

111 and 141 Davisville Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Date: January 17, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 22 165979 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend Zoning By-law 569-2013 to permit a 109.1-metre (33-storeys excluding mechanical penthouse) residential building at 111 and 141 Davisville Avenue. The proposed building would have a total residential gross floor area of 24,369 square metres. The proposal would maintain the existing 20-storey building with 313 dwelling units at 141 Davisville Avenue. The proposal also includes a new 3-metre mid-block connection and a private landscaped open space.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 111 and 141 Davisville Avenue, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to:
 - a. submit a revised Functional Servicing and Stormwater Management Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
 - b. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development,

according to the transportation report accepted by the General Manager, Transportation Services, and the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

4. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to:

a. Continue to provide and maintain the existing 313 rental dwelling units at 141 Davisville Avenue as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division;

b. Undertake improvements to the existing rental building, at its sole expense and at no cost to tenants, at 141 Davisville Avenue, as follows:

i. outdoor dog relief area located on the south side of the property;

ii. outdoor children's play area located on the south side of the property;

iii. four automatic doors in common areas on ground floor and underground garage;

iv. upgrades to the laundry room, including accessibility improvements, new seating, television, and internet access;

v. all capital improvement work at the existing rental building that has taken place between April 2022 to January 2024, including;

A. suite improvements including new cabinets, countertops and flooring;

B. common area renovations including hallway coatings, painting, garage door service, common area door and window repairs and electrical upgrades;

C. energy efficient window and door replacement in units.

c. Access to new at-grade outdoor amenities and ground floor indoor amenities in the proposed new building for tenants of the existing rental apartment building;

5. City Council approve an off-site parkland dedication of 147.9 square metres, satisfying a portion of the owner's required parkland contribution pursuant to Section 42 of the Planning Act, with the location and configuration of the off-site parkland to be to the satisfaction of the General Manager, Parks, Forestry and Recreation; prior to the issuance of the first above-grade building permit for any development on the lands, the owner shall have either conveyed to the City the off-site parkland dedication or provided to the City a Letter of Credit, in the City's standard form and in an amount satisfactory to

the General Manager, Parks, Forestry and Recreation, which will be increased in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, as reported quarterly by Statistics Canada Table 18-10-0135-01 (formerly CANSIM 327-0058), or its successor, two years from the date of issuance of the first above-grade building permit for the proposed development and increased on each succeeding anniversary date by the amount of the Construction Price Index for the previous year, all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;

6. City Council approve the acceptance of the off-site parkland dedication referred to in Recommendation 5 above, subject to the owner transferring such parkland to the City free and clear of all easements, encumbrances and encroachments, both above- and below-grade and in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor, and such an encumbrance shall be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management;

7. City Council direct that any remaining parkland dedication requirement shall be satisfied through a cash-in-lieu payment pursuant to Section 42 of the Planning Act and will be appraised through Corporate Real Estate Management, prior to the issuance of the first above grade building permit to the satisfaction of the General Manager, Parks, Forestry and Recreation; and

8. Prior to Site Plan Approval for the development, City Council require the owner to develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan, to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local Councillor.

FINANCIAL IMPACT

The City Planning 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.

THE SITE

Description: The site consists of 141 Davisville Avenue, and a portion of the adjacent lot at 111 Davisville Avenue. The site is a rectangular shaped through-lot, located on the southwest corner of Davisville Avenue and Pailton Crescent, with frontages of 65.3 metres on Davisville Avenue, 84.5 metres along Pailton Crescent and 60.0 metres on Balliol Street. The portion of the site being redeveloped is approximately 2,692 square metres.

Existing Uses: A 20-storey rental apartment building with 313 dwelling units is located on the southern portion of the site along Balliol Street. The northern portion of the site is currently occupied by a driveway and a surface parking lot, and a landscaped open space.

THE APPLICATION

Description: A 109.1 metre (33-storeys excluding mechanical penthouse) residential building at 141 Davisville Avenue.

Density: The total gross floor area of the proposed building is 24,369 square metres resulting in a floor space index of 8.57 times the lot area.

Proposed Dwelling Units: A total of 432 dwelling units including 85 bachelor (19.6%), 213 one-bedroom (49.3%), 88 two-bedroom (20.4%), and 46 three-bedroom (10.6%).

Existing Dwelling Units at 141 Davisville Avenue: A total of 313 dwelling units including 156 bachelor (50%), 77 one-bedroom (24%), and 80 two-bedroom (26%).

On-Site Improvements and Other Benefits to Existing Tenants:

- An outdoor dog relief area located on the south side of the property;
- An outdoor children's play area located on the south side of the property;
- Four new automatic doors in common areas on ground floor and underground garage;
- Upgrades to the laundry room, including accessibility improvements, new seating, television, and internet access;
- All capital improvement work at the existing rental building that has taken place between April 2022 to January 2024, including;
 - a. suite improvements including new cabinets, countertops and flooring;
 - b. common area renovations including hallway coatings, painting, garage door service, common area door and window repairs and electrical upgrades.
 - c. energy efficient window and door replacement in units.
- Tenants of the existing rental apartment building will have access to new at-grade outdoor amenities and ground floor indoor amenities in the proposed building.

Amenity Space: 1,525 square metres of amenity space (3.5 square metres per unit) is proposed on the ground floor, level 2 and on level 6, consisting of 840 square metres of indoor amenity space (1.9 square metres per unit), and 685 square metres of outdoor amenity space (1.5 square metres per unit). The proposed outdoor amenity ratio for the new building excludes the proposed private pet amenity area and children's play area.

Access, Parking and Loading: The primary pedestrian entrance for the new building would be located on Davisville Avenue. The existing east-west driveway from Pailton Crescent, that bisects the site, would be maintained, and shared by the existing and proposed buildings, and include a new pick-up/drop-off area.

A new, consolidated 3-level underground garage, accessed by the existing driveway, is proposed. A total of 200 vehicular parking spaces are proposed, including 59 replacement parking spaces, 9 visitor parking spaces and 2 car share spaces. A total of 432 bicycle parking spaces are also proposed, including 389 long-term and 43 short-term. A Type 'G' loading space is also proposed.

Mid-block Connection: A publicly-accessible, 3.0-metre, pedestrian walkway between Balliol Street and Davisville Avenue, is proposed along the west property line.

Private Open Space: Approximately 180.4 square metre landscaped private open space located in the north east corner of the site.

Revisions Made to the Original Application:

- Base building setback from north property line at floors 1 to 5 increased to 7.3 from 5.3 metres, inclusive of a 2.3-metre road widening allowance;
- Increased stepback from the east property line at the ground floor of 10.74 metres from 9.23 metres;
- Tower setback from north property line has increased to 10.3 from 7.7 metres, and a 3-metre setback from the base building north wall property line;
- Public realm improvement including increased tree planting on Davisville Avenue and Pailton Crescent, increased stepbacks for wider pedestrian clearway and integration with a new private open space;
- Increased tower separation distance to 27 from 25 metres;
- The continuation of the proposed mid-block connection from 141 Davisville Avenue, south through 111 Davisville Avenue to Balliol Street;
- Number of storeys has increased to 33 (109.1 metres) from 32 (103.9 metres), excluding mechanical penthouse; and
- Residential parking spaces increased to 189 from 146, inclusive of 59 retained tenant spaces.

