



# 245 and 247 Davenport Rd

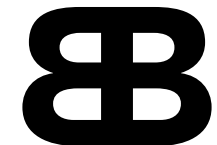
Toronto and East York Community Council

June 11<sup>th</sup>, 2024

**Sajecki** →  
**Planning**



RICHARD WENGLE  
ARCHITECT INC.



**BROOKS PLANNING  
CONSULTANTS**

# AGENDA



- 1. Introductions**
- 2. Site Context**
- 3. Land Use Planning Policy Context**
- 4. Neighbouring Heritage Context**
- 5. Proposal Timeline**
- 6. Design Iterations**
- 7. Current Proposal**



## 2. Site Context

# Existing Uses On-Site



<b>Property Address</b>	245-247 Davenport Rd, Toronto, ON
<b>Area (m<sup>2</sup>)</b>	1,175.85 m <sup>2</sup>
<b>Existing Conditions</b>	Two 3-storey commercial/retail buildings
<b>Official Plan Zoning (By-law 569- 2013)</b>	Mixed Use Area CR 2.0 (c2.0; r1.5) SS2 (x2357) (x1893)

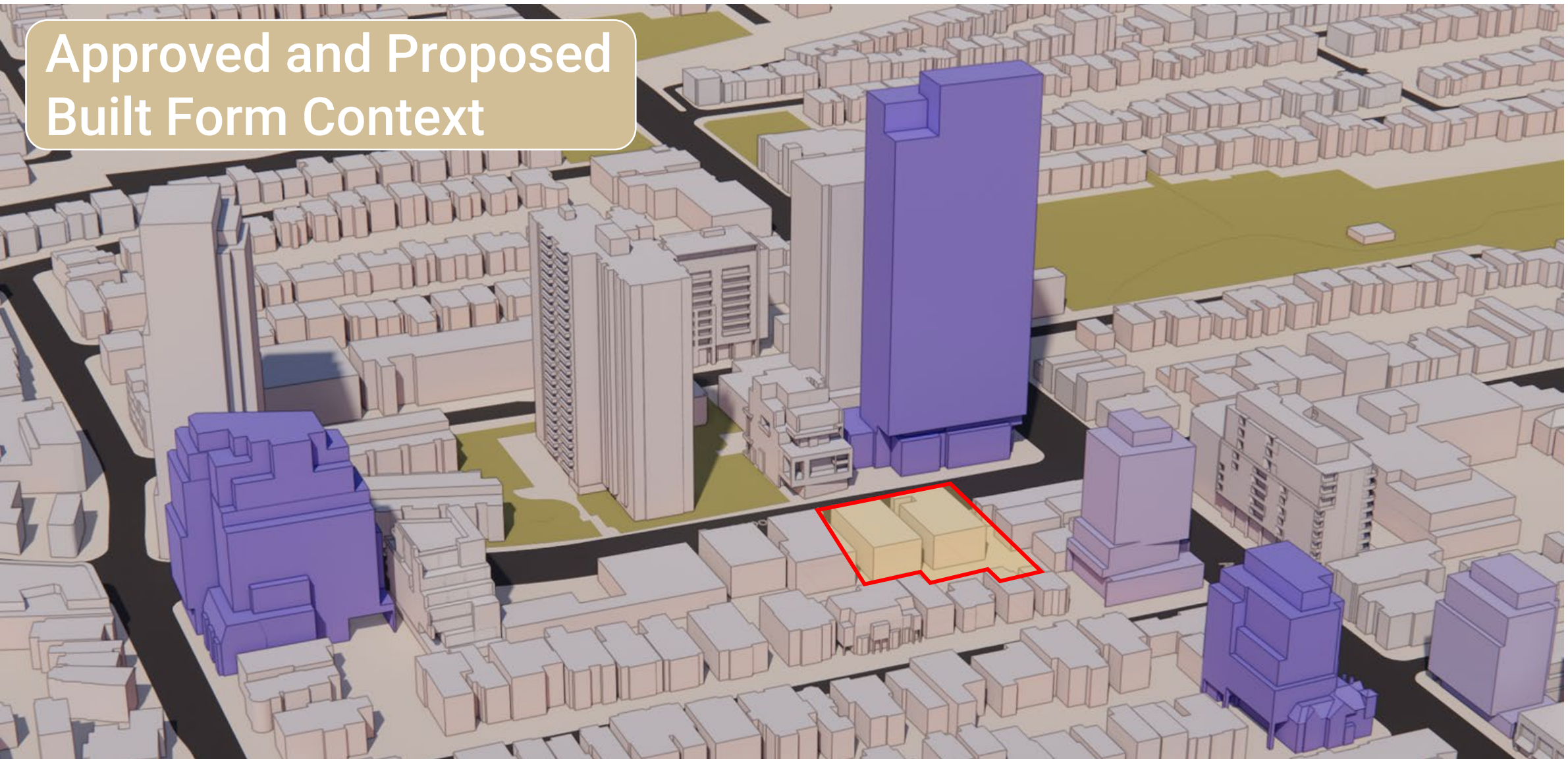


# Existing Built Form Context

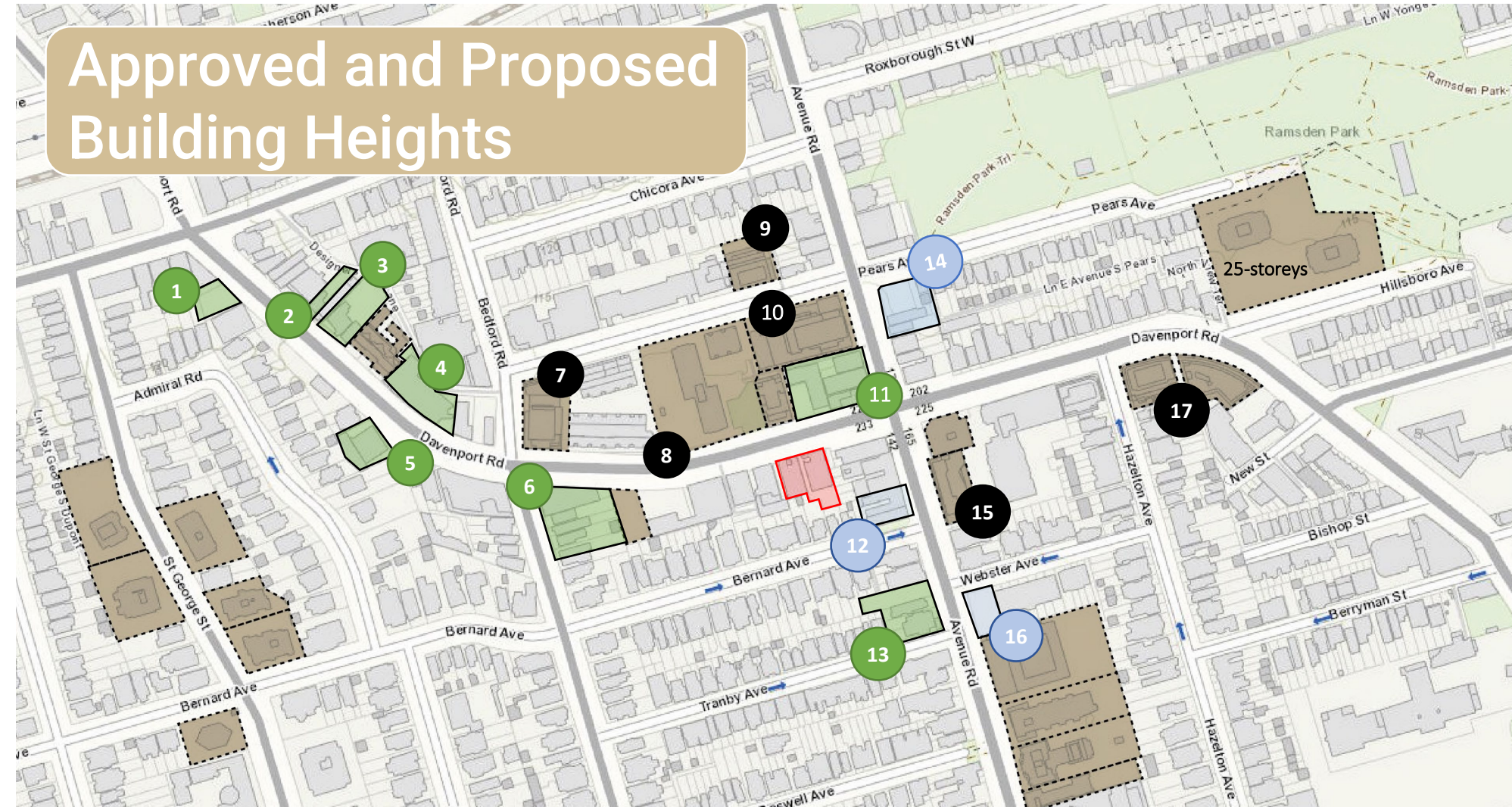




# Approved and Proposed Built Form Context

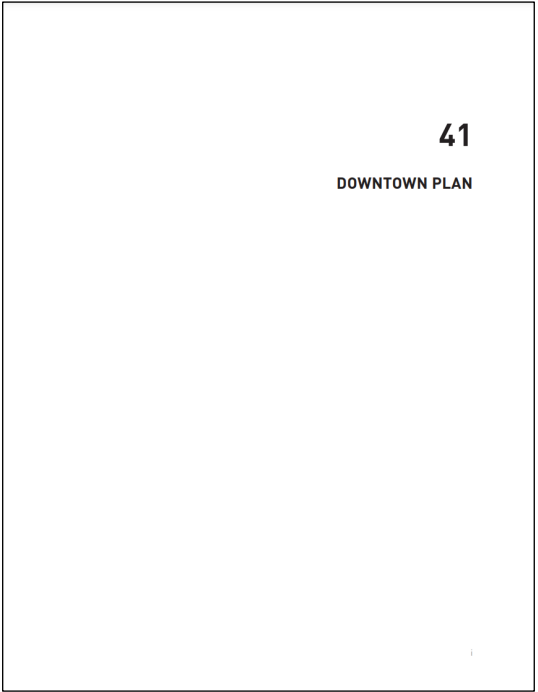
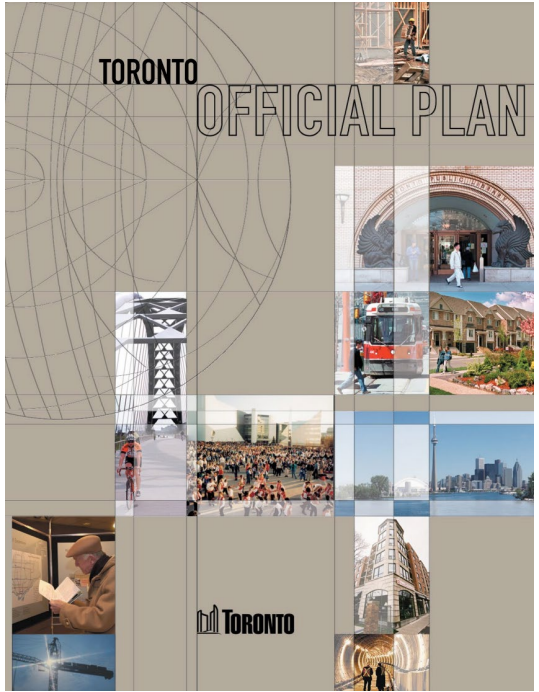
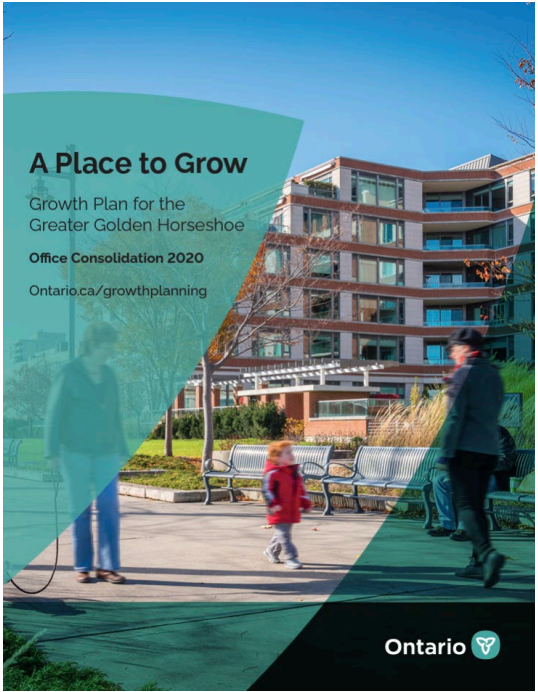
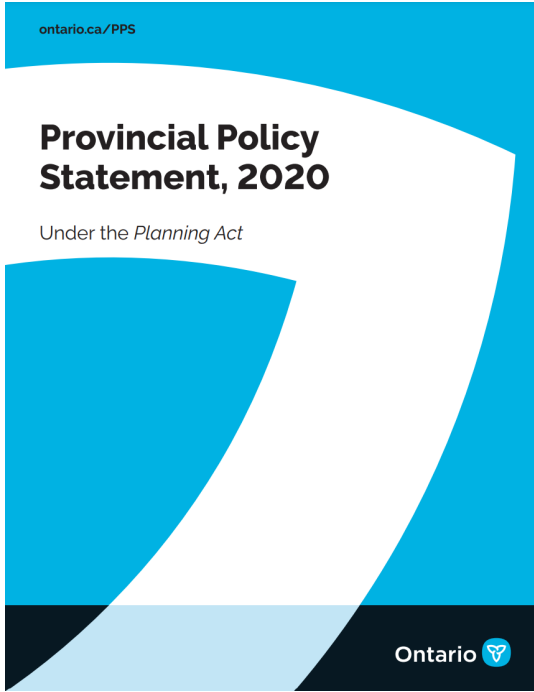


