



WALLMAN ARCHITECTS

12-20 BENTWORTH AVENUE

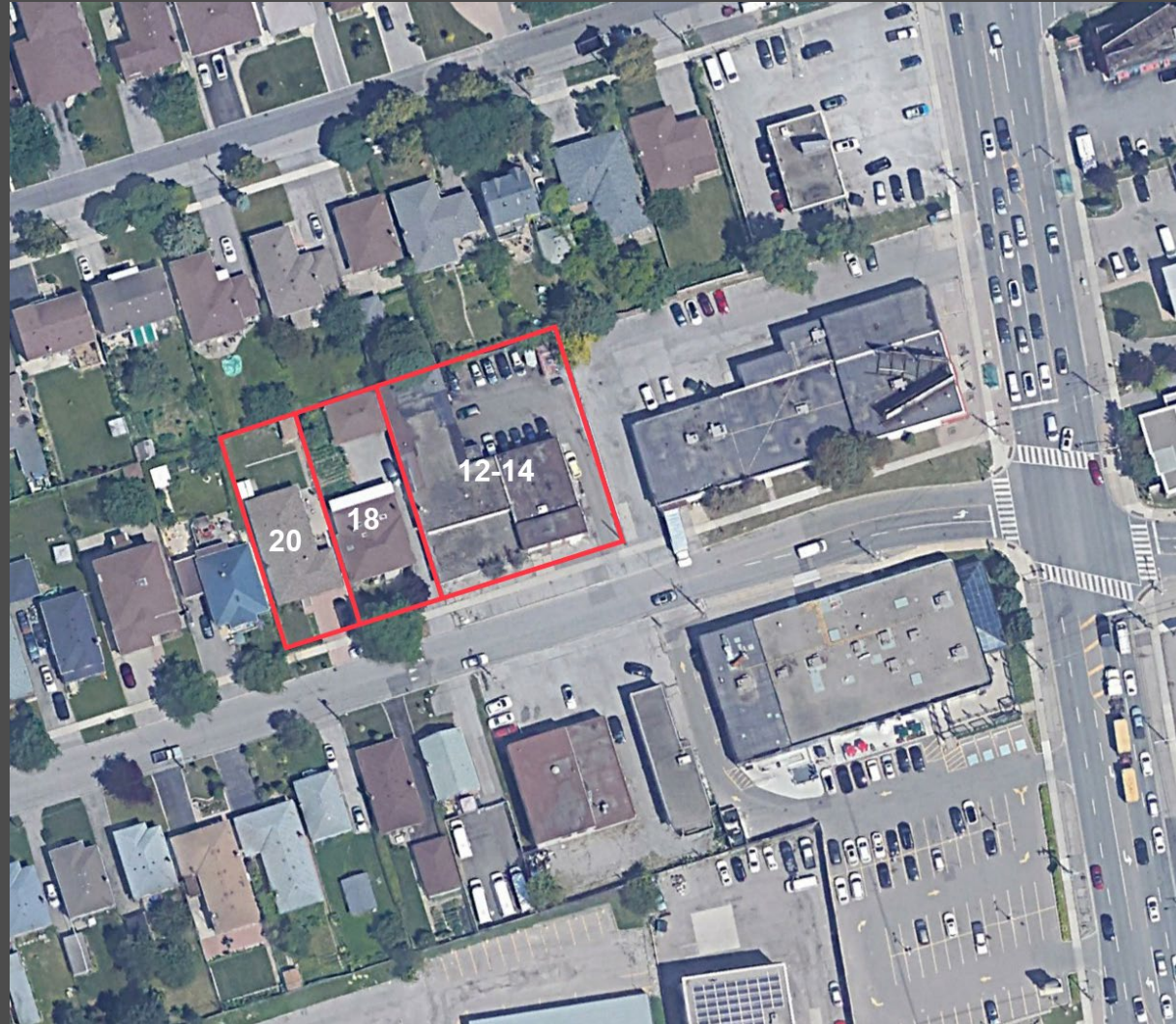
(By Dawson Wales Global Inc.)

