

230 and 240 The Donway West – Official Plan Amendment and Zoning Amendment Application – Decision Report – Approval

Date: October 22, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Number: 22 124524 NNY 16 OZ

SUMMARY

This Official Plan Amendment and Zoning By-law Amendment application proposes a 6-storey apartment building with a place of worship on the ground floor at 230 and 240 The Donway West. The existing place of worship buildings on the site will be demolished.

The proposed building would have a height of 21 metres (plus a 5.5 metres mechanical penthouse) and consist of 308 residential units and a 734 square metre place of worship. In addition, the applicant is proposing to convey a 6 metre wide strip of land (513 square metres) on the south side of the site to the City as a public parkland dedication to expand Duncairn Park Trail.

The proposed development is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development is also consistent with the general intent of the City's Official Plan, including the Central Don Mills Secondary Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The recommended Zoning By-law Amendment includes a Holding (H) provision on the subject site to ensure that the identified infrastructure matters are addressed. The proposed development is an appropriate scale and level of intensification for the site and increases the City's housing supply.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend the Official Plan for the lands at 230 and 240 The Donway West substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 230 and 240 The Donway West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. City Council approve that in accordance with Section 42 of the Planning Act, prior to the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 513.4 square metres, if applicable, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
5. City Council approve the acceptance of on-site parkland dedication set out in Recommendation 4, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR), if applicable. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
7. City Council authorize that the remaining 482 square metres of the parkland dedication requirement, pursuant to Section 42 of the Planning Act, shall be satisfied through a cash-in-lieu of parkland payment, if applicable, which shall be made prior to the issuance of the first above grade building permit on site.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on November 27, 2019. The Planning Application Checklist Package resulting from the PAC meeting is available here: www.toronto.ca/230TheDonwayW.

The subject Official Plan Amendment and Zoning By-law Amendment application was submitted on March 21, 2022 and deemed complete on October 25, 2022. On June 28, 2022, North York Community Council adopted the associated Preliminary Report and directed Staff to conduct a community consultation meeting and to consider heritage issues in the redevelopment plans. Staff conducted a community consultation meeting for the application on March 2, 2023. The community consultation meeting is summarized in the Community Consultation section of this Report. Heritage considerations for this application is summarized in the Comments section of this Report.

The Preliminary Report and Community Council decision are available at: <https://secure.toronto.ca/council/agenda-item.do?item=2022.NY33.21>

THE SITE

Description

The site is located northwest of the intersection of Lawrence Avenue East and The Donway West. It has a lot area of 10,268 square metres and a lot frontage of 126.9 metres on the west side of The Donway West (see Attachment 2 - Location Map). The site generally slopes downwards from the south to the north. Two buildings associated with the existing place of worship are located on the north half of the site and a surface parking lot is located on the south half of the site.

Existing Use

Donway Covenant United Church

Community of Central Don Mills

The community of Central Don Mills consists of four quadrants surrounding the intersection of Lawrence Avenue East and Don Mills Road. The quadrants are linked together by a ring road (The Donways East and West) and each quadrant is focused on

an elementary school and church built outside of the ring road. The site is located in the northwest quadrant of the community.

Surrounding Land Use

- **North:** residential detached dwellings
- **South:** Duncairn Park Trail, beyond which are residential detached dwellings and Toronto Public Library - Don Mills Branch. Further south is Lawrence Avenue East and retail commercial lands, which includes the Shops at Don Mills.
- **East:** The Donway West, beyond which are midrise residential apartment buildings.
- **West:** Norman Ingram Public School, residential detached dwellings, and Duncairn Park

THE APPLICATION

Description

The applicant is proposing to demolish the existing buildings containing a place of worship in order to construct a 6-storey apartment building with a place of worship on the ground floor. The proposed development would have a height of 21 metres (plus a 5.5 metres mechanical penthouse) and consist of 308 residential units and a 734 square metres place of worship. In addition, the applicant is proposing to convey a 6 metre wide strip of land (513 square metres) on the south side of the site to the City as a public parkland dedication to expand Duncairn Park Trail.

The applicant, Options for Homes, is a non-profit social enterprise that helps moderate to middle-income households in the Greater Toronto Area who cannot save for a down payment on their own but can afford the carrying costs of ownership. While its aim is to assist in the affordability of homeownership, the applicant advises that the development does not meet the Official Plan's definition of "affordable ownership housing" nor the Province's definition of "affordable".

Density

The proposal has a density of 2.18 times the area of the lot.

Dwelling Units

The proposal would provide 308 residential units consisting of:

- 11 bachelor units (3.57%)
- 149 one-bedroom units (48.37%)
- 116 two-bedroom units (37.66%)
- 32 three-bedroom units (10.38%)

Non-Residential Component

The proposal would provide a 734 square metre place of worship on the southeast corner of the ground floor.

Height

The proposed building would be 6-storeys tall with a height of 21 metres plus a 5.5 metres mechanical penthouse.

Setbacks

The proposal would have the following minimum setbacks:

- 5.5 metres front yard setback
- 13.9 metres north side yard setback
- 6.5 metres rear yard setback
- 5.5 metres south side yard setback

Access, Bicycle Parking, Vehicle Parking and Loading

Access to the site is proposed via one full-movement driveway on The Donway West at the southeast corner of the site. The site driveway will provide a two-way vehicular access to a pick-up-drop-off area, the proposed 3-storey underground parking garage, and a loading facility.

A total of 253 vehicular parking spaces are proposed, consisting of:

- 210 residential parking spaces (9 of which are accessible parking spaces)
- 23 residential visitor parking spaces (1 of which is an accessible parking space)
- 20 place of worship spaces (1 of which is an accessible parking space)

One (1) Type G loading space is proposed to support the servicing needs of the residential and place of worship uses.

A total of 244 bicycle parking spaces are proposed, consisting of:

- 222 residential long term spaces
- 22 residential short term spaces

Amenity Space

The proposal contains 462.0 square metres of indoor amenity space (1.5 square metres per unit) and 462.0 square metres of outdoor amenity space (1.5 square metres per unit).

Parkland Dedication

The applicant is proposing to convey a 6 metre wide strip of land (513 square metres) on the south side of the site to the City as a public parkland dedication to expand Duncairn Park Trail. The balance of required parkland dedication (482 square metres) will be provided through cash-in-lieu.