# Approved and Proposed Building Heights



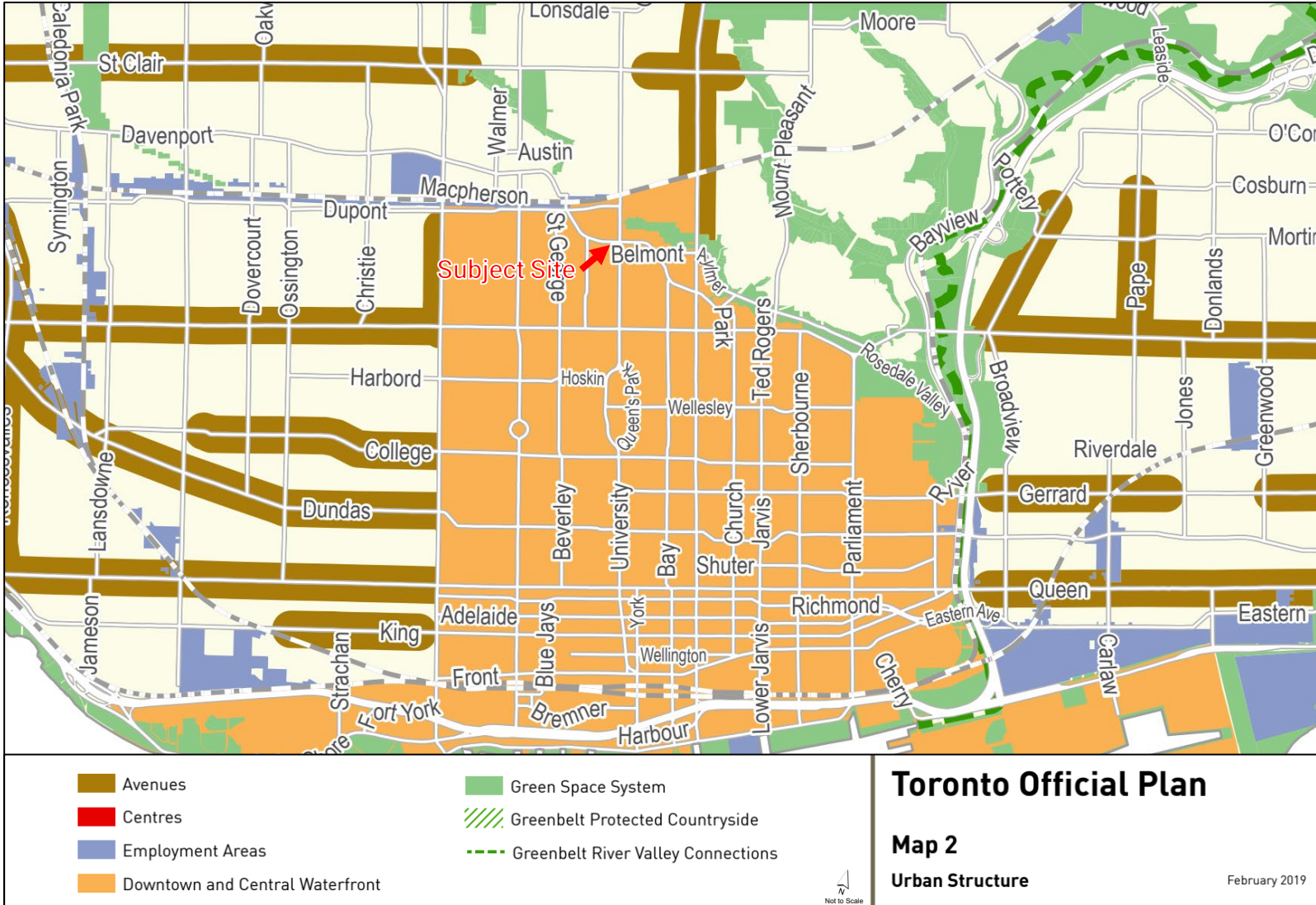
# Existing developments over 6-stories   # Approved   # Under Review   # Subject Site

- 1** 361 DAVENPORT RD  
Height: 7- Storeys (24.7m/28.7m)
- 2** 350 DAVENPORT RD  
Height: 8- Storeys (29m)
- 3** 342 DAVENPORT RD  
Height: 10- Storeys
- 4** 314 DAVENPORT RD  
Height: 22- Storeys (76.7m/80.7m)
- 5** 321 DAVENPORT RD  
Height: 9- Storeys (33m/37m)
- 6** 287 DAVENPORT RD  
Height: 13- Storeys (47.9m/52.9m)
- 7** 181 Bedford RD  
Height: 27-storeys 92.50 m
- 8** 250 DAVENPORT RD  
Height: 25- Storeys (67 m)
- 9** 128 Pears AVE  
Height: 11-storeys
- 10** 164 Avenue RD  
Height: 20-storeys
- 11** 148 AVENUE RD  
Height: 35- Storeys (107.4m/114 m)
- 12** 126 & 128 AVENUE RD  
Height: 12-storeys (39.08m/44.58m)
- 13** 110 AVENUE RD  
Height: 9- Storeys (32.1 m/37.6m)
- 14** 183 AVENUE RD  
Height: 12- Storeys (45.50m)
- 15** 151 Avenue RD  
Height: 10-storeys
- 16** 121 AVENUE RD  
Height: 8- Storeys (29.23m)
- 17** 126 HAZELTON AVE  
Height: 9- Storeys (33.6 m)