NORTH YORK COMMUNITY COUNCIL

JUNE 4, 2024

# Site

- Comprised of 12-14, 18, 20 Bentworth Avenue:
  - 0.26 hectares (0.65 acres)
  - Frontage on Bentworth Avenue
  - Currently support a commercial building and two detached dwellings.



# Proposed Development



# Proposed Development Statistics



Lot Area		2,642 m <sup>2</sup>
Gross Floor Area (GFA)		8293 m <sup>2</sup>
Floor Space Index (FSI)		3.14
Building Height		35.7 m (Including Mechanical Penthouse)
Setbacks	Front Yard	4.5 m (Bentworth Avenue)
	Side Yard – East	0.56 m
	Side Yard - West	5.55 m
	Rear Yard	7.5 m
Amenity Space	Indoor	339 m <sup>2</sup> (At least 2.49m <sup>2</sup> per unit)
	Outdoor	345 m <sup>2</sup> (At least 2.53m <sup>2</sup> per unit)
Residential Units		136 (127 With Units Converted to 3-Bedroom Units)
Vehicular Parking Spaces		97
Bicycle Parking Spaces	Residential	104
	Visitor	10

# Proposed Site Plan

## Multi-Unit Building:

- Studio, 1, 2 and 3-bedroom units (Some units can be converted to 3-bedroom units);

## 9-storeys in height:

- At the front and west side of the building, setbacks are provided at the 4<sup>th</sup>, 6<sup>th</sup> and 9<sup>th</sup> storey;
- At the rear, setbacks are provided above the 1<sup>st</sup> storey, and the upper portion of building has a 12.7m rear setback.

Vehicular access from the Bentworth Avenue along the eastern edge of the site to be away from the low-density neighbourhood:

- Entrance to underground parking, loading and garbage











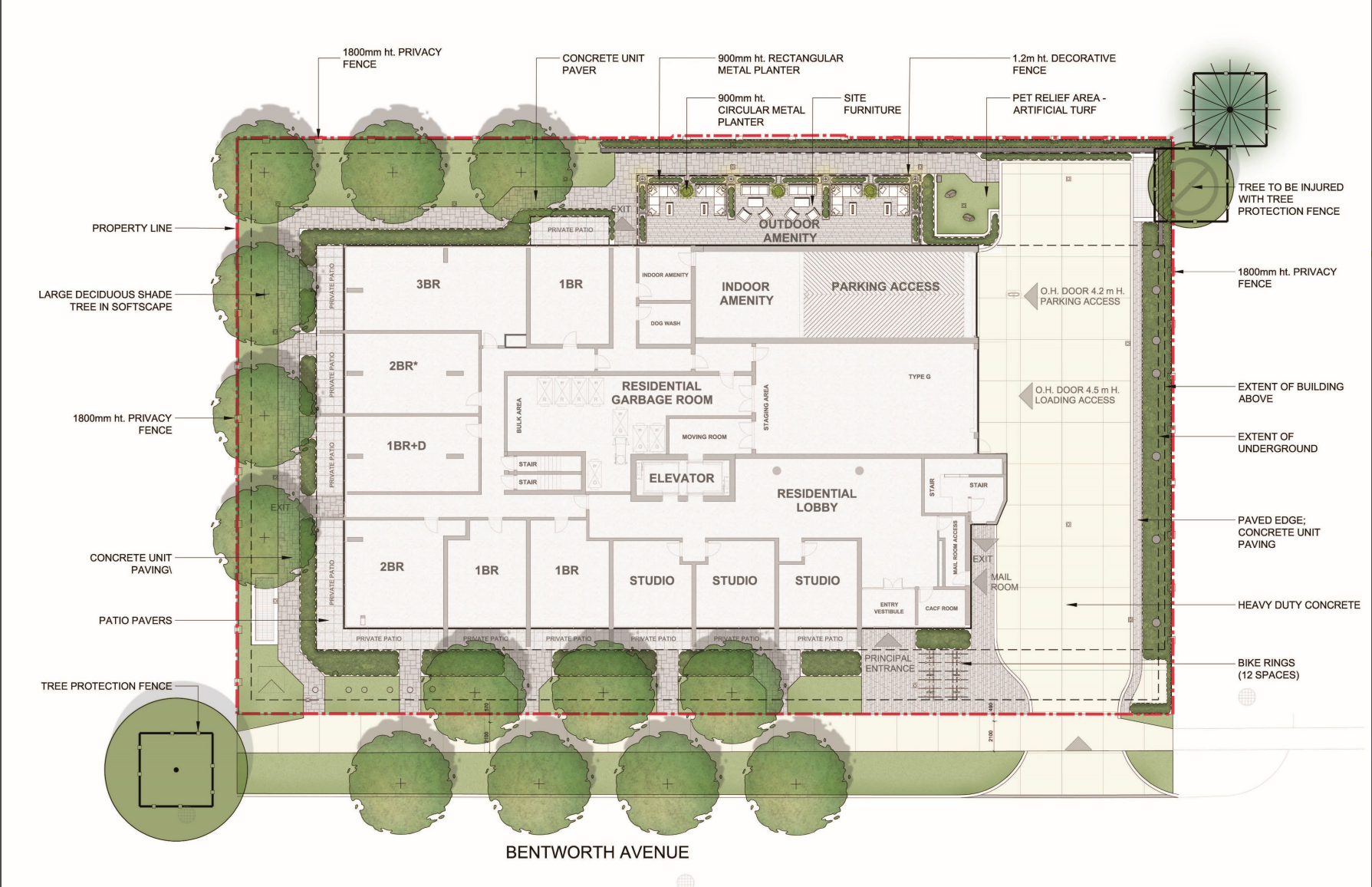
Pedestrian View Towards  
Dufferin Street



