

# Community Council Meeting

45, 57-93 Balliol Street

Redevelopment

Zoning By-law Amendment

Rental Housing Demolition Applications

June 22, 2023



# EXISTING SITE CONTEXT

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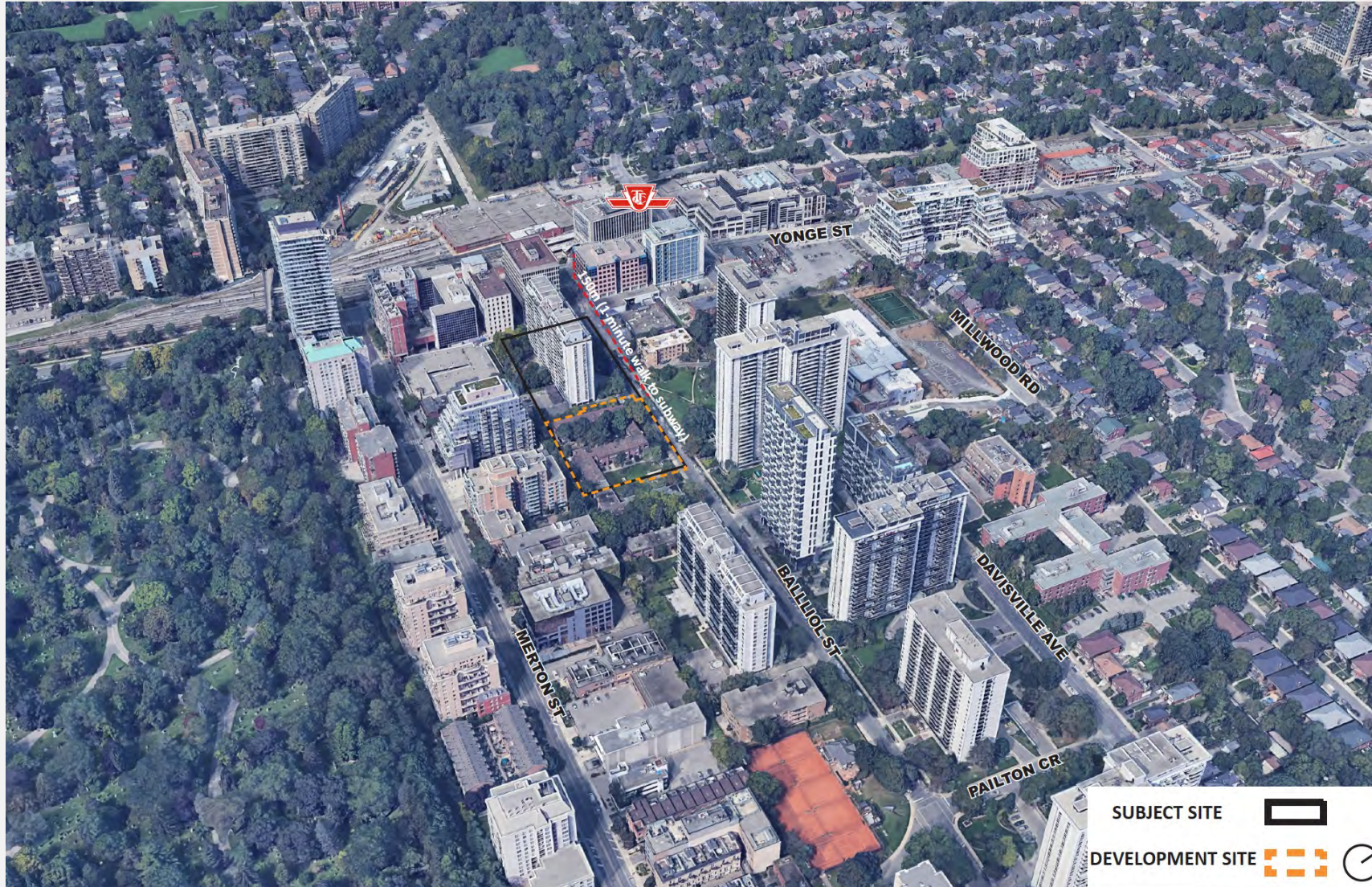