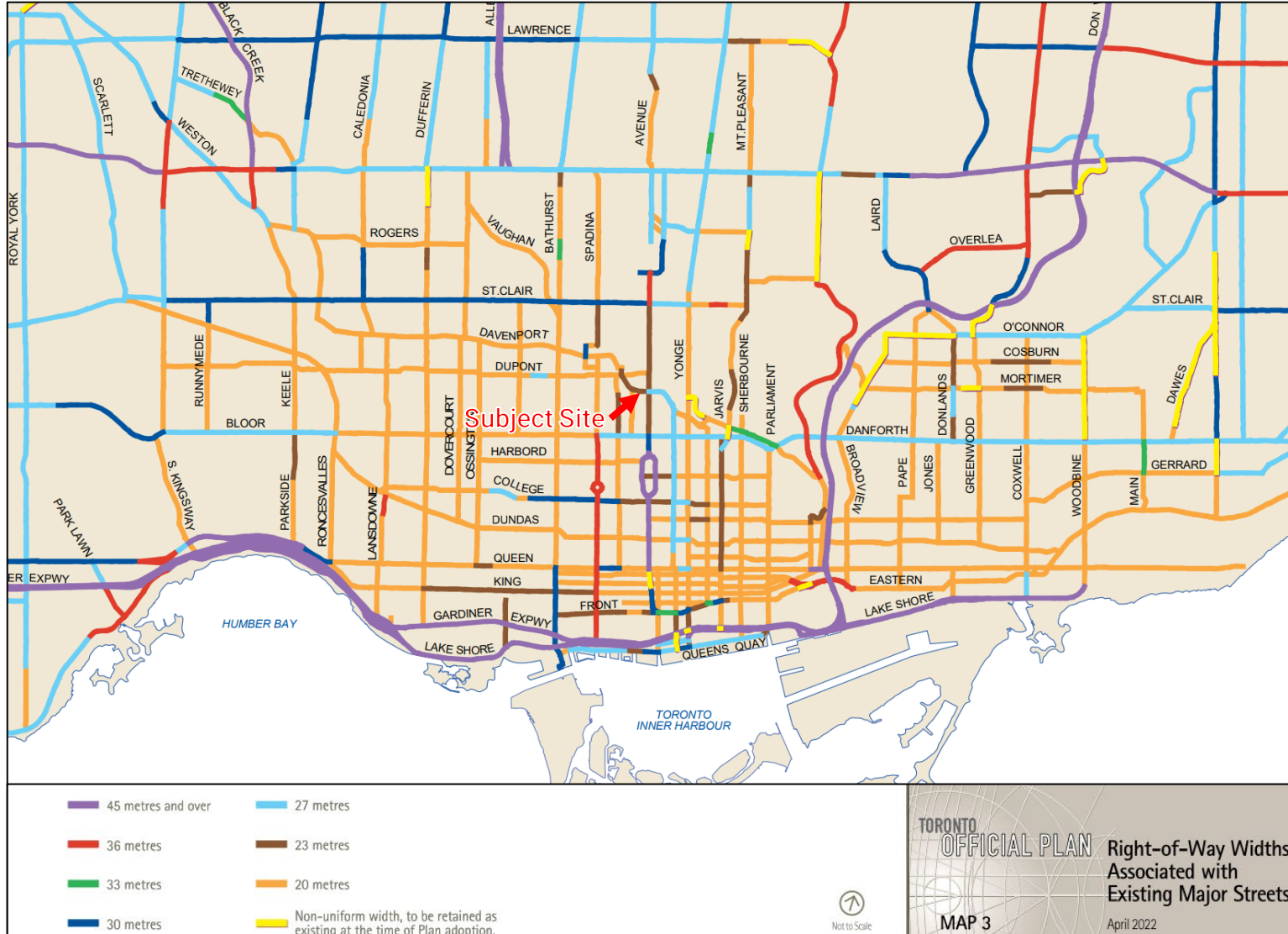


# 3. Land Use Planning Policy Context

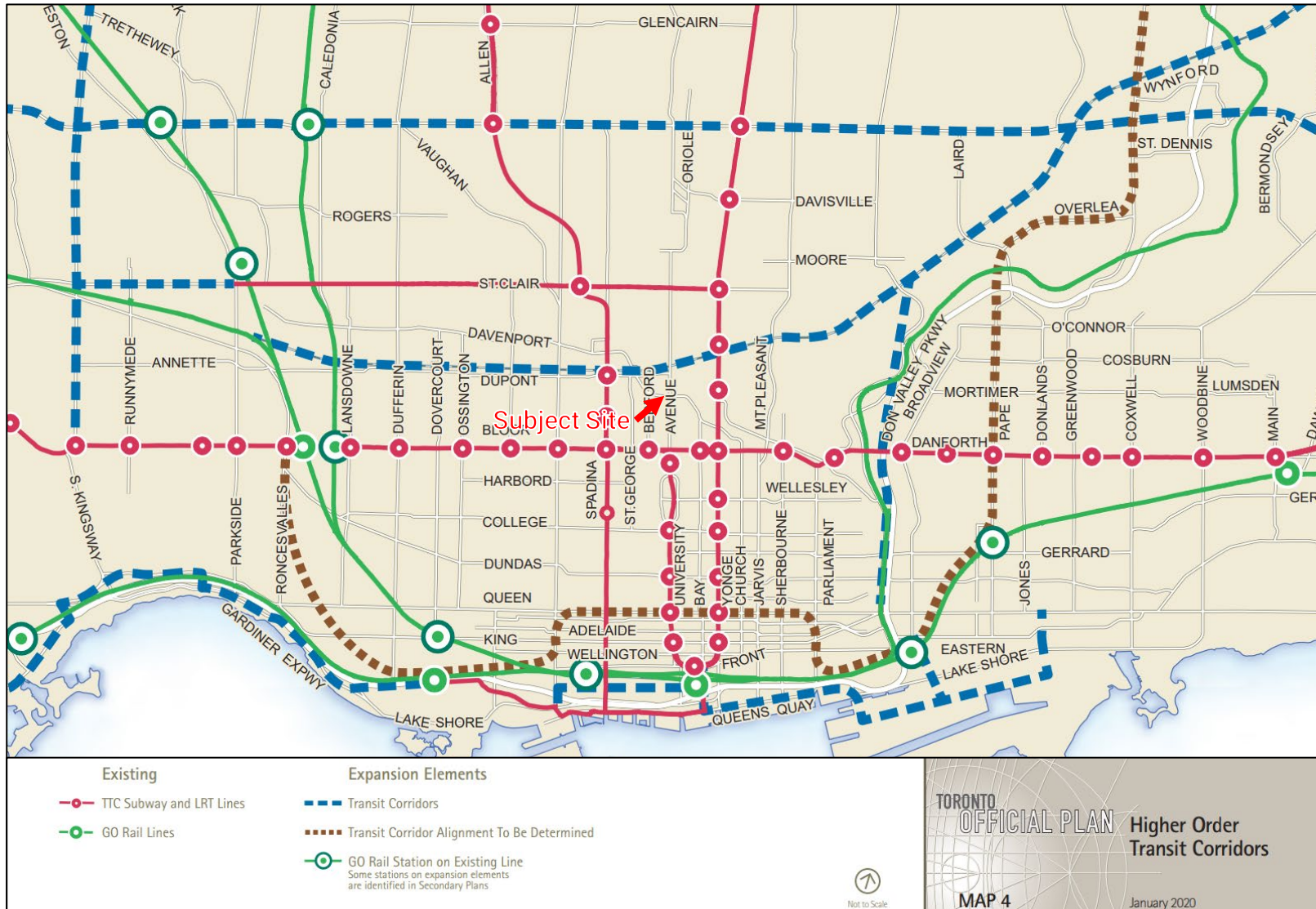
# City of Toronto Official Plan (City OP)