View Facing West Along  
Bentworth Avenue



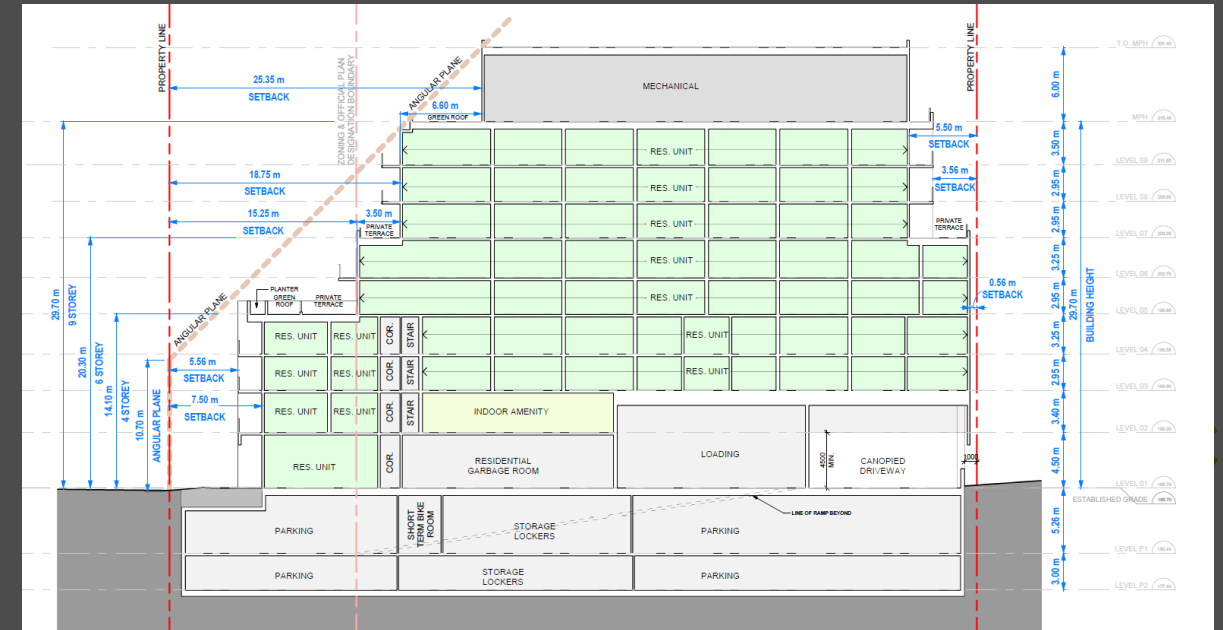
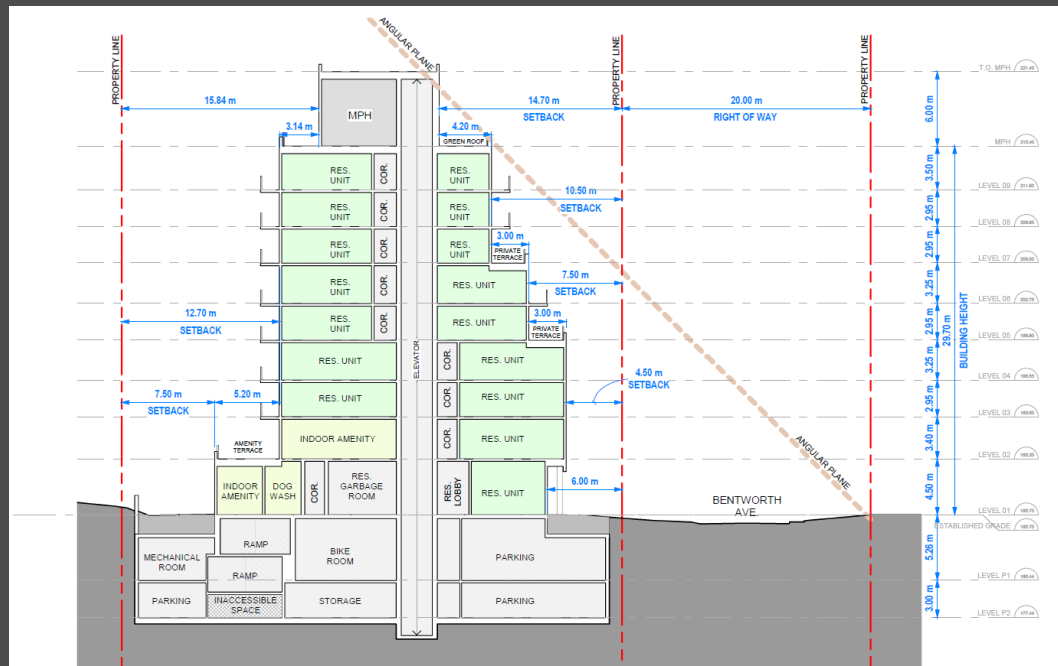
# Landscape Design





# Heights and Transition

- The front side of the building is within the angular plane as measured from the opposite street line.
- The majority of the building height (2<sup>nd</sup> to 9<sup>th</sup> storeys) have a rear setback of 12.5m, which is larger than the typical requirement.
- The west side of the building also respect the angular plane to allow the smooth transition from the low-density neighbourhood.