Additional Information

See Attachments No. 1, 2, 7, 8 and 9 of this report for: the application data sheet; location map; site plan; elevations; and three-dimensional representation of the proposal. 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/141DavisvilleAve

Reason for Application

An Official Plan Amendment (OPA) application was originally submitted and has since been withdrawn by way of correspondence dated November 10, 2023.

An amendment to Zoning By-law 569-2013 is required to vary performance standards including: building height, gross floor area, amenity space, setbacks, landscaping, and vehicular and bicycle parking requirements

POLICY 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), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, and others.

Official Plan Land Use Designation: Apartment Neighbourhoods. See Attachment No. 3 of this report for the Official Plan Land Use Map.

Section 3.2. (Policy 1.5) and Section 4.2. (Policy 3) states that compatible infill development that improves the existing site conditions and livability for existing residents may be permitted on a site containing existing rental buildings. The policies contemplate securing the rental tenure of the existing rental units, securing needed improvements and renovations to extend the life of any retained buildings to contribute to quality of life and revitalization efforts, and promoting environmental sustainability.

Yonge-Eglinton Secondary Plan Designation: Apartment Neighbourhoods, with an anticipated height range of 25 - 40 storeys.

The site is also located within the Davisville Apartment Neighbourhood Character Area and the Secondary Zone within the Davisville Transit Area. Davisville Avenue is identified as the Davisville Community Street and an existing Major Street.

See Attachment No. 4 of this report for the Yonge-Eglinton Secondary Plan Land Use Map.

Zoning: Residential Zone (R (d0.6)(x913) with a maximum height permission of 38 metres and a maximum density of 0.6 times the site under Zoning By-law 569-2013.

See Attachment No. 5 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Midtown Public Realm Implementation Strategy;
- Growing Up Guidelines: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/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 Toronto Green Standard. The TGS can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on February 22, 2023. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Concern regarding the proposed height compared to existing context;
- Concern regarding proposed tower separation;
- Desire for increased green space, green roofs and access to parkland;
- Concern regarding shadow impact and access to sunlight;
- Concern regarding construction timing, and desire for monitoring and mitigation;
- Concern regarding impact to existing tenants and desire for improvements to tenant quality of life;
- Desire for the provision of affordable housing units;
- Desire for new building to have rental tenure;
- Desire for increased energy efficiency; and
- Concerns regarding the proposed vehicular parking supply.

Staff have corresponded and met with area residents. The issues raised through community consultation have been considered through the review of the application.

Tenant Consultation

Staff conducted a site visit of the existing building on January 10, 2023. A tenant survey was administered in June and July 2023 and received 25 responses. Tenant responses included a desire for common space upgrades and maintenance, better outdoor programming and amenity spaces and improved laundry room and waste facility maintenance.

The issues raised in the survey responses have been considered and discussed with the applicant to inform the proposed improvements to the existing building.

Statutory Public Meeting Comments

In making their decision with regard to the application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed residential use is acceptable as it is consistent with the applicable Toronto Official Plan and the Yonge-Eglinton Secondary Plan land use designations, located in the Apartment Neighbourhoods Designation for both Plans.

Site Organization

The proposed site organization is appropriate and integrates appropriately into the surrounding context.

The proposed building is located on the north portion of the site fronting Davisville Avenue, with underground parking and loading area on the south side of the tower, accessed from Pailton Crescent via a redesigned driveway which would be shared by both the existing and proposed buildings.

The proposed development will include a 180-square metre privately-owned open space at the southwest corner of Davisville Avenue and Pailton Crescent which will form part of a widened public boulevard along Pailton Crescent.

Housing

The proposal includes improvements to the existing rental building and associated outdoor spaces, including those already completed, as follows:

- An outdoor dog relief area located on the south side of the property;
- An outdoor children's play area located on the south side of the property;
- Four new automatic doors on ground floor and underground parking levels; and
- All capital improvement work that has taken place between April 2022 through January 2024 including suite improvements inclusive of new cabinets, countertops and flooring, common area renovations including hallway coatings, coverings, cabinets and flooring, new entrance sliding door and lobby renovations including new drywall, floor finish, walls and electrical upgrades and energy efficient window and door replacement in all units and common areas.

The costs of all the abovementioned improvements, will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario

Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

A Construction Mitigation Strategy and Tenant Communication Plan is required prior to Site Plan approval, to mitigate and minimize construction impacts on existing residents.

Built Form

The proposed residential building is acceptable and satisfies the Yonge-Eglinton Secondary Plan policies requirements for infill apartment buildings. The proposal is also transit-supportive and provides a transition from the Davisville Station Area Core.

The proposed height of 109.1 metre (33-storeys excluding mechanical penthouse), is appropriate as it is within the height range as detailed in the Yonge-Eglinton Secondary Plan, Davisville Apartment Neighbourhoods Character Area. The proposed height is also consistent with the existing and planned context, and compatible with existing tall buildings to the west and south of the site. The proposed tower achieves appropriate tower setbacks and separation distances to existing buildings on-site as well as adjacent sites.

Massing - Base Building component

The proposed base building provides an appropriate street wall height of approximately 21.4 metres (5-storeys) along Davisville Avenue and Pailton Crescent. Above the podium, the building provides stepbacks to provide an architectural reveal, and breaks up of the massing between the base building and tower components of the building. The resulting built form frames each street with good proportion.

Massing - Tower component

The tower component is set back 13.7, 5.9 and 10.3 metres from the east, west and north property lines, respectively. The proposed tower has an appropriate separation distance from the apartment building to the south is 27 metres.

The tower is oriented to fit within the existing and planned context, mitigates impacts on the public realm, and provides adequate sky view, daylighting, and privacy.

Unit Mix

City Planning staff are satisfied that the proposal meets the unit mix requirement of the Yonge-Eglinton Secondary Plan and adequately supports the unit mix objectives of the Growing Up Guidelines, the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate broad range of households within new development.

The Zoning By-law Amendment will secure the provision of 10% of the dwelling units as three-bedroom units, 15% as two-bedroom units, and at least an additional 15% as a combination of two-bedroom and three-bedroom units, or units that can be converted to two-and three-bedroom units through the use of accessible or adaptable design measures.

Amenity Space

Amenity space for building residents is proposed on the ground floor and floor 6 of the proposed development and is provided at an appropriate rate that meets the intent of the Official Plan.

Public Realm

The proposal achieves the public realm objectives of the Public Realm Moves outlined in the Yonge-Eglinton Secondary Plan, including conserving and replacing landscaping and walkways, and improving pedestrian circulation.