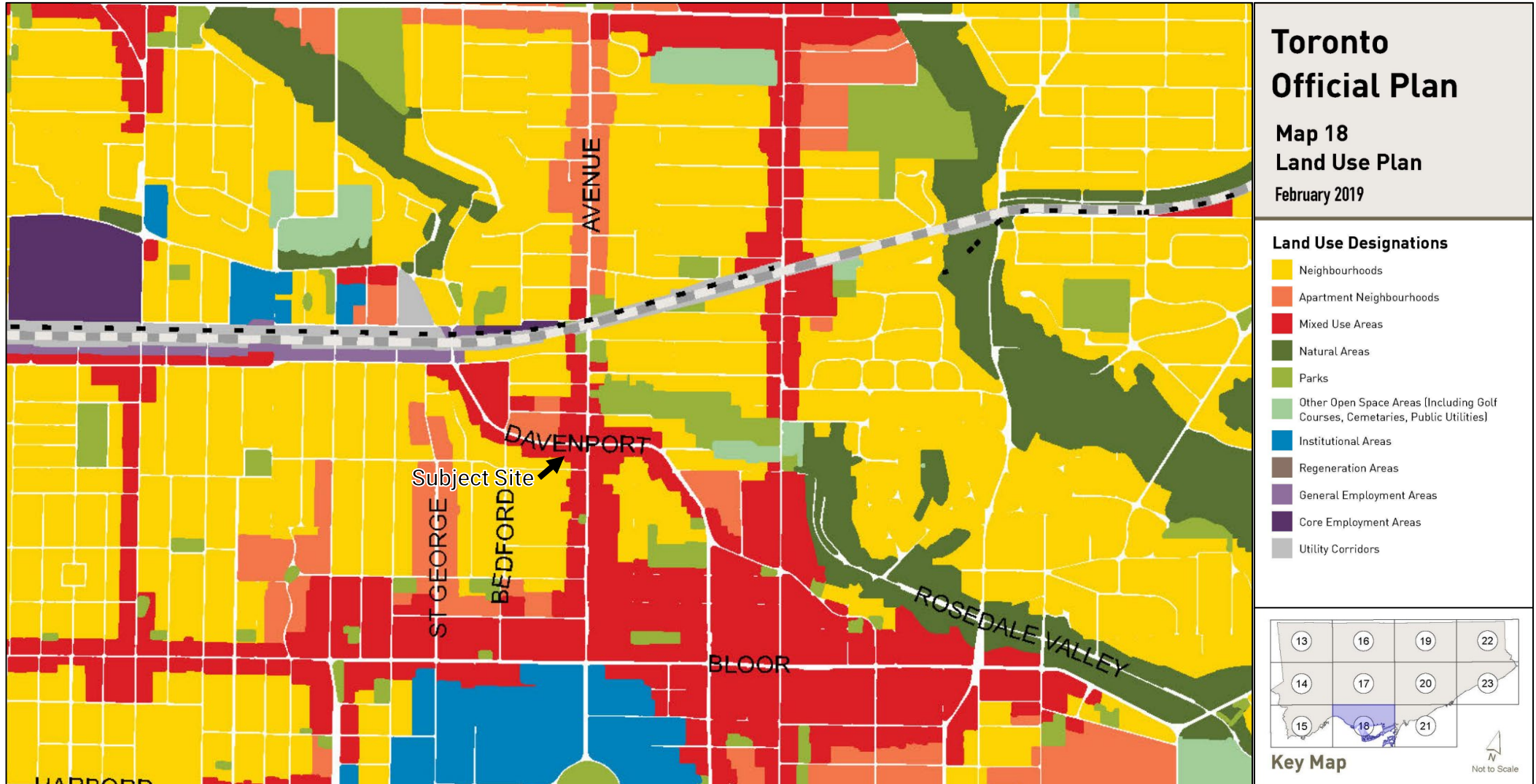
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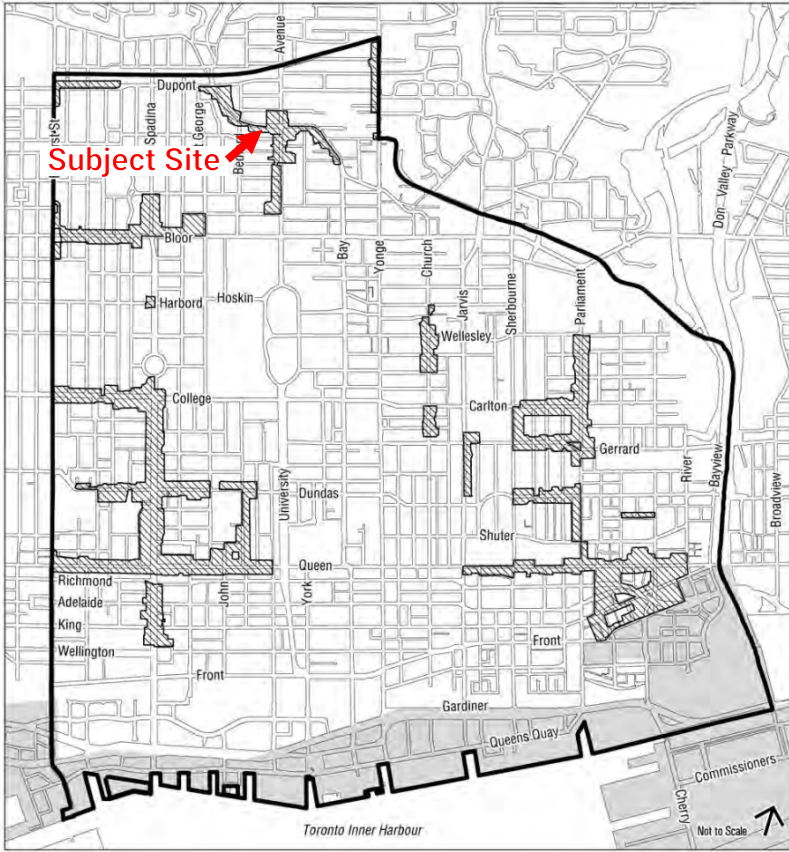
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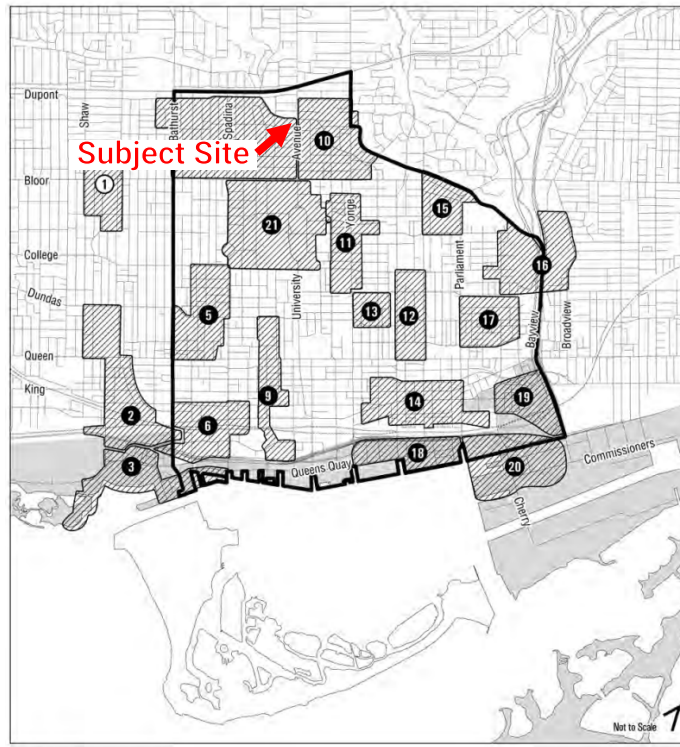
# Official Plan Amendment 406 (The Downtown Plan)