Additional Information

See the attachments of this report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), the proposed site plan (Attachment 8), and the proposed elevations (Attachment 9). Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/230TheDonwayW.

Reasons for Application

An application to amend the Official Plan is required to permit a 6-storey apartment building on the lands through a Site and Area Specific Policy as the Official Plan does not permit apartment buildings to exceed 4 storeys in the 'Neighbourhoods' designation.

The Zoning By-law Amendment is required to implement the proposed development with appropriate standards, including height, setbacks, parking, and to bring the site into Zoning By-law 569-2013, as amended, with a site-specific 'Residential Multiple (RM)' zone. An amendment to former North York Zoning By-law 7625 is not required.

APPLICATION BACKGROUND

Application Requirements

The following materials were submitted in support of the application:

- 3D Modelling
- Arborist Report
- Architectural Plans
- Energy Strategy Report
- Functional Servicing Report
- Geotechnical Studies
- Heritage Impact Assessment
- Hydrogeological Report
- Landscape Plans
- Landscaping and Lighting Plans
- Pedestrian Level Wind Study
- Planning Justification Report
- Public Consultation Strategy
- Public Utilities Plan
- Stormwater Management Plans

- Sun/Shadow Study
- Survey Plans
- Toronto Green Standard
- Transportation Impact Study
- Tree Preservation Plan

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/230TheDonwayW

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the Official Plan amendment and appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The site is designated 'Neighbourhoods' on Official Plan Land Use Map 20 (refer to Attachment 3). The Official Plan states that 'Neighbourhoods' are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions (including places of worship), home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in 'Neighbourhoods'. Section 4.1.9 of the Official Plan also provides development policies for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation within the 'Neighbourhoods' designation, as is the case for the subject site.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Central Don Mills Secondary Plan

The site is designated 'Neighbourhoods' in the Central Don Mills Secondary Plan (CDMSP) (refer to Attachment 4). The CDMSP directs to the residential development policies of the Official Plan for development within 'Neighbourhoods' while also providing its own supplemental policies. In particular, the CDMSP encourages the construction of affordable housing to meet identified needs within the community on surplus place of worship lands in the 'Neighbourhoods' designation. The CDMSP also aims to provide a full range of housing types and tenure in the 'Neighbourhoods' designation.

The CDMSP can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/902f-cp-official-plan-SP-24-Central-Don-Mills.pdf>

Zoning

The site is zoned 'Open Space Zone (O1(4))' in former North York Zoning By-law 7625.

A place of worship and accessory uses, including a community hall and a residence for a caretaker or the heads of the congregation, are permitted in the O1(4) zone. Buildings and structures are not permitted to be located closer to any lot line than a distance equal to the height of the building or structure in the O1(4) zone. There are no height restrictions for a place of worship within the O1(4) zone.

The subject site is not subject to the City's new Zoning By-law 569-2013. The City's new Zoning By-law can be found here:

https://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Growing Up: Planning for Children in new Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Application has not been submitted yet.

COMMUNITY CONSULTATION

City Planning Staff hosted a virtual community consultation meeting on March 2, 2023. The meeting was attended by the local Councillor, his staff, Community Planning Staff, the applicant and their consultant team. Seventy-three (73) members of public attended the meeting. The following comments and issues were raised:

- Importance of maintaining the Don Mills community suburban character,
- Desire for more affordable housing,
- Increased traffic and congestion concerns,
- More tree preservation, and
- Road and sewage infrastructure improvements to accommodate development.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement, Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020).

The application is an appropriate form of residential intensification on an underutilized place of worship site. The development would efficiently use the land, resources, infrastructure, and public service facilities of the area. The residential intensification would also provide an increase in residential units and reconstruct and maintain the place of worship in the community. In the opinion of Staff, the proposal is consistent with the PPS (2020) and the PPS (2024), and conforms with the Growth Plan (2020).

Built Form, Height and Massing

The CDMSP recognizes that there are infill development opportunities on underutilized place of worship sites for affordable housing. Although the proposed development does not meet the definition of 'affordable' in the Official Plan, the development increases the housing stock. In addition, the CDMSP also encourages the provision of a full range of housing forms and tenures and the development helps achieve this objective.

Section 4.1.9 of the Official Plan provides development policies for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation, as is the case for the subject site. In particular, the policies state that development will have heights, massing and scale that are respectful of those permitted by zoning for nearby residential properties; have setbacks that are proportionate to those permitted by zoning for adjacent residential properties; and provide adequate privacy, sunlight and skyviews for occupants of new and existing buildings by ensuring adequate distance and separation between building walls.

The development is a 6 storey apartment building with a metric height of 21 metres. Directly across The Donway West are existing apartment buildings ranging from 5 to 9 storeys tall. The proposed development provides for an appropriate transition between the higher form of development on the east side of The Donway West and the low rise development on the west side of The Donway West. Staff are of the opinion the metric height of 21 metres is an appropriate scale for the location as the right-of-way width of The Donway West is 27 metres.

The development also sensitively considers the surrounding area by providing appropriate setbacks on all sides of the building; specifically, 5.5 metres to the east (front), 13.9 metres to the north, 6.5 metres to the west (rear), and 5.4 metres to the south. With respect to the west and south setbacks, these setbacks are enhanced by the abutting school play yard and Duncairn Park Trail, further minimizing any development impacts onto the existing school to the west and the existing residential dwellings to the south. The school board has also advised it has no objections to the proposed development.

Besides the setbacks, the development further includes stepbacks on all sides. To the east and along The Donway West, stepbacks are provided at the second and fourth storeys. To the north and facing the residential detached dwellings, stepbacks are provided at the second and fifth storeys. To the west and facing the school yard, stepbacks are provided at the fifth storey (north wing), second storey (middle wing), and fourth storey (south wing). To the south facing Duncairn Park Trail, stepbacks are provided at the first and fourth storeys. The proposed built form appropriately frames the street, park, and school while providing a gentle transition to the residential neighbourhood to the north. Staff are of the opinion the development satisfies the infill policies of Section 4.1.9 of the Official Plan and the CDMSP.

Sun, Shadow, Wind

The submitted Sun/Shadow Study demonstrates the proposed development will have minimal shadow impacts to the public realm and surrounding area.

The applicant also submitted a Pedestrian Wind Study, which demonstrates that the proposed wind conditions in the summer and winter will provide adequate pedestrian level comfort in the public realm and surrounding area.