# Transportation Context

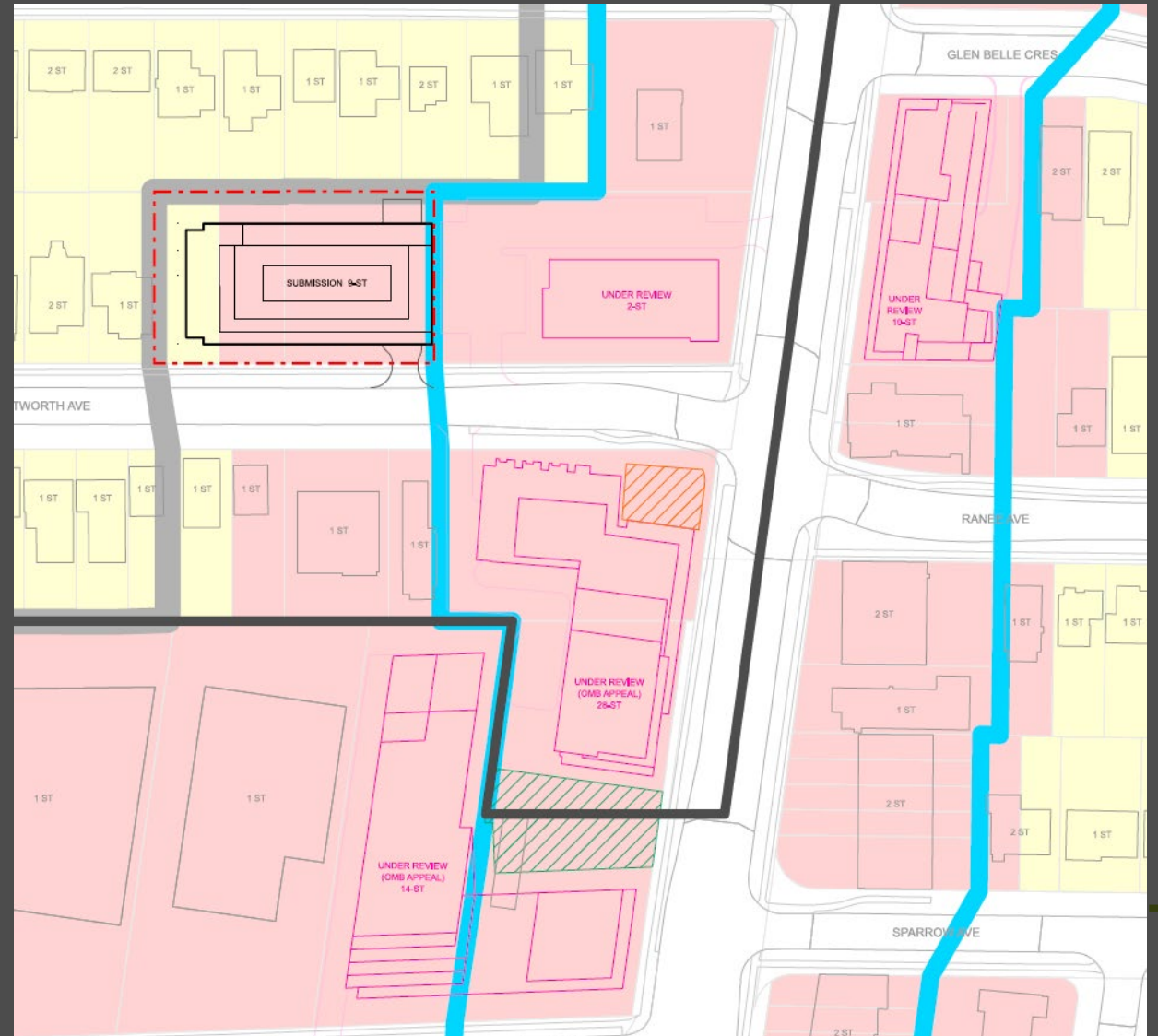
- Proposed parking ratio in line with Council approved amendment to Zoning By-law 569-2013:
  - 97 vehicle parking spaces
    - 87 resident (Minimum 0.64 spaces/unit provided across the site)
    - 10 visitor parking
    - 114 bicycle parking spaces
- Approximately 10 minutes walk from Yorkdale Subway Station.
- Access to TTC Buses along Dufferin Street, including the Express Route 929.
- Access to public transit will help support the transit-supportive community





# Future Context

- There are several active OPA, ZBLA and SPA applications along Dufferin Street:
  - A 10-storey mid-rise mixed-use building across Dufferin Street;
  - A 28-storey residential /commercial mixed use building south Bentworth Avneue.
  - Another 14-stotrey mid-rise mixed-use building across from Sparrow Avenue.



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## Realizing the Vision

- Provides a residential development on an under-utilized site, with more than 127 units proposed.
- Provided additional dwellings to the local housing stock and intensify the Major Transit Station Area of Yorkdale Station.
- Delivers compact development with architectural variety and a range of unit sizes and types.
- Height, setbacks and stepbacks of the proposed building allows it to fit harmoniously within the existing and planned built form context.
- Supports transit-oriented community with convenient access to transit and subway station, and by providing ample bicycle parking.



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# Thank you!