## Downtown Plan

MAP 41-3-C Mixed Use Areas 3 - Main Street

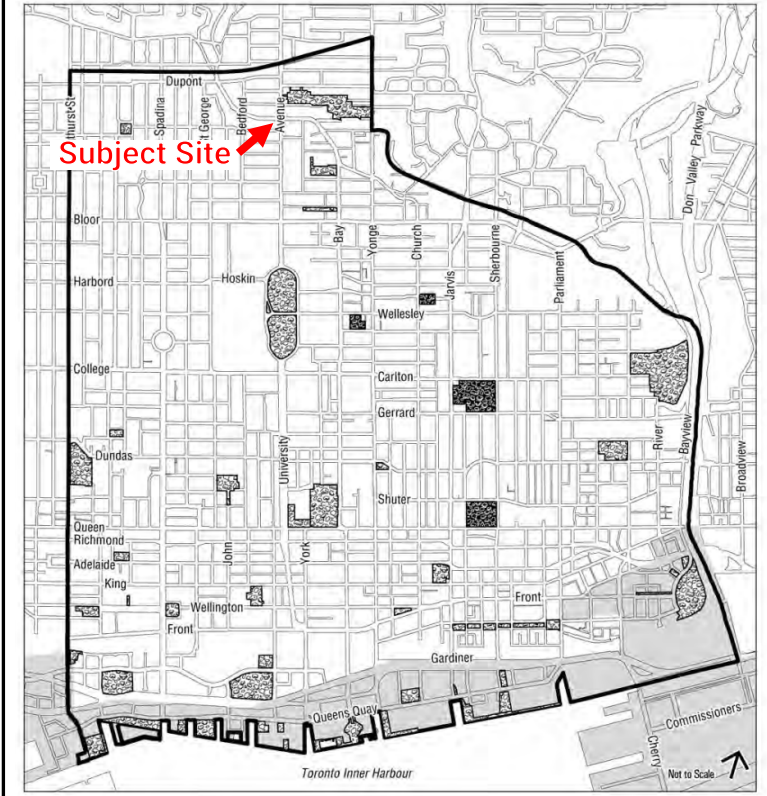
- Downtown Plan Boundary
- Mixed Use Areas 3 - Main Street
- Central Waterfront Secondary Plan



## Downtown Plan

MAP 41-8 Park Districts

- |  |  |  |                                       |
|--|--|--|---------------------------------------|
| Park Districts   | <b>5</b> Kensington Market - Alexandra Park  | <b>12</b> The Garden District                  | <b>17</b> Regent Park                 |
| Central Waterfront Secondary Plan                        | <b>6</b> West Rail District  | <b>13</b> Ryerson University                   | <b>18</b> Lower Yonge - East Bayfront |
| <b>1</b> Christie-Bickford                               | <b>8</b> Grange - John Street - Roundhouse Park  | <b>14</b> Old Town - St. Lawrence - Distillery | <b>19</b> West Don Lands              |
| <b>2</b> The Garrison Parks - Fort York                  | <b>10</b> Ramsden Park - Yorkville   | <b>15</b> St. James Town                       | <b>20</b> Lower Don Lands             |
| <b>3</b> Bathurst Quay - Coronation Park - Ontario Place | <b>11</b> Bay Cloverhill Loop  | <b>16</b> Cabbagetown - Riverdale              | <b>21</b> University of Toronto       |
| <b>4</b> The Annex                                       | Note: Depiction of areas outside of the Downtown Plan boundary are for illustrative purposes only. |  | May 2018                              |