At the ground floor level, the proposed building would be setback 7.3 metres from Davisville Avenue (less a 2.3-metre road widening conveyance), 5.3 metres from the west property line and 10.7 metres from Pailton Crescent.

The proposed setbacks would accommodate, at minimum, a 2.1-metre pedestrian clearway along Davisville Avenue, Pailton Crescent and Balliol Street, and trees, street furniture, and soft landscaping. A private landscaped space is designed to be integrated with public realm at the northeast corner of the site.

In addition to the private outdoor amenity spaces, a private pet amenity area and children's play area at the southern portion of the site along Balliol Street, is also proposed.

The applicant and city staff continue to discuss further enhancements to the public realm that will improve conditions for pedestrians. The Balliol Street and Pailton Crescent intersection would be improved by the installation of a new curb extension, and curb re-alignment. This will complement the planned curb extension/re-alignment work at the southwest and southeast corners as part of the 185 Balliol Street development application immediately south of the site.

A Landscape Concept Plan submitted in support of the application proposes replacement planting of 2 street trees on Davisville Avenue and Pailton Crescent.

Parkland

The owner of the site has agreed to satisfy a portion of their parkland dedication requirement through an off-site dedication of 147.9 square metres at 33 Davisville Avenue, which is approximately 250 metres west of the site, and would result in a park that is 458 square metres in size, when combined with the on-site parkland dedication requirement of 33 Davisville Avenue.

Conveyance of the proposed parkland dedication at 33 Davisville Avenue, which would include the off-site dedication from the application, is required prior to the issuance of the first above grade building permit for 33 Davisville Avenue. In the event the first above grade building permit for the site is issued prior to the first above grade building permit at 33 Davisville Avenue, the owner of the site is required to provide the City with a letter of credit, for the value of the off-site parkland dedication, which will be held until the off-site dedication at 33 Davisville Avenue is conveyed to the City.

Any remaining parkland dedication requirement shall be satisfied through a cash-in-lieu payment pursuant to Section 42 of the Planning Act and will be appraised through Corporate Real Estate Management, prior to the issuance of the first above grade building permit for the site, to the satisfaction of the General Manager, Parks, Forestry and Recreation

Shadow Impact

The shadow impact of the proposal on shadow sensitive areas is acceptable. The applicant submitted a shadow study showing the shadow cast by the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21).

According to the study, the proposal will cast limited shadow on the June Rollins Park from 3:18 - 4:18pm during the spring and fall equinox. There will also be limited shadow from the proposal on the existing apartment building starting at 4:18pm during the summer equinox.

Wind

A Pedestrian Level Wind Study, prepared by Gradient Wind Engineers & Scientists, dated May 19, 2022, and revised August 8, 2023, indicates that most grade-level areas within and surrounding the development site would experience wind conditions acceptable for the intended uses on a seasonal basis.

Wind mitigation measures have been proposed over the primary entrance, grade level amenity space, and level 6 outdoor amenity terrace and are expected to enhance the comfortability of those areas.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the recommendations, subject to further testing and assessment of additional mitigation strategies. The effectiveness of all proposed wind control features will be further quantified and evaluated through required wind tunnel testing as part of Site Plan Control.

Tree Preservation

The submitted Arborist Report indicates that 5 private trees are proposed to be preserved, and 25 privately owned trees are proposed for removal, requiring a permit under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

The planting of 63 new private trees will be required as replacement for the proposed private tree removals. If not physically possible, a cash-in-lieu payment would be required for replacement trees unable to be planted on the site.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff has reviewed the study and accepted its conclusions, subject to the proposed parking rates that have been included in the draft Zoning By-law Amendment.

Road Widening

To satisfy the Official Plan requirement of a 20-metre right-of-way for Davisville Avenue, a 0.86-metre road widening is required. However, as a result of the Midtown Public Realm Implementation Strategy a right-of-way widening of 2.3 metres is now required along Davisville Avenue, to provide a 23.0 metre wide right-of-way. The proposal demonstrates the required right-of-way widening and is acceptable to Transportation Services.

There is no road widening requirement for Balliol Street or Pailton Crescent.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials reflecting the proposed servicing. There are outstanding items requiring revision, resubmission and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. These matters must be addressed prior to the enactment of Bills for the draft Zoning By-law Amendment.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

Shane Taylor, Planner
Tel. No. 416-397-9254
E-mail: Shane.Taylor@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-Eglinton Secondary Plan Map 21-4 Land Use Plan
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Site Plan
Attachment 8: Elevations
Attachment 9: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 111 and 141 Davisville Avenue
Date Received: June 22, 2022
Application Number: 22 165979 STE 12 OZ
Application Type: Zoning By-law Amendment

Project Description: a 33-storey residential building.

| | | |
|-------------------------------------|--------------------|--------------------|
| Applicant | Architect | Owner |
| Osmington Gerofsky Development Corp | Wallman Architects | 3414493 CANADA INC |

EXISTING PLANNING CONTROLS

| | | | |
|-----------------------------------|--------------------------|---------------------------------|---------|
| Official Plan Designation: | Apartment Neighbourhoods | Site Specific Provision: | OPA 405 |
| Zoning: | (R (d0.6)(x913) | Heritage Designation: | N |
| Height Limit (m): | 38 | Site Plan Control Area: | Y |

PROJECT INFORMATION

Site Area (sq m): 2,842.0 **Frontage (m):** 65.3 **Depth (m):** 43.5

| Building Data | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|-----------------|
| Ground Floor Area (sq m): | | | 1,167.6 | 1,167.6 |
| Residential GFA (sq m): | | | 24,369 | 24,369 |
| Non-Residential GFA (sq m): | 0 | | 0 | 0 |
| Total GFA (sq m): | | | 28,327.7 | 28,327.7 |
| Height - Storeys: | | | 33 | 33 |
| Height - Metres: | | | 117.1 | 117.1 |

Lot Coverage Ratio (%): 41 **Floor Space Index:** 8.57

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|-----------------------------|---------------------------|---------------------------|
| Residential GFA: | 24,069 | 300 |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|------------------------------------|-----------------|-----------------|-----------------|--------------|
| Rental: | 313 | 313 | 0 | 313 |
| Condominium: | 0 | 0 | 432 | 432 |
| Total Units: | 313 | 313 | 432 | 745 |

Total Residential Units by Size

| | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom | Total Units |
|--------------------------------|-----------------|----------------------|----------------------|-----------------------|------------------------|
| Retained - 141 Davisville Ave. | 156 | 77 | 80 | 0 | 313 |
| Proposed | 85 | 213 | 88 | 46 | 432 |

