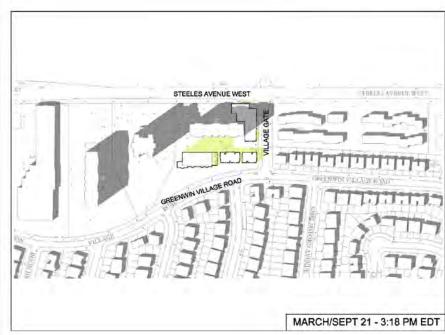
755 STEELES AVENUE WEST

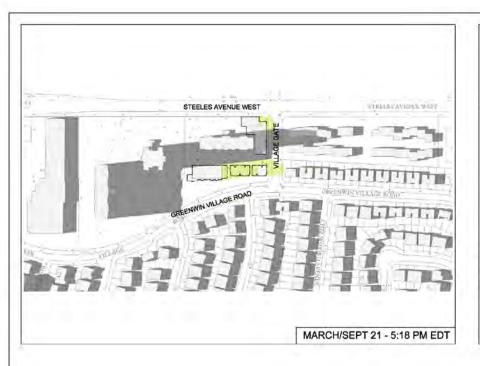
RAFAEL+BIGAUSKAS

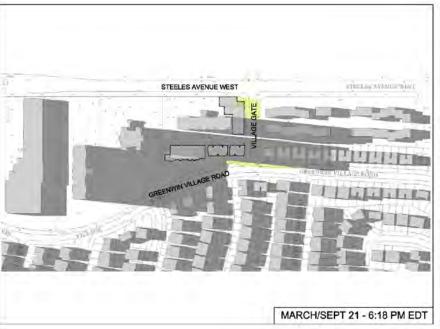
1140 Shepperd Ave. West, Unit 1, Teronic, Osterio MSK 2A2 Telephone (416) 398-7500 Fox No.(416) 398-8955

SHADOW STUDY MARCH 21ST SEPTEMBER 21ST

date February 2000		12-106	
data piotted Feb 25, 2020		SH-2	
date printed			







The Architect does not retain the consult and therefore is not responsible for the occurrey of survey, structural, mechanic electrical, etc. engineering information shown on the drawing. Refer to the oppropriete engineering drawings before

Contractor shall verify and check oil dimensions and conditions on sits prior to starting any of the work and report any discrepancy to the Architect and consultants before proceeding. Construction must conform to all applicable Codes and Regulaments of Authorities having

No investigation has been undertaken or reported on by this office in regards to the environmental condition or pollution of this s

This drowing is not to be scaled.

All dimensions and areas to be confirmed on sits by Ontario Land Surveyor.

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PROPOSED BUILDING SHADOW



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755 STEELES AVENUE WEST

RAFAEL+BIGAUSKAS

1140 Shapperd Ara. Wast. Unit 1, Terroria, Ostorio MSK 242 Telephoras(416) 395-7500 Fox No.(416) 398-8958

SHADOW STUDY MARCH 21ST SEPTEMBER 21ST

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