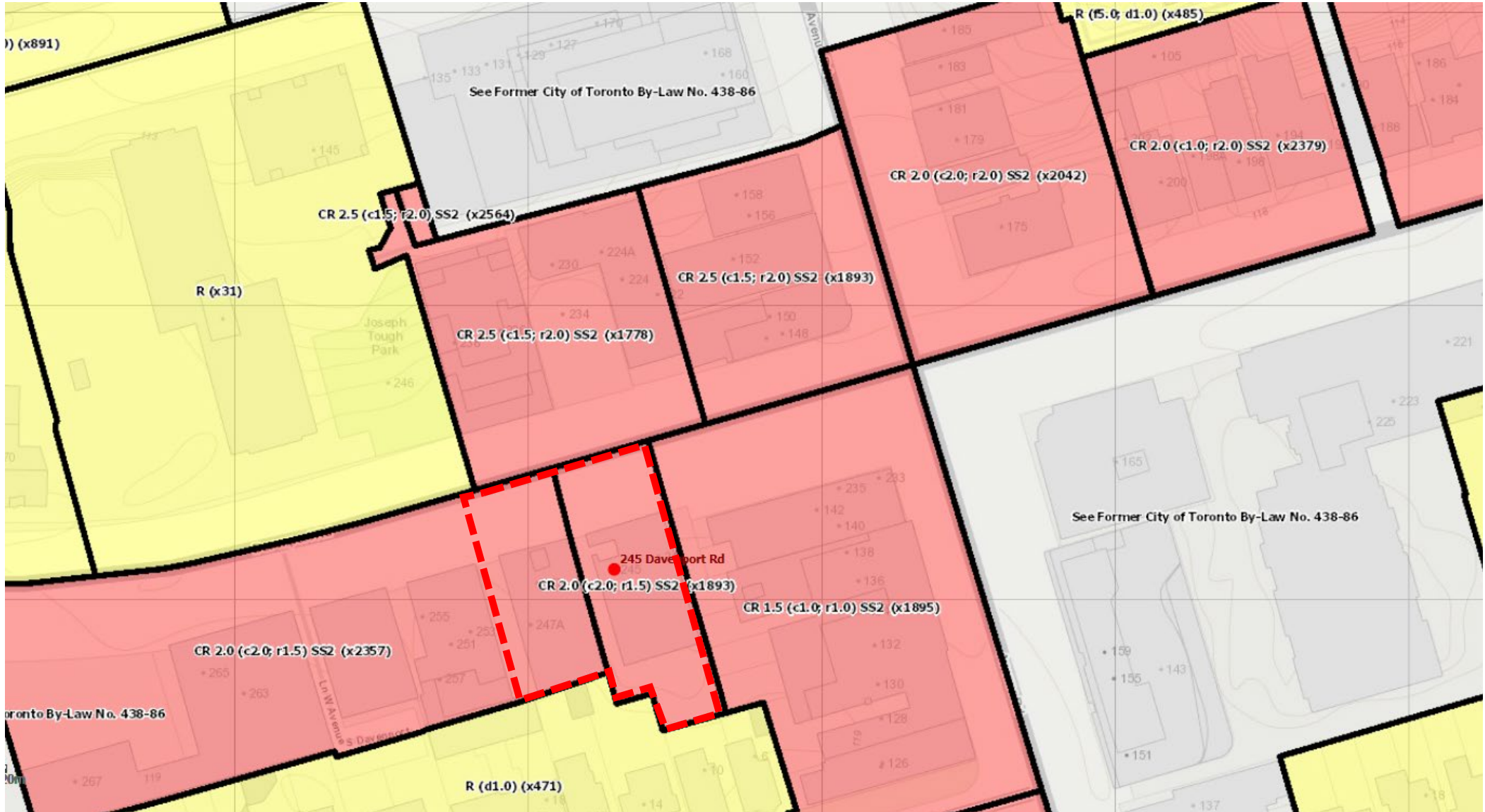


## Downtown Plan

MAP 41-13 Sun Protected Parks and Open Spaces

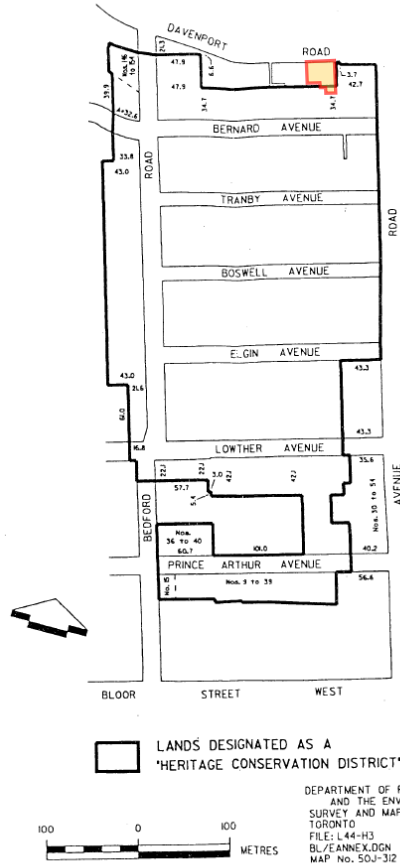
- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Sun Protected Parks and Open Spaces
- Sun Protected Parks and Open Spaces (its included in existing SASPs)