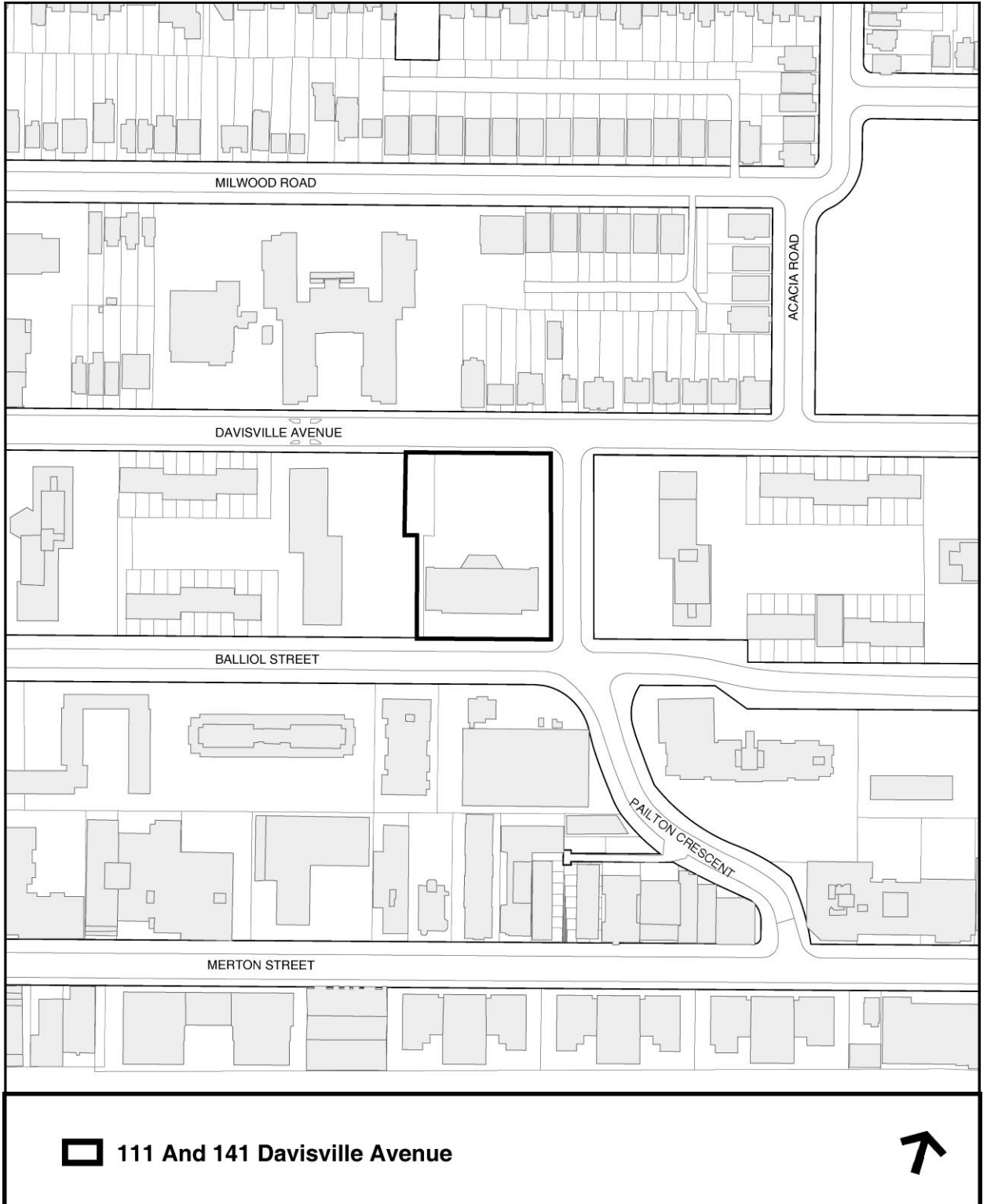
Parking and Loading

Parking Spaces: 200 Bicycle Parking Spaces: 490 Loading Docks: 1

CONTACT:

Shane Taylor, Planner
416-397-9254
Shane.Taylor@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

111 And 141 Davisville Avenue

File # 22 165979 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 12/07/2023

Attachment 4: Yonge-Eglinton Secondary Plan Map 21-4 Land Use Plan



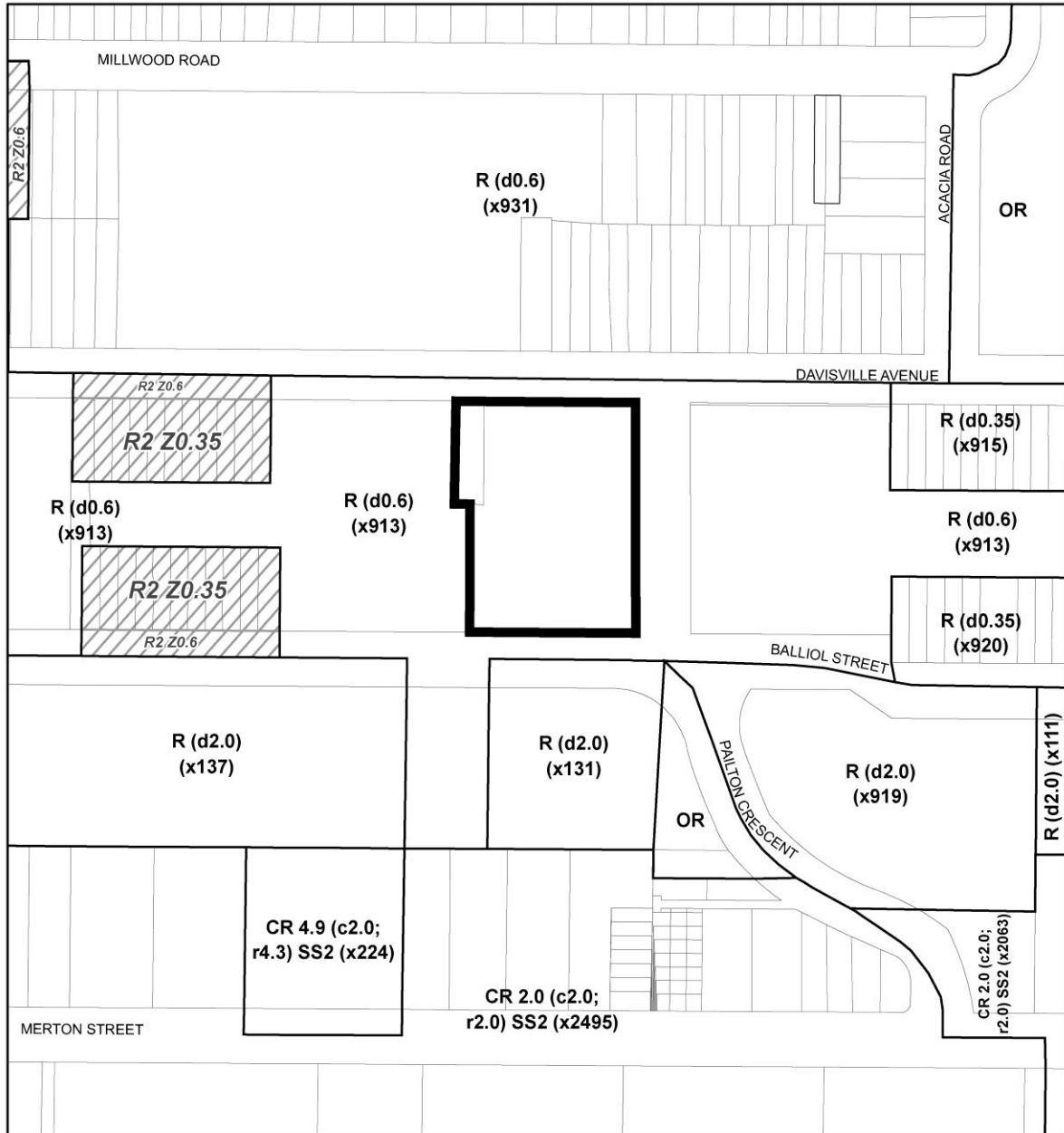
Yonge-Eglinton Secondary Plan
MAP 21-4 Land Use Plan