Access, Parking, Loading

Access to the site is proposed via one full-movement driveway on The Donway West at the southeast corner of the site. The site driveway will provide a two-way vehicular access to a pick-up-drop-off area, the proposed 3-storey underground parking garage, and a loading facility. Transportation Review Staff have reviewed the proposed access and have indicated no objections at this time but notes that additional comments pertaining to the design of the proposed site access and the on-site pick-up/drop-off area will be provided at the future Site Plan application stage.

The proposed development would provide 253 vehicular parking spaces, consisting of:

- 210 residential parking spaces (9 of which are accessible parking spaces)
- 23 residential visitor parking spaces (1 of which is an accessible parking space)
- 20 place of worship spaces (1 of which is an accessible parking space)

Transportation Review Staff are satisfied with the proposed number of parking spaces and have provided recommended minimum and maximum parking rates to be included in the Zoning By-law Amendment. The proposed number of parking spaces falls within the Transportation Review recommended minimum and maximum parking rates.

The proposed development will provide 1 Type G loading space to be shared between the residential use and place of worship use. Transportation Review Staff are satisfied with the proposed number of Type G loading spaces.

Traffic

The applicant submitted a Transportation Impact Study with subsequent addendums. The submitted materials estimate the proposed development will generate 110, 80 and 100 new two-way traffic trips in the weekday morning, afternoon and Sunday peak hours, respectively, and that the proposed development will have a minor impact on the overall operation of the network's signalized and unsignalized intersections.

Transportation Review Staff have reviewed the submitted materials and are generally satisfied. Some additional material revisions and clarifications are required, such as traffic analysis adjustment factors, signal timing plans, on-site signage and wayfinding, and provision of Synchro and SimTraffic files. These revisions and clarifications will be addressed at the Site Plan application stage.

Transportation Demand Management

The applicant submitted a Transportation Demand Management (TDM) Plan, which proposes a one-time financial contribution of \$50,000 towards one conventional 19-bicycle bikeshare station, two bicycle repair stations, and a one-time provision of one pre-loaded Presto card at a value of \$100 to each residential unit owner at the time of occupancy. Transportation Review Staff are satisfied with the proposed TDM Plan. The elements within the TDM Plan will be secured at the Site Plan stage.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of The Donway West, a 0.4 metre road widening dedication along the frontage of the subject site that abuts The Donway West is required and is proposed to be conveyed to the City with this application. The road widening is illustrated on the attached Zoning By-law schedule and will be conveyed to the City at Site Plan Approval.

Servicing

The applicant filed a Functional Servicing and Stormwater Management Report with subsequent revisions to address Staff comments. The report evaluates capacity for sanitary servicing, the supply and on-site distribution of municipal water to meet domestic and fire flow requirements, and stormwater management opportunities and constraints.

Engineering Review Staff have not yet accepted the applicant's submitted report. To ensure that the site can be appropriately serviced, a Holding (H) provision in the Zoning By-law is being included. Lifting of the holding provision would be subject to the Functional Servicing and Stormwater Management Report being accepted by the Chief Engineer and Executive Director of Engineering and Construction Services. Additionally, arrangements satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services shall be in place to secure the obligations of the owner to design, construct, secure and pay for improvements to municipal infrastructure in accordance with the accepted Engineering Reports, should it be determined that upgrades and/or improvements are required to such infrastructure to support the development.

Parkland

In the context of a rapidly growing city, the importance of public parkland being available to enhance and expand the amount of park spaces provided to residents and visitors alike becomes ever more relevant. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced, and expanded.

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the

development site as the site is less than five (5) hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 995.3 square metres.

The submitted site plan shows an on-site parkland dedication of 513.4 square metres on the southern portion of the site with frontage on The Donway West to expand Duncairn Park Trail. The submitted site plan also shows a minimum setback of 5.5 metres to the proposed park boundary. The proposed on-site parkland dedication and setback to the parkland are acceptable to the Parks Development Section. The remaining 482 square metres of required parkland will be provided through cash-in-lieu.

As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, Toronto Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

Should the proposed development meet the definition of Non-Profit Housing, as defined in Chapter 415 Article III of the Toronto Municipal Code or the applicable policy/legislation, the parkland dedication requirements noted above will not apply.

Heritage Conservation

The site is not listed on the City's Heritage Register nor designated under Part IV or Part V of the Ontario Heritage Act (OHA). The site is also not located within any area of archaeological potential nor adjacent to any municipally recognized heritage properties. The site was recorded in the North York Modernist Architecture Inventory (1997) and was listed on the revised inventory (2009-2010); however, there is no municipal heritage recognition under the OHA associated with the property's identification in these inventories.

Prior to the subject Official Plan and Zoning By-law Amendment application, 230 and 240 The Donway West (the Donway Covenant United Church) was nominated for potential inclusion on the City's Heritage Register. Heritage Planning Staff evaluated the property against Ontario Regulation 9/06 criteria for determining significance and did not

have sufficient evidence to conclude that the site met the criteria for designation under Part IV of the OHA.

On June 28, 2022, North York Community Council considered the Preliminary Report for the subject Official Plan and Zoning By-law Amendment application and directed Staff to consider the heritage issues in the redevelopment plans. Heritage Planning Staff re-evaluated the proposal and indicated no objections. The proposal has been designed to convey the Mid-Century Modern design principles through interpretive building and landscape design, which will be secured at the Site Plan stage.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Urban Forestry Staff have reviewed the application and do not object to the Official Plan Amendment and Zoning By-law Amendment application.