45 Balliol Street – Apartment Block

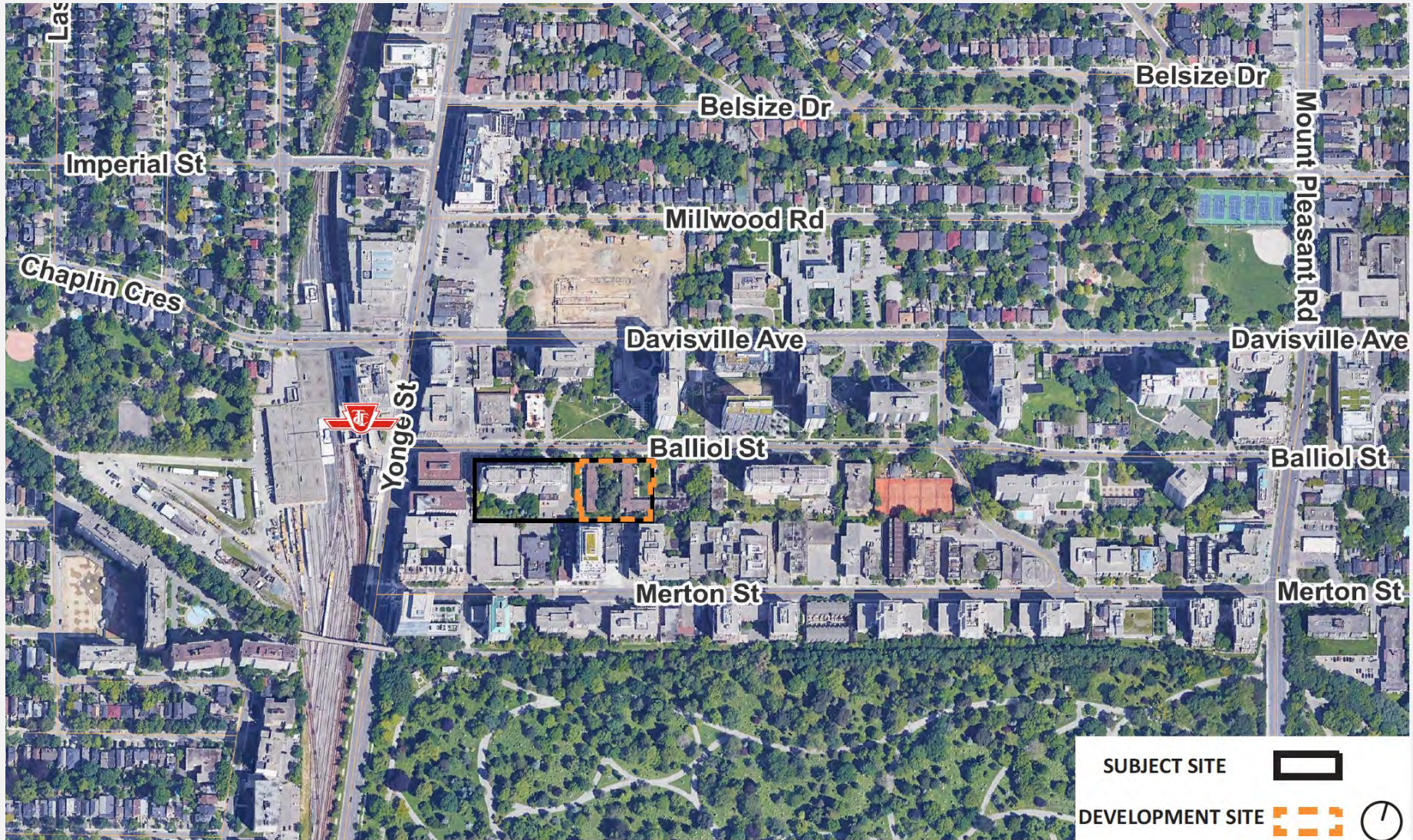


57-93 Balliol Street – Townhouse Block

# EXISTING SITE CONTEXT



# AERIAL PHOTOGRAPH



# AREA DEVELOPMENT ACTIVITY



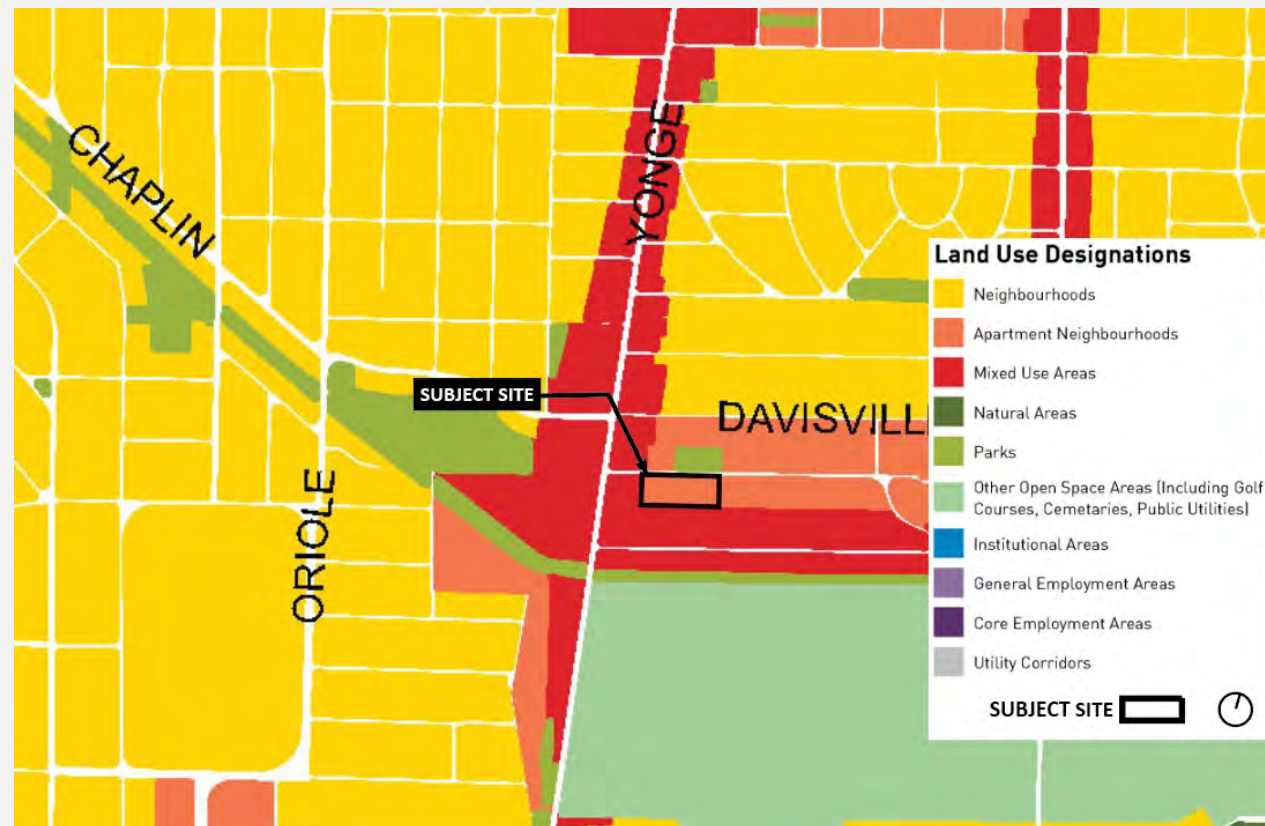
HEIGHT CONTEXT MAP

500m Radius ( ) Storeys (#) Approved Building (Yellow) Proposed Building (Red) Existing Building (Blue)

# POLICY CONTEXT – TORONTO OFFICIAL PLAN

## APARTMENT NEIGHBOURHOODS

- Subject Site is designated *Apartment Neighbourhoods* within Map 17 – Land Use
- Lands adjacent to the south and west are designated *Mixed Use Areas*
- Lands adjacent to the east are also designated *Apartment Neighbourhoods*
- Lands to the north are designated *Apartment Neighbourhoods* and *Parks*