- Secondary Plan Boundary
- Apartment Neighbourhoods
- Land Use Designations per the Official Plan
- ▨ Mixed Use Areas "A"
- Neighbourhoods "A"
- Subject Site
- ▨ Mixed Use Areas "B"
- Neighbourhoods "B"
- ▨ Mixed Use Areas "C"
- Parks and Open Space Areas - Parks

Not to Scale ↗

Extracted January 4, 2024

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

111 And 141 Davisville Avenue

File # 22 165979 STE 12 OZ

Location of Application

See Former City of Toronto By-law No. 438-86
R2 Residential District

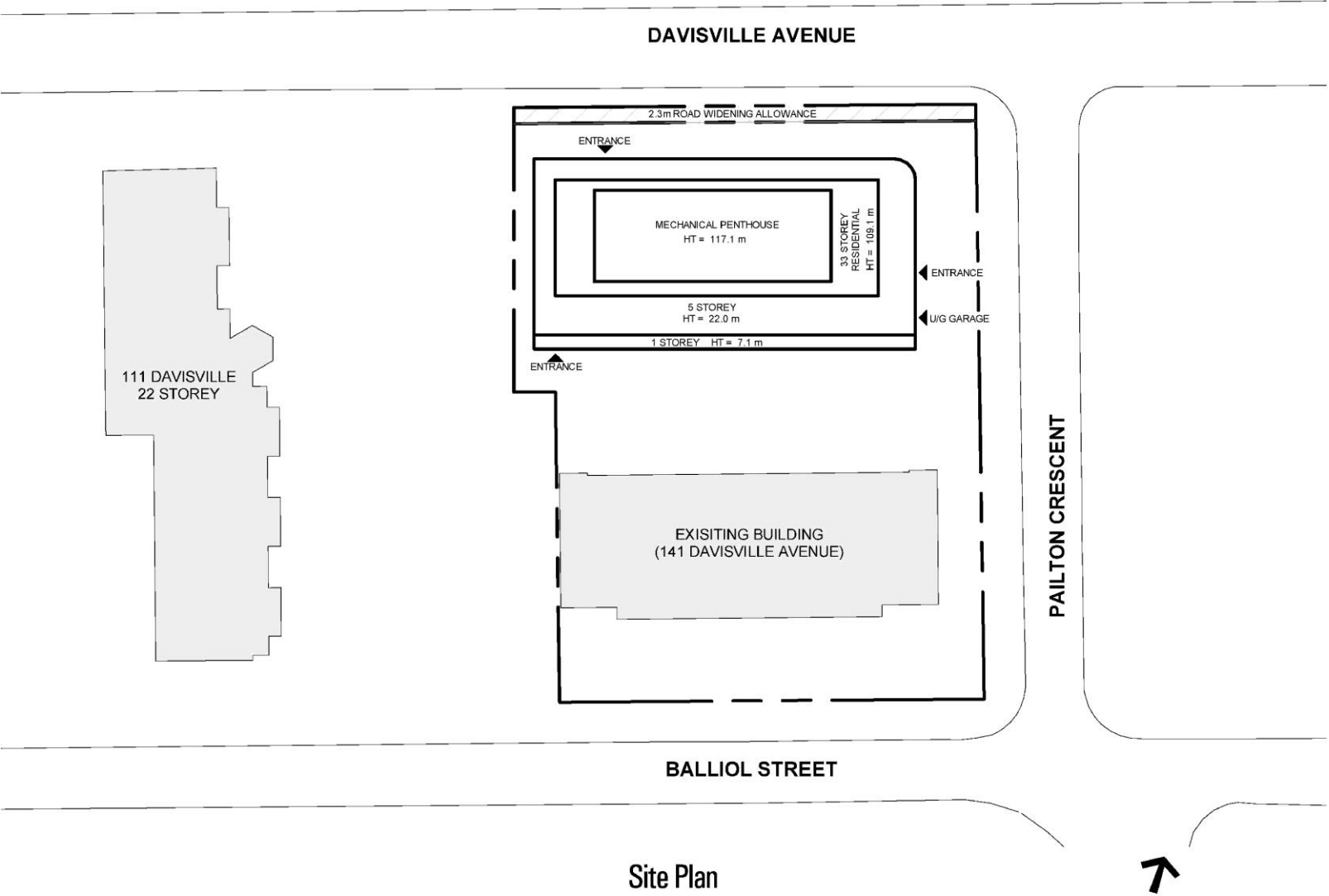
R Residential CR Commercial Residential
OR Open Space Recreation