The submitted Arborist Report identifies 28 by-law protected trees on site. The applicant proposes to remove 22 of these trees (5 City owned trees and 17 privately owned trees) and retain 6 of the trees (all of which are City owned trees). The applicant is to submit a tree planting deposit to ensure the planting and survival of 9 new City trees. In addition, Urban Forestry requires the planting of 51 new trees to replace the 17 private trees proposed for removal. Outstanding comments from Urban Forestry will be addressed through the Site Plan Control application.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The City has received, reviewed and accepted an engineering submission (comprised of a Servicing Report and Sanitary Analysis Report and supporting documents/drawings) demonstrating that the City requirements can be met and sufficient capacity exists to accommodate the proposed development, all to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services; and,
- Should the engineering submission identify the need for upgrades or improvements to existing municipal infrastructure, and/or new municipal services, those upgrades, improvements and/or new services shall be designed and financially secured through an appropriate development agreement(s) all to the

satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in zoning by-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the applicable zoning by-law standards, including cycling and vehicular parking infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020) (PPS (2020)), the Provincial Planning Statement (2024) (PPS (2024)), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Official Plan, and the Central Don Mills Secondary Plan (CDMSP). Staff are of the opinion that the proposal is consistent with the PPS (2020) and the PPS (2024) and conforms with the Growth Plan (2020). Furthermore, the proposal is consistent with the general intent of the Official Plan and the CDMSP. The proposal is an appropriate form of intensification on the site and adds to the housing stock in the area. Staff recommend that Council support approval of the Official Plan Amendment and Zoning By-law Amendment application, subject to the inclusion of a holding provision in the Zoning By-law Amendment as discussed in the report.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Central Don Mills Secondary Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 230 & 240 THE DONWAY WEST **Date Received:** March 21, 2022

Application Number: 22 124524 NNY 16 OZ

Application Type: OPA & Rezoning

Project Description: Proposal for a 6 storey mixed use building containing 308 residential units and a 734 m² place of worship. The proposal would also provide 253 parking spaces.

| | | | |
|---|---|--------------------------|-------------------------|
| Applicant | Agent | Architect | Owner |
| DONWAY CO- OPERATIVE DEVELOPMENT CORP. | DONWAY CO- OPERATIVE DEVELOPMENT CORP. | ARCHITECTURE UNFOLDED | UNITED CHURCH CANADA |

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: O1(4) Heritage Designation: N

Height Limit (m): N/A Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 10,268 Frontage (m): 127 Depth (m): 84

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|-----------------|-----------------|-----------------|---------------|
| Ground Floor Area (sq m): | 1,524 | 0 | 2,850 | 2,850 |
| Residential GFA (sq m): | | | 21,657 | 21,657 |
| Non-Residential GFA (sq m): | 2,101 | 0 | 734 | 734 |
| Total GFA (sq m): | 2,101 | 0 | 22,391 | 22,391 |
| Height - Storeys: | 2 | | 6 | 6 |
| Height - Metres: | 10 | | 21 | 21 |

Lot Coverage Ratio (%): 37.5 Floor Space Index: 2.18

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 19,659 | 1,998 |
| Retail GFA: | | |
| Office GFA: | | |
| Industrial GFA: | | |
| Institutional/Other GFA: | 734 | |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 308 | 308 |
| Other: | | | | |
| Total Units: | | | 308 | 308 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|---------------------|--------------|-----------------|------------------|------------------|-------------------|
| Retained: | | | | | |
| Proposed: | | 11 | 149 | 116 | 32 |
| Total Units: | | 11 | 149 | 116 | 32 |

Parking and Loading

Parking Spaces: 253 Bicycle Parking Spaces: 244 Loading Docks: 1

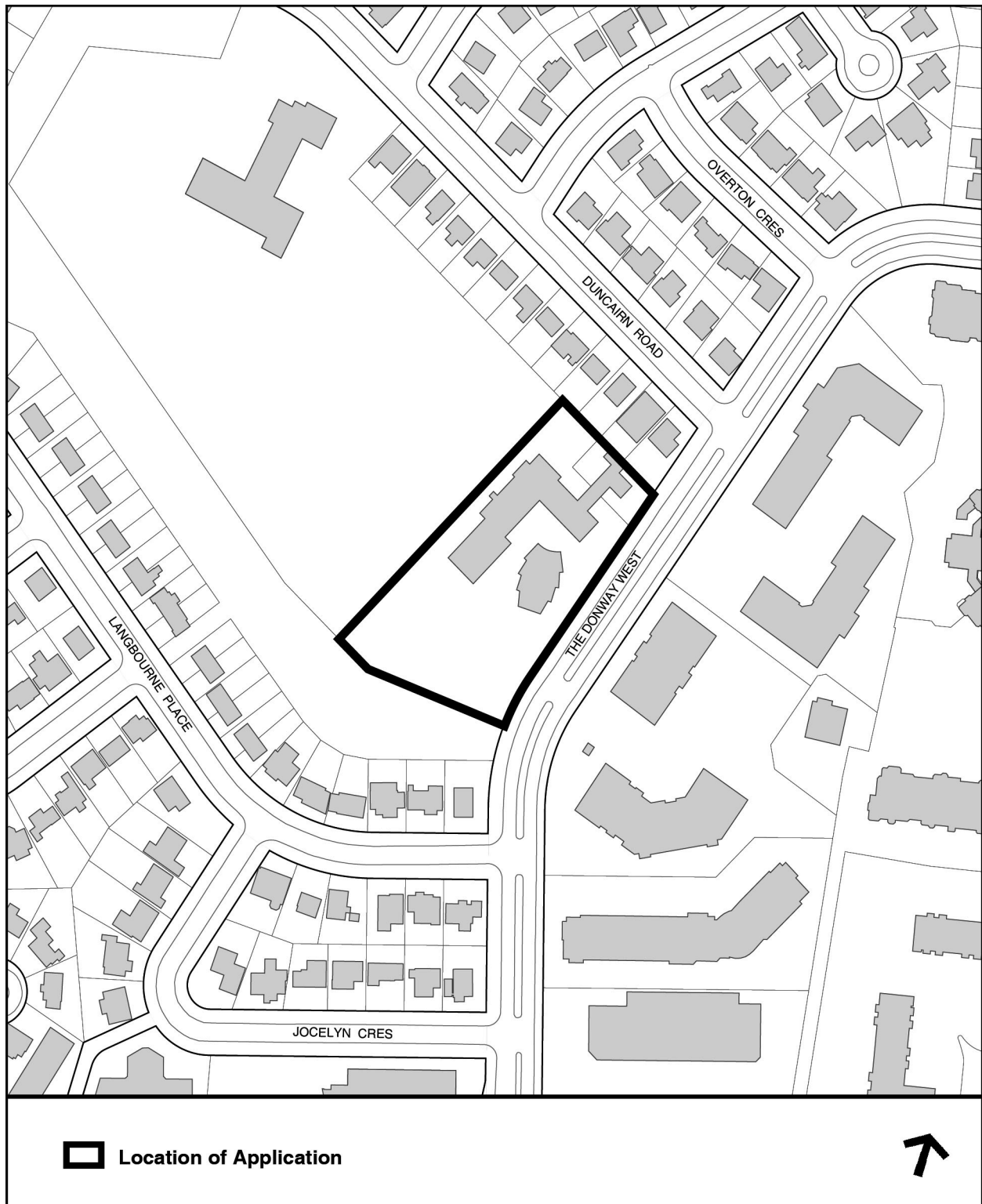
CONTACT:

Ingrid Fung, Planner

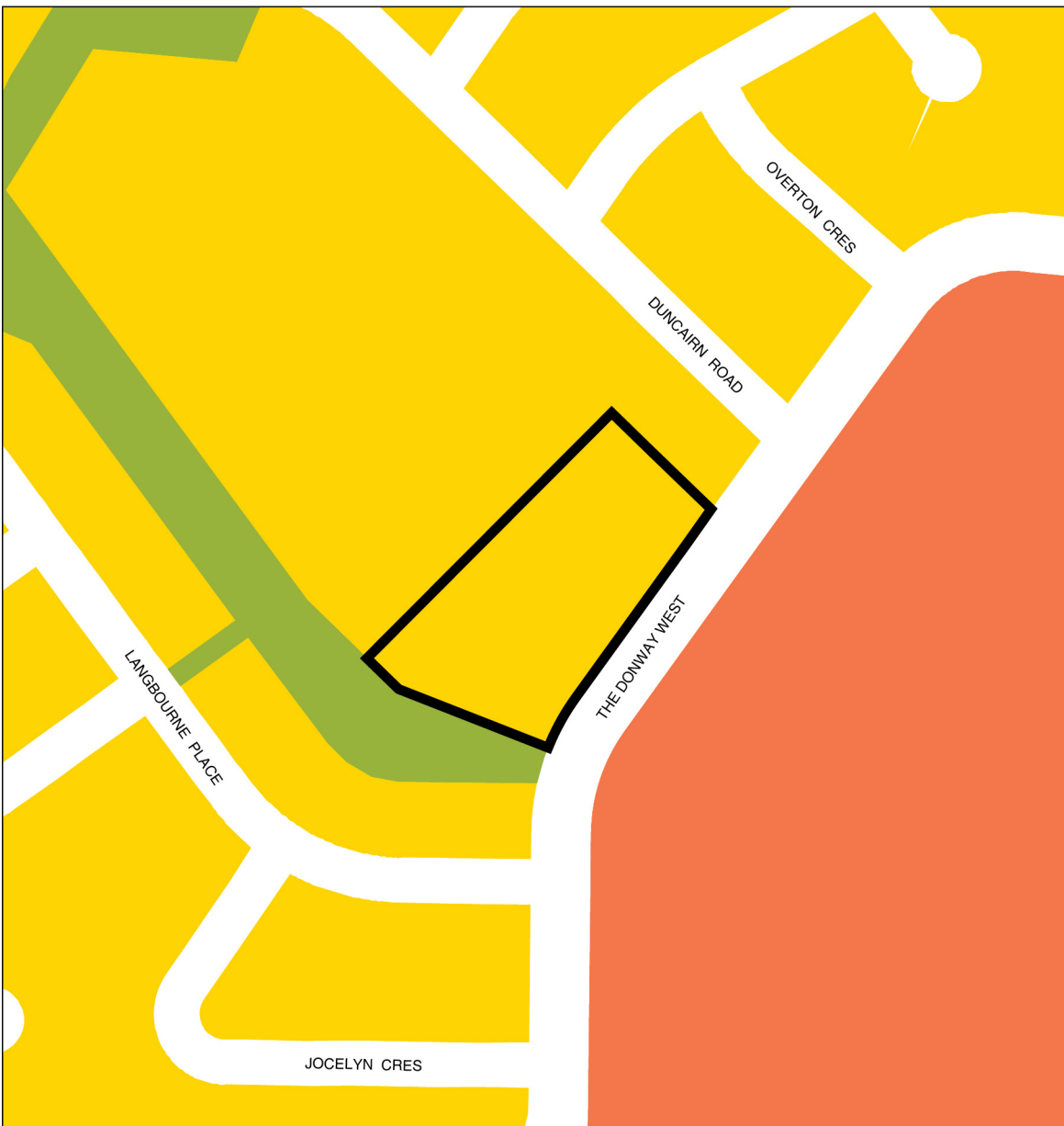
416-338-6688

Ingrid.Fung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #20

230 - 240 The Donway West

File # 22 124524 NNY 16 0Z



Location of Application

Neighbourhoods

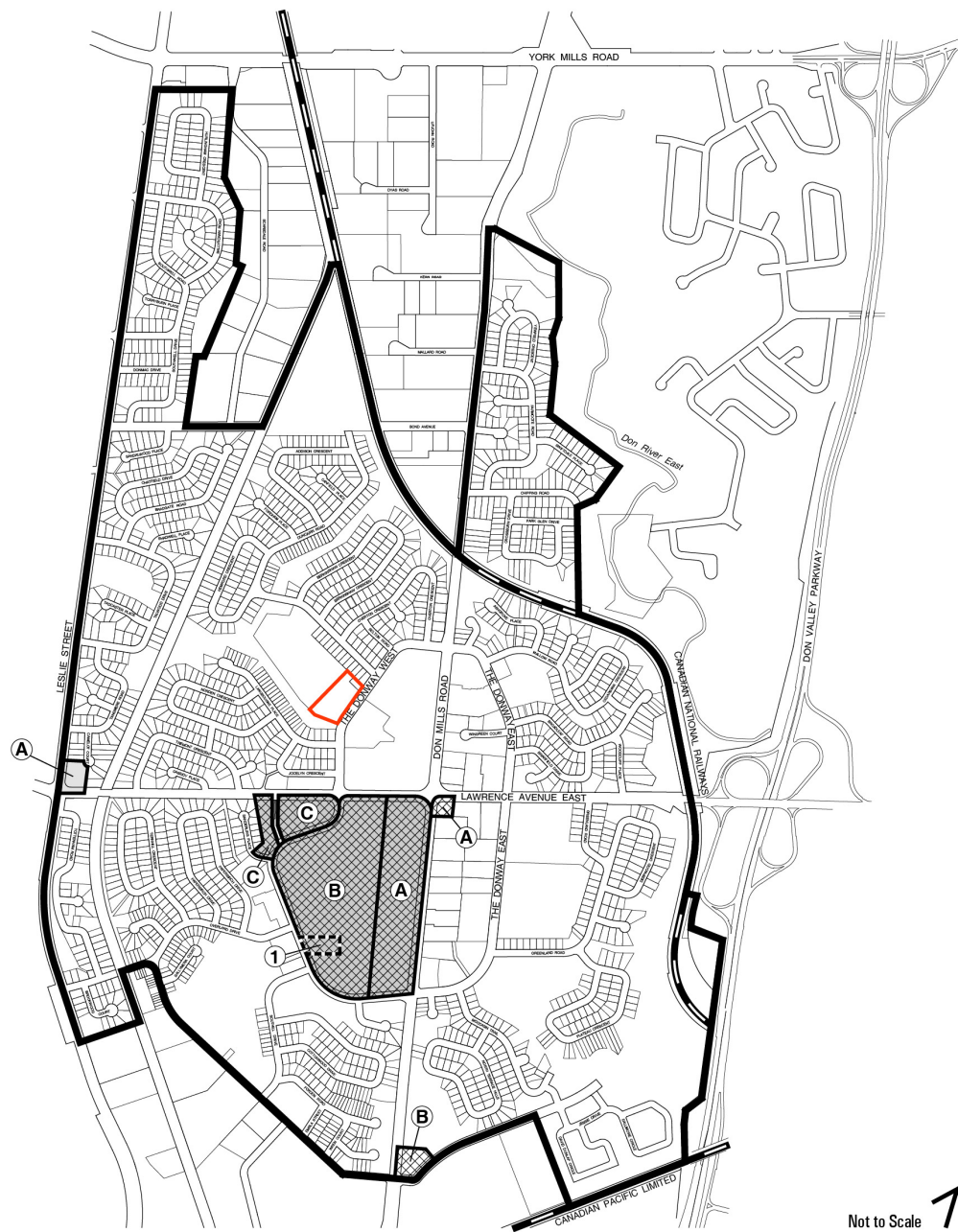
Apartment Neighbourhoods

Parks



Not to Scale
Extracted: 03/21/2022

Attachment 4: Central Don Mills Secondary Plan Land Use Map



Central Don Mills Secondary Plan

MAP 24-1 Land Use Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Site Specific Policy Areas
- Location of Application

June 2006

Attachment 5: Existing Zoning By-law Map



Zoning By-law 7625

230 - 240 The Donway West

File # 22 124524 NNY 16 0Z



Location of Application

- R5 One-Family Detached Dwelling Fifth Density Zone