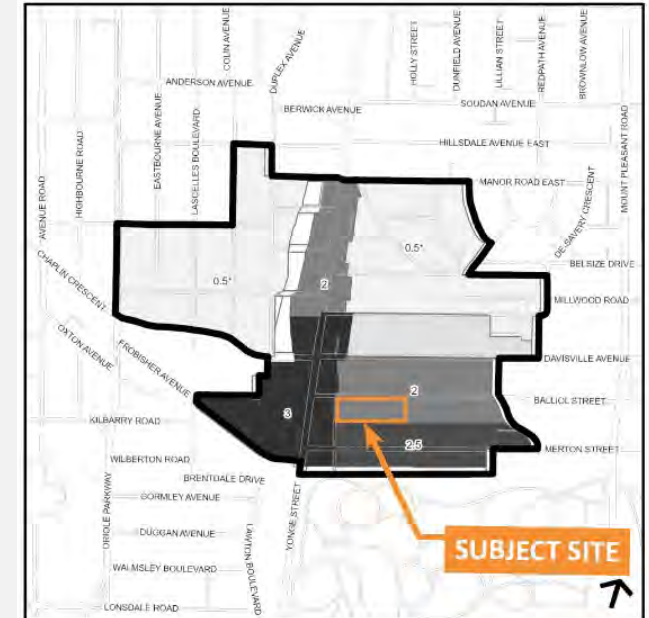
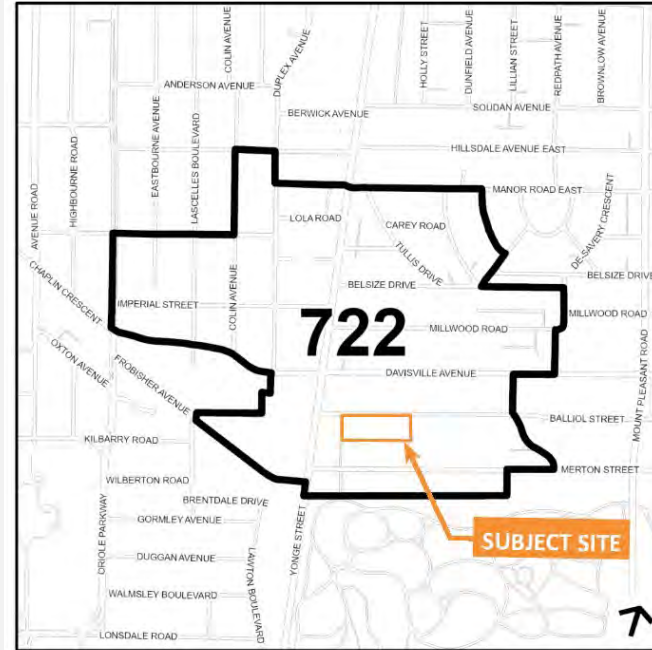


Map 17 - Land Use

# POLICY CONTEXT – TORONTO OFFICIAL PLAN

## DAVISVILLE

- Subject Site is within the Davisville Protected Major Transit Station Area
- Implemented through SASP 722 and Official Plan Amendment 570
- Minimum required density for the PMTSA is 350 residents and jobs combined per hectare as it is supported by an LRT Station [Growth Plan Policy 2.2.4(3)(b)]
- The Subject Site is identified to have a minimum density requirement of 2.0 FSI



Minimum Density		
0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

\*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

# PROPOSED DEVELOPMENT



# PROPOSED DEVELOPMENT

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## FEATURES

- 1 HEIGHT:** 40-storey residential building with a 4-storey podium
- 2 PROXIMITY TO TRANSIT:** approximately 150 metres from Davisville Station
- 3 DENSITY:** 33,991.65 m<sup>2</sup> of residential GFA providing for an FSI of 7.8
- 4 PARKING:** 103 vehicular parking spaces within a 2-level underground garage
- 5 UNIT MIX:** 177 studio/ 82 1bd / 200 2 bd/ 48 3 bd = 477 residential units
- 6 AMENITY AREA:** 934.7 m<sup>2</sup> of total indoor amenity area and 978.7 m<sup>2</sup> of total outdoor amenity area





# RENDERING

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# 45, 57-93 BALLIOL STREET



## THANK YOU

Greenrock  
Real Estate Advisors



COREARCHITECTS

Ferris + Associates Inc.

Landscape Architecture and Urban Design



Acronym  
Urban Design & Planning