Not to Scale
Extracted: 12/07/2023

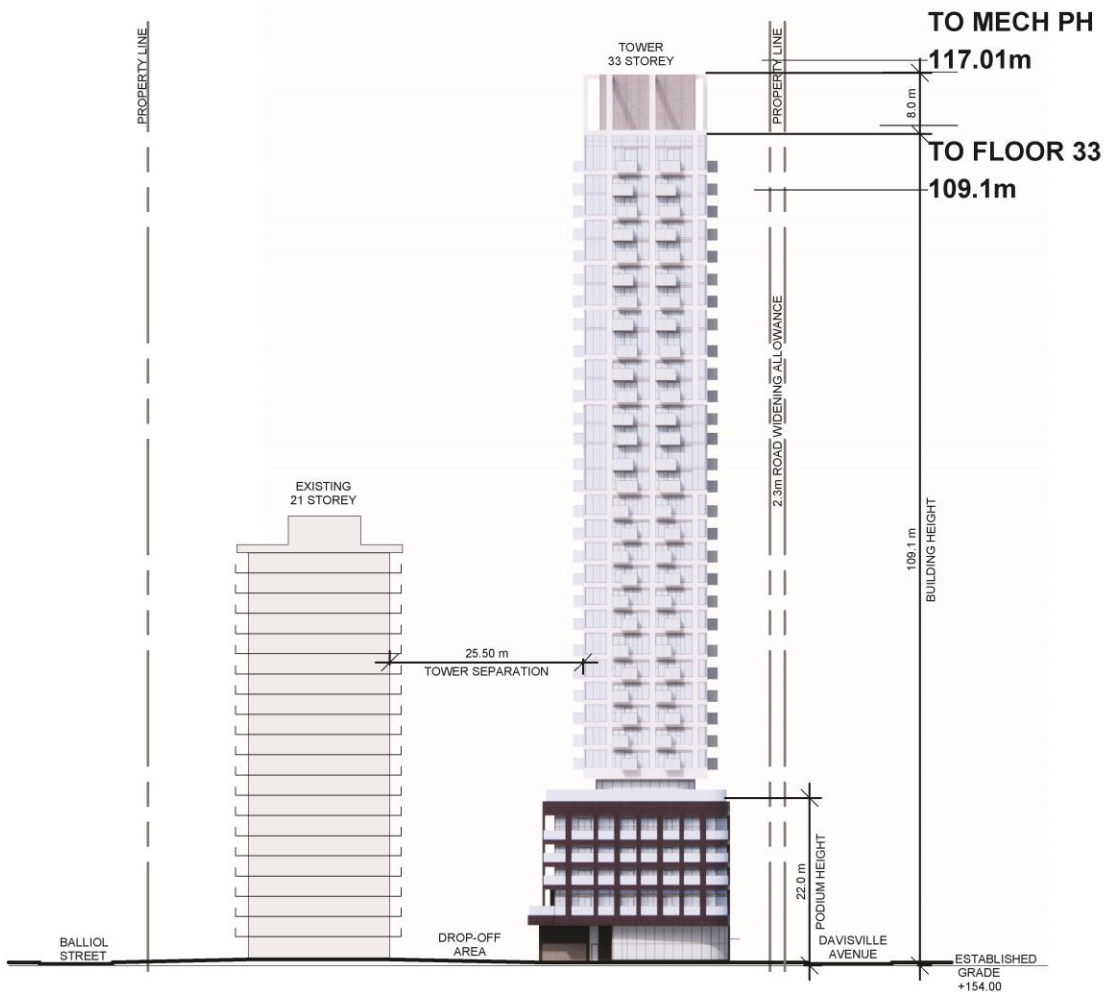
Attachment 6: Draft Zoning By-law Amendment

To be available prior to the January 24, 2024 Toronto and East York Community Council Meeting.