- RM2 Multiple-Family Dwellings Second 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



Not to Scale
Extracted: 03/21/2022

Attachment 6: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2023, as
230 and 240 The Donway West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 776 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT NO. 776 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
230 and 240 The Donway West

The Official Plan of the City of Toronto is amended as follows:

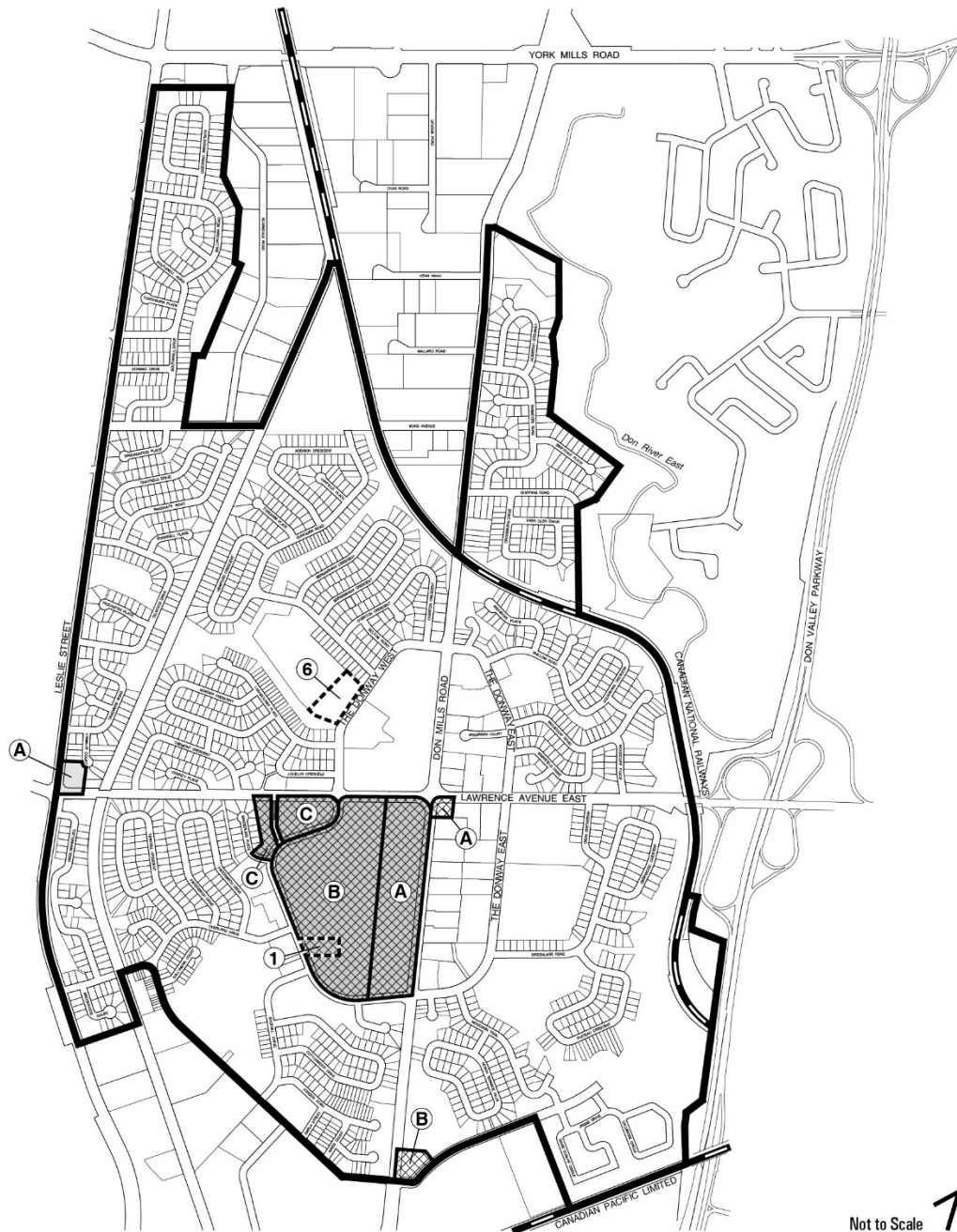
1. Chapter 6, Section 24, Central Don Mills Secondary Plan is amended by adding the following subsection to Section 24.6, Site and Area Specific Policies:

6.6 230 and 240 The Donway West

A 6-storey apartment building is permitted on the lands shown as 6 on Map 24-1.

