

# 171-175 Lowther Avenue (Item TE12.5)

Applicant's Presentation – Toronto and East  
York Community Council

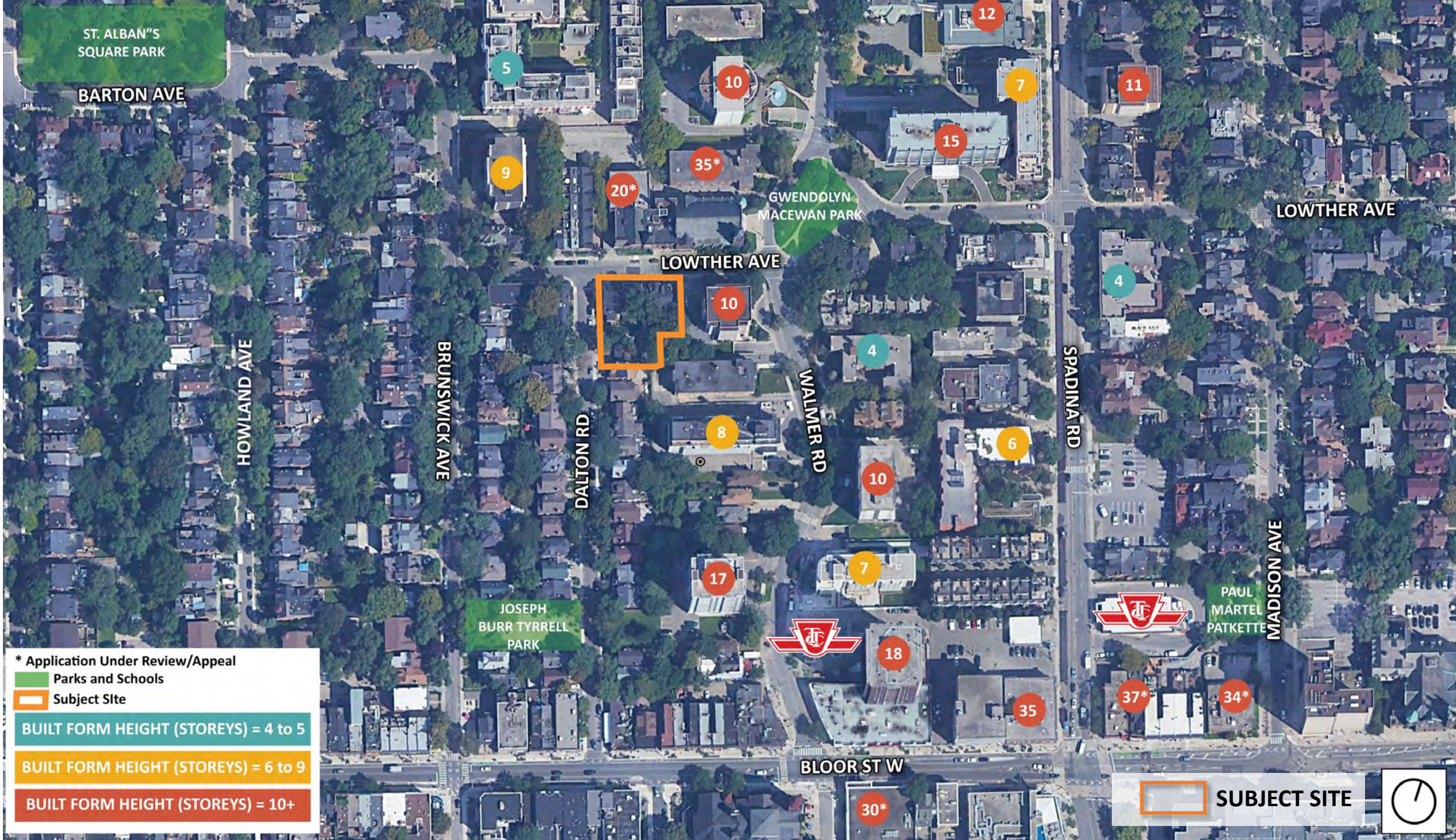
Official Plan Amendment and  
Zoning By-law Amendment  
Applications  
April 3, 2024




# AERIAL CONTEXT








\* Application Under Review/Appeal


 Parks and Schools

 Subject Site

BUILT FORM HEIGHT (STOREYS) = 4 to 5

BUILT FORM HEIGHT (STOREYS) = 6 to 9

BUILT FORM HEIGHT (STOREYS) = 10+

 SUBJECT SITE





# CITY OF TORONTO MAJOR TRANSIT STATION AREAS

Located at the overlap of 2 Council-adopted PMTSAs


Map 2 – Minimum Densities, Spadina Protected Major Transit Station Area



Minimum Density



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

 SUBJECT SITE


Map 2 – Minimum Densities, St. George Protected Major Transit Station



Minimum Density



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

 SUBJECT SITE



**SUBJECT SITE**







## **PROJECT SUMMARY:**

**64 UNITS**

**20% 3 BED**

**54% 2 BED**

**25% 1 BED**

**76 BIKE PARKING SPACES**

**40 PARKING SPACES**

[illegible]

## GROUND FLOOR





AXO LOOKING SOUTH WEST



AXO LOOKING SOUTH EAST



AXO LOOKING NORTH WEST

## MASSING IN CONTEXT



# 171-175 LOWTHER AVENUE

THANK YOU



**GABRIEL  
FAIN  
ARCHITECTS**

**WND**  
ASSOCIATES  
PLANNING AND URBAN DESIGN