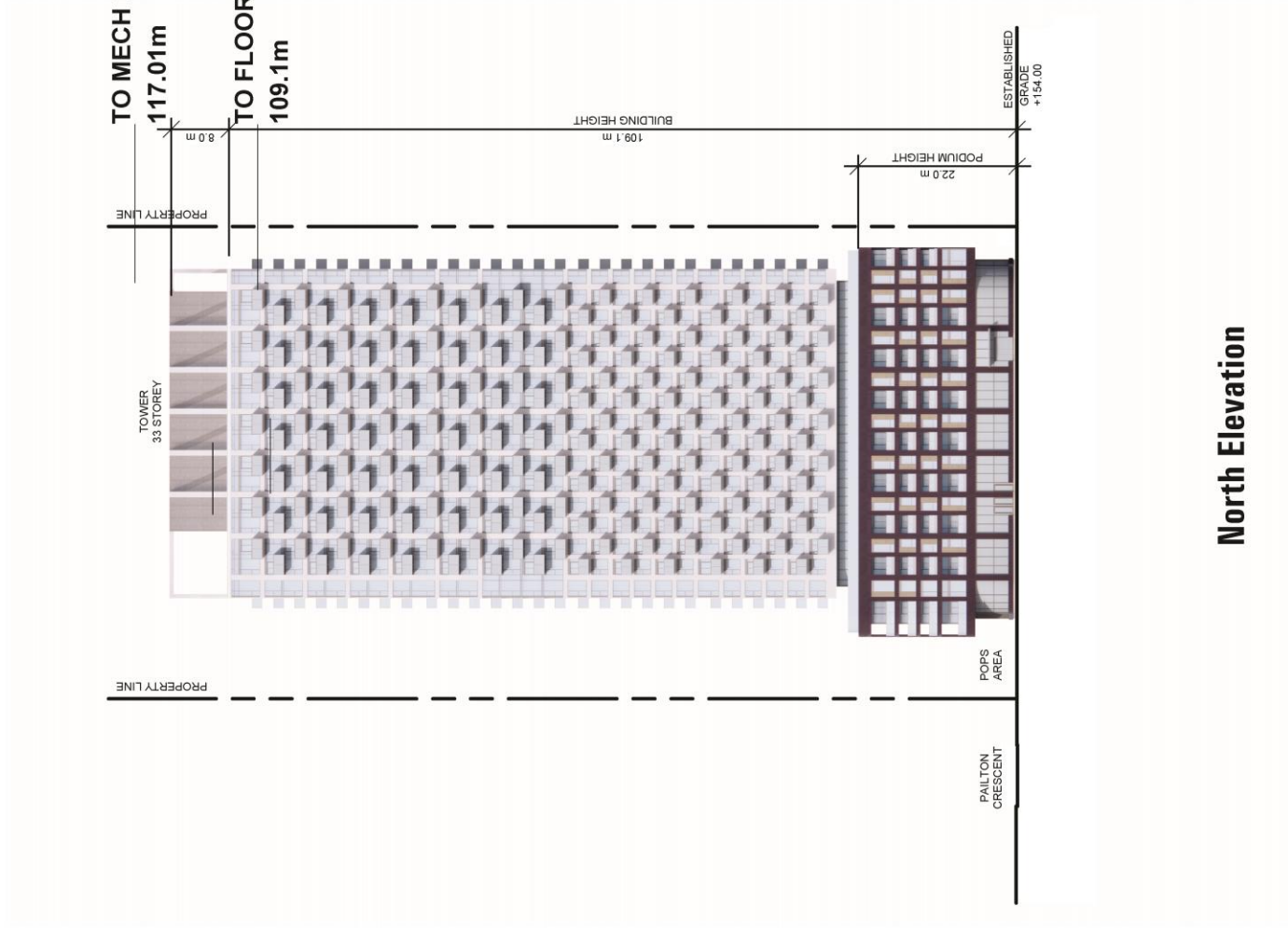


Site Plan

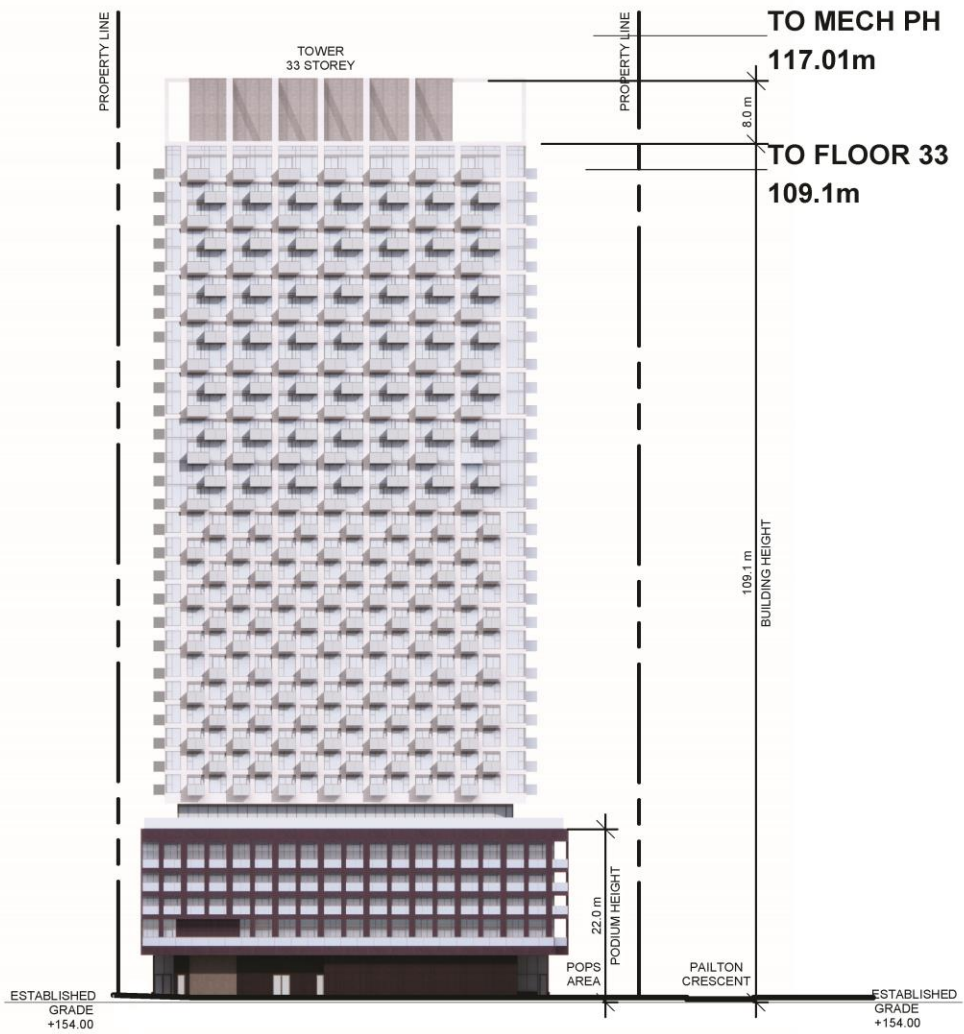
Attachment 8: Elevations



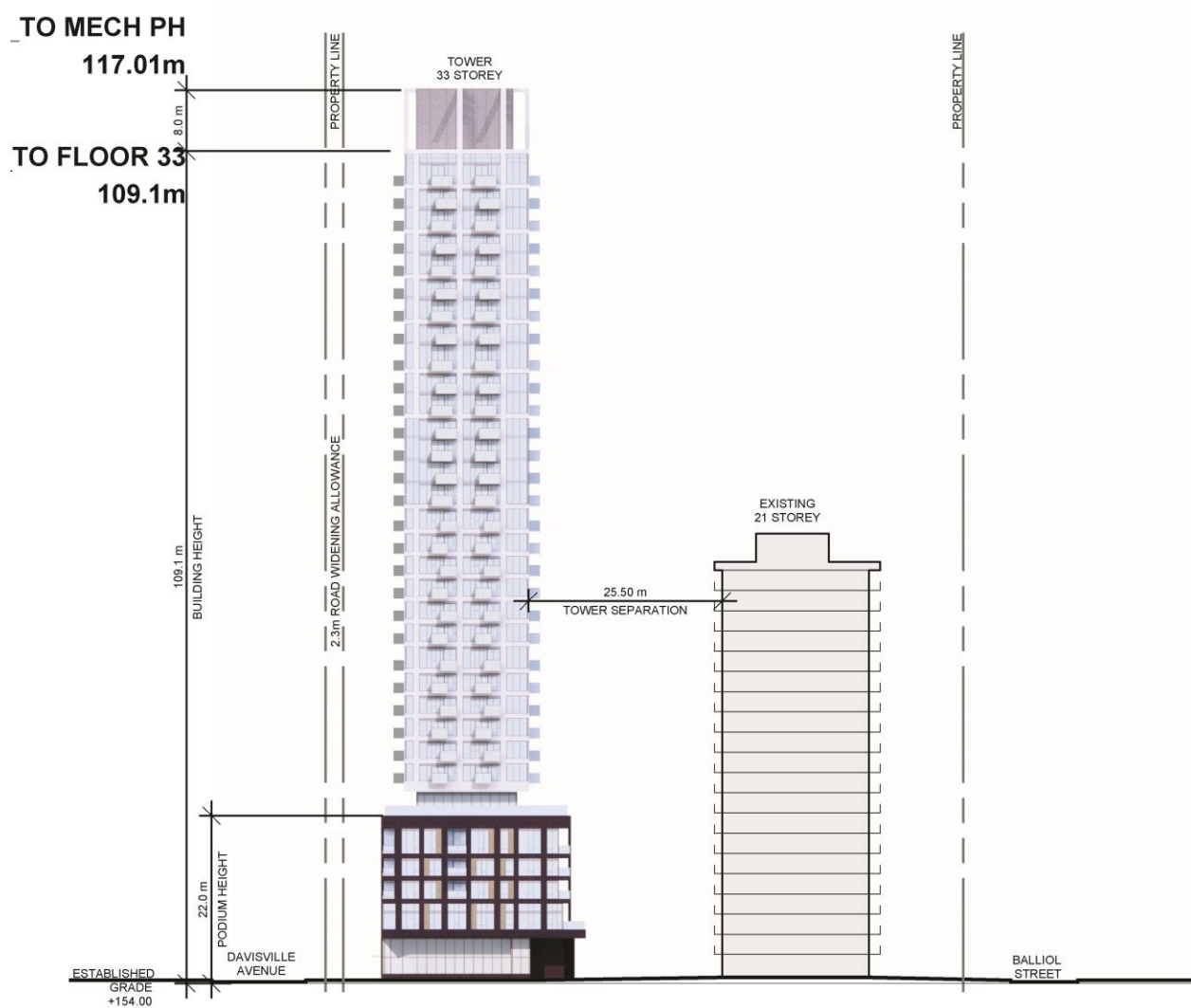
East Elevation



North Elevation