2. Chapter 6, Section 24, Central Don Mills Secondary Plan, Map 24-1, Land Use Areas, is amended to show the lands known municipally in 2023 as 230 and 240 The Donway West as Site Specific Policy Area 6, as shown on the attached Appendix 1.

Appendix 1



Central Don Mills Secondary Plan

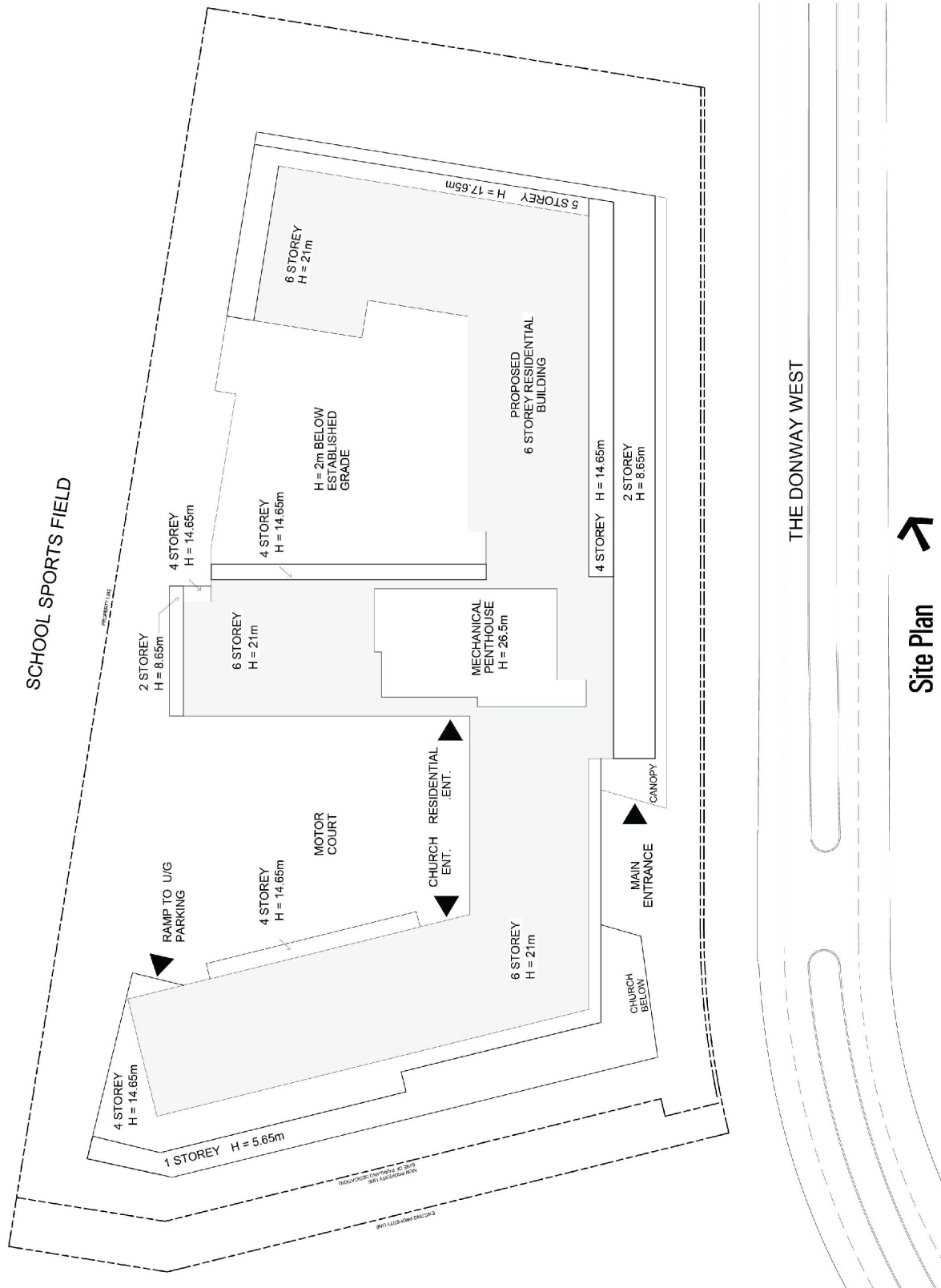
MAP 24-1 Land Use Areas

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Site Specific Policy Areas

June 2006

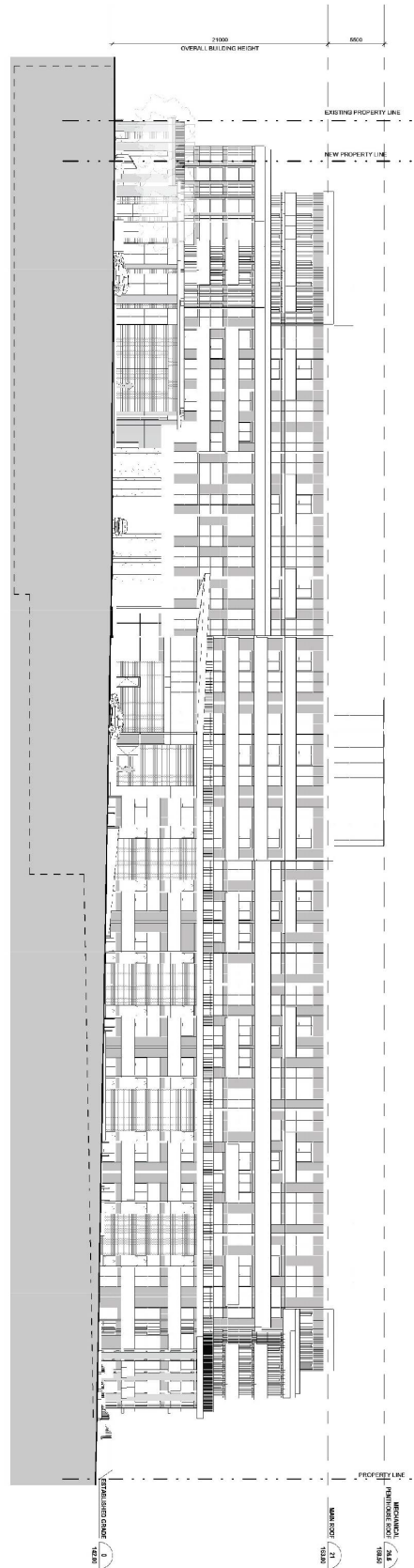
Attachment 7: Draft Zoning By-law Amendment