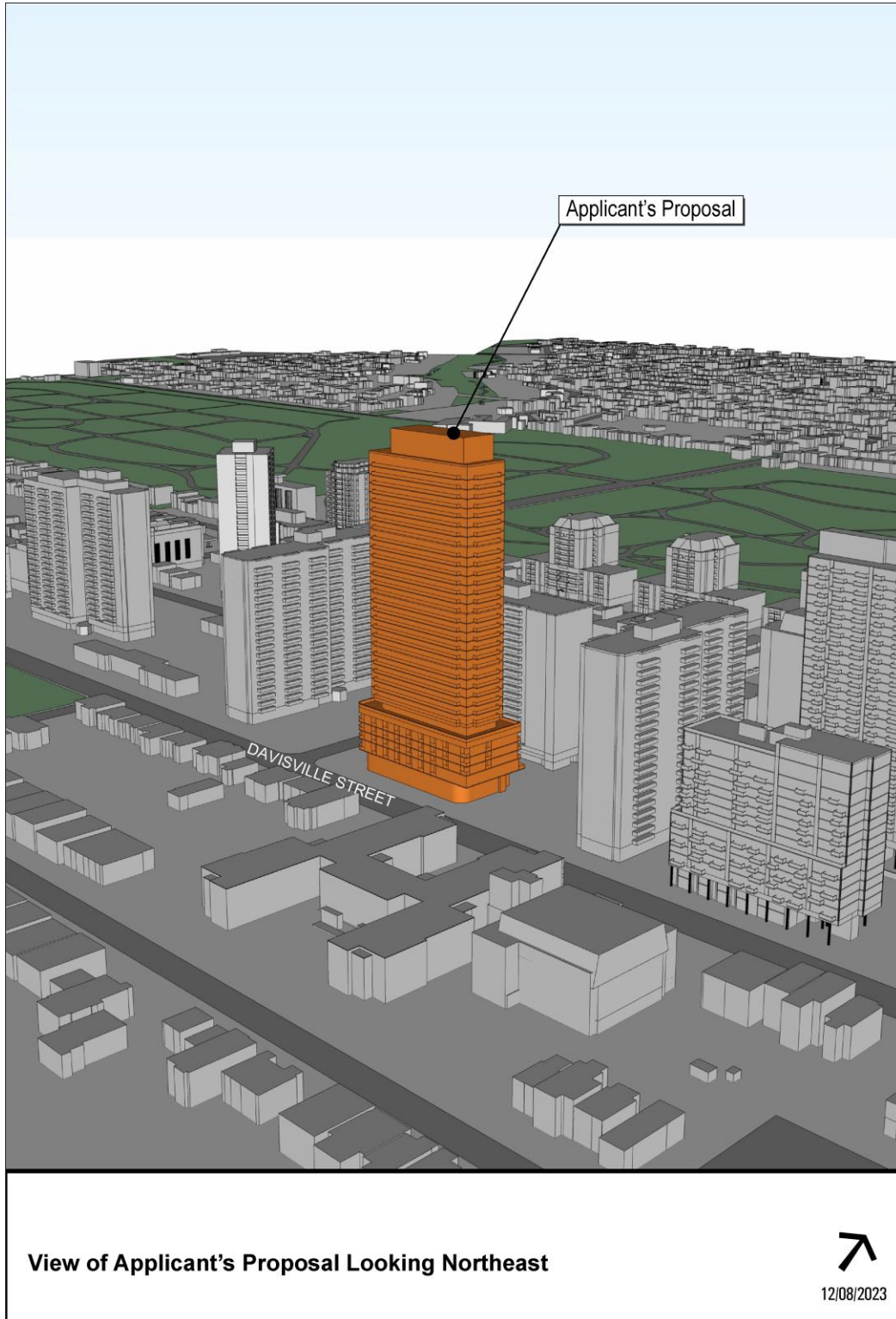


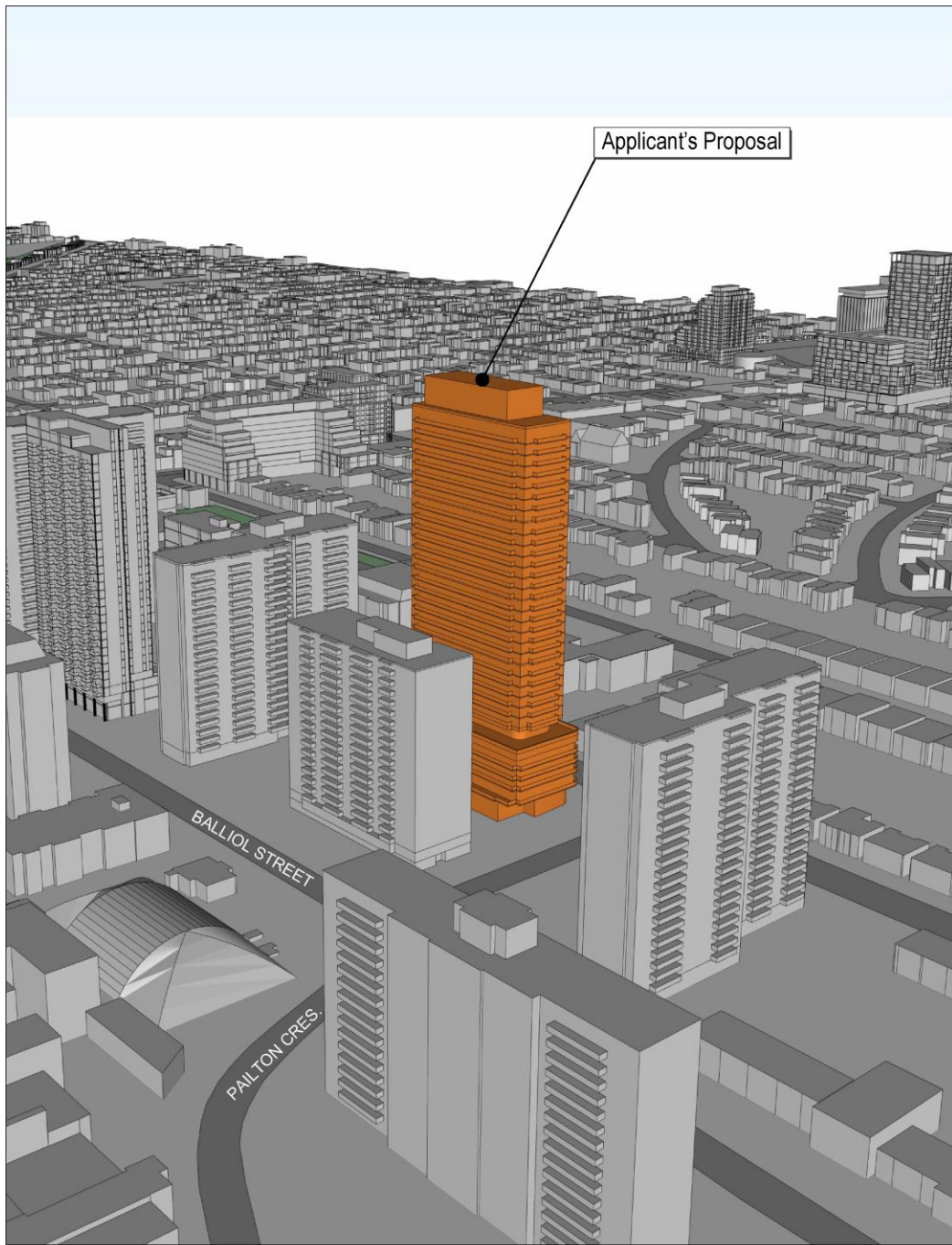
South Elevation



West Elevation

Attachment 9: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southwest