Attachment 8: Site Plan



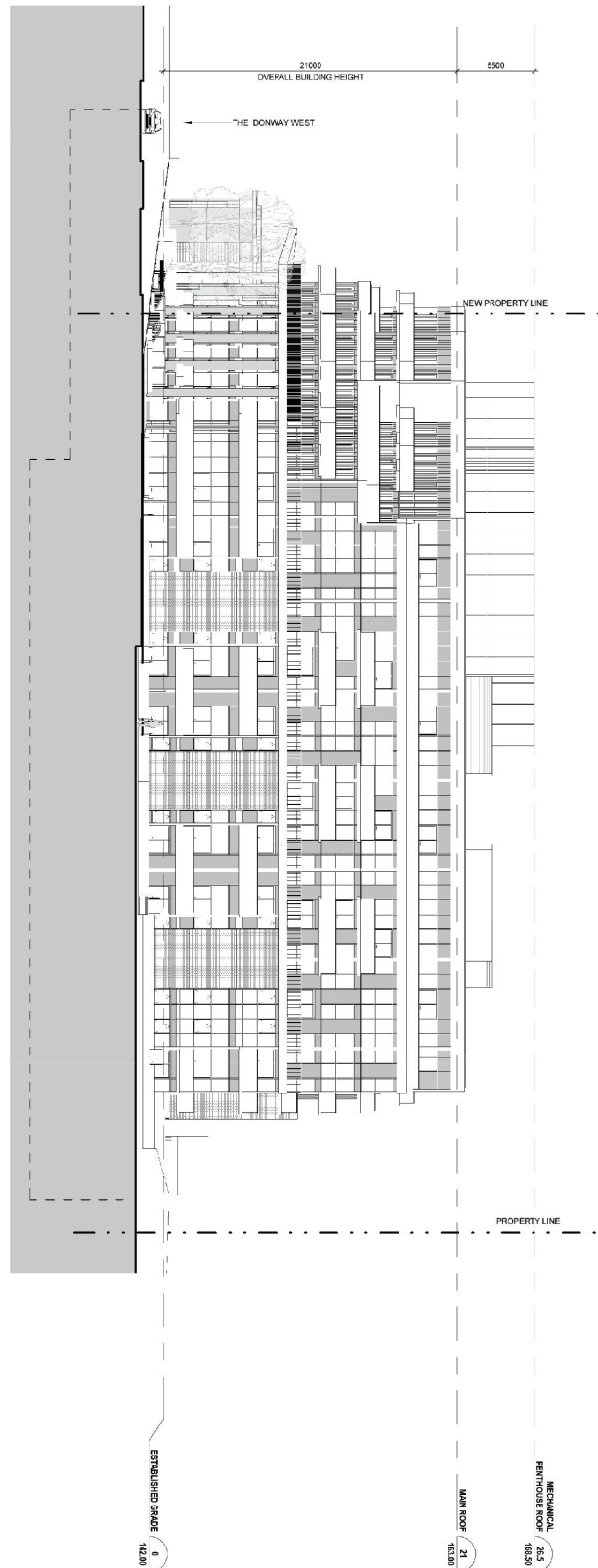
Attachment 9A: Elevations (East)

East Elevation



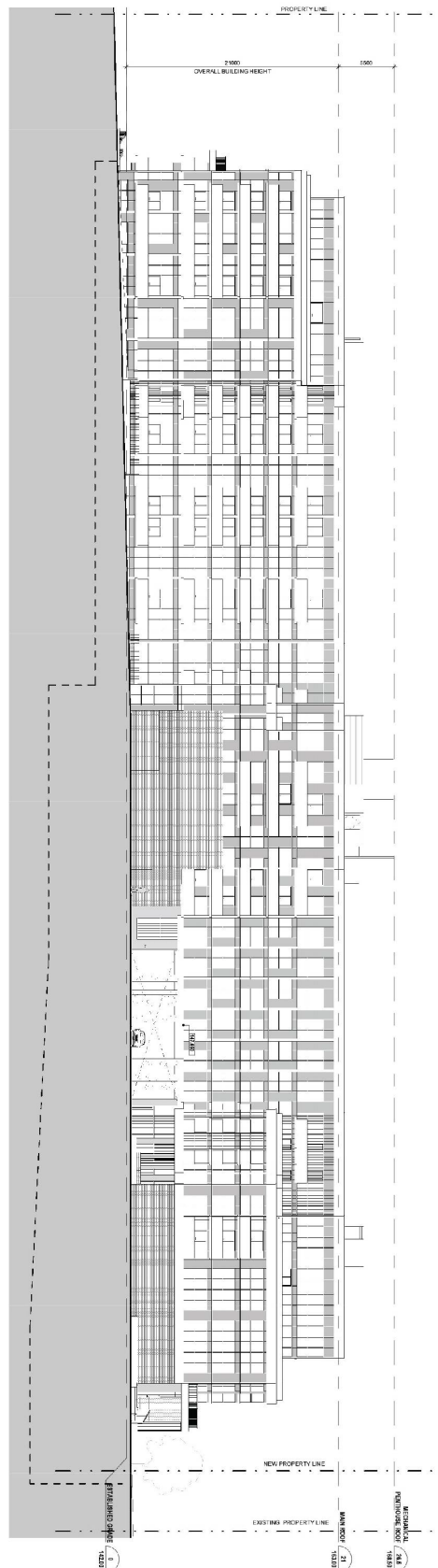
Attachment 9B: Elevations (North)

North Elevation



Attachment 9C: Elevations (West)

West Elevation



Attachment 9D: Elevations (South)

South Elevation