# City of Toronto By-law 569-2013



# 4. Neighbouring Heritage Context

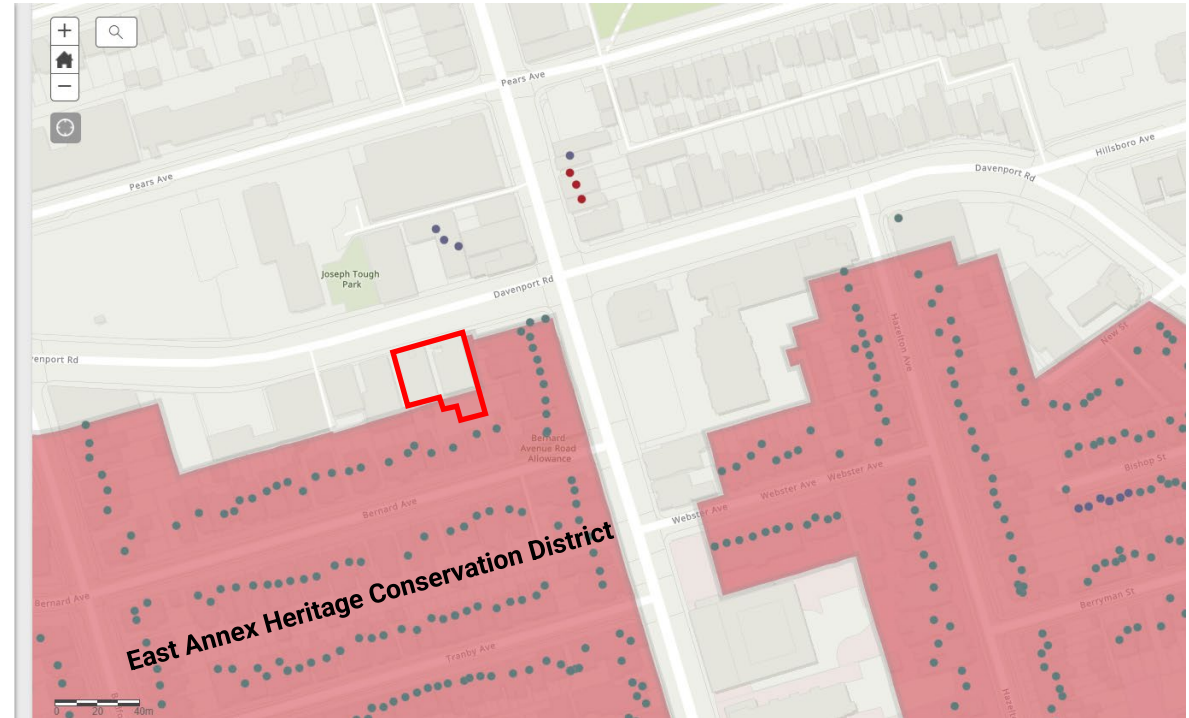
East Annex HCD Boundary Map



By-law 1994-0520

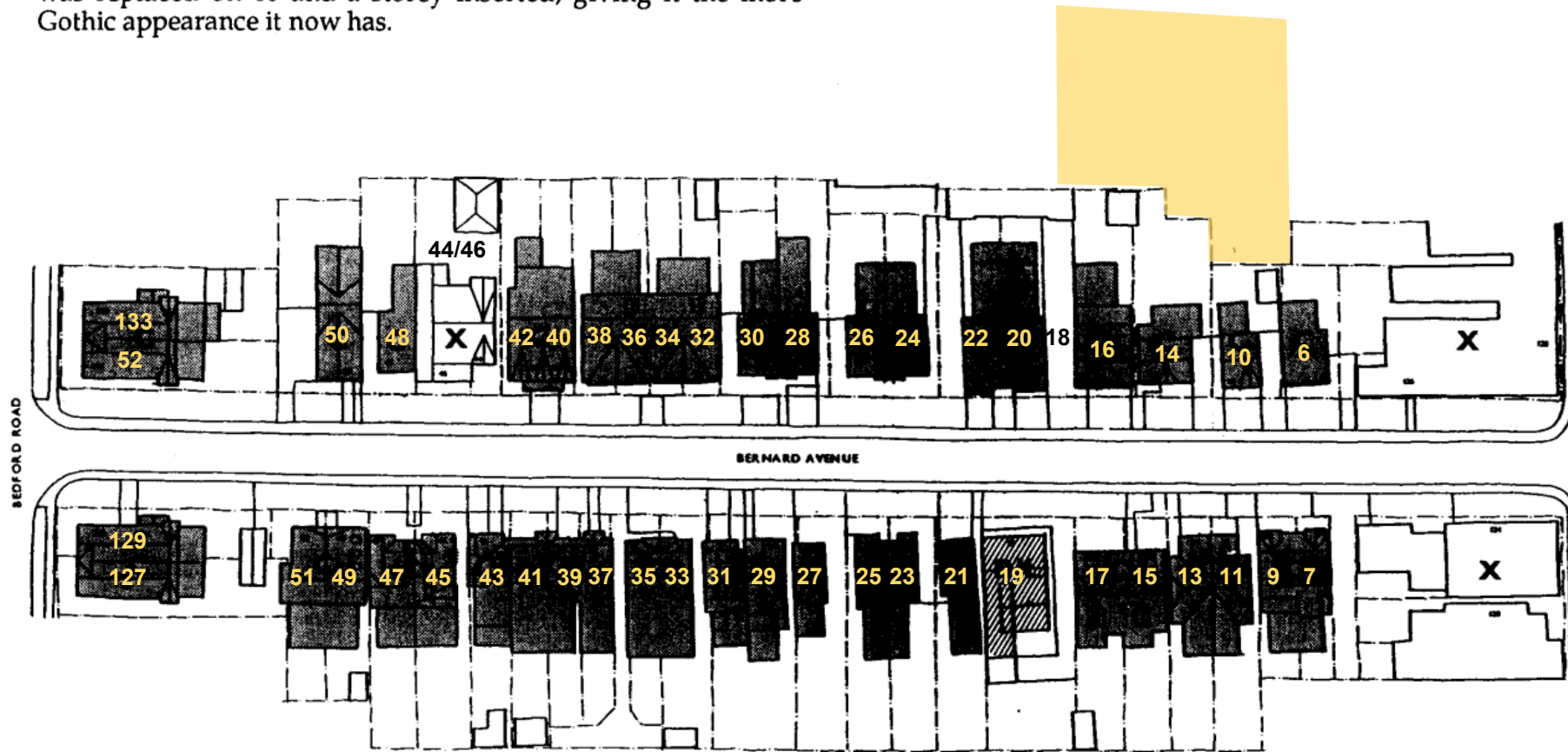
City of Toronto Heritage Register Interactive Mapping

- Heritage Register**
- Part V
  - Listed
  - Part IV
- Heritage Conservation Districts**
- Designated District
  - Under Study
  - Under Appeal
  - Subject Site



# East Annex Heritage Study – Bernard Ave Analysis


Representing more contemporary architectural fashions were the trio of semis already mentioned, and the polychrome Second Empire cottages near Avenue Road at 6 and 10. In 1892, the roof was replaced on 10 and a storey inserted, giving it the more Gothic appearance it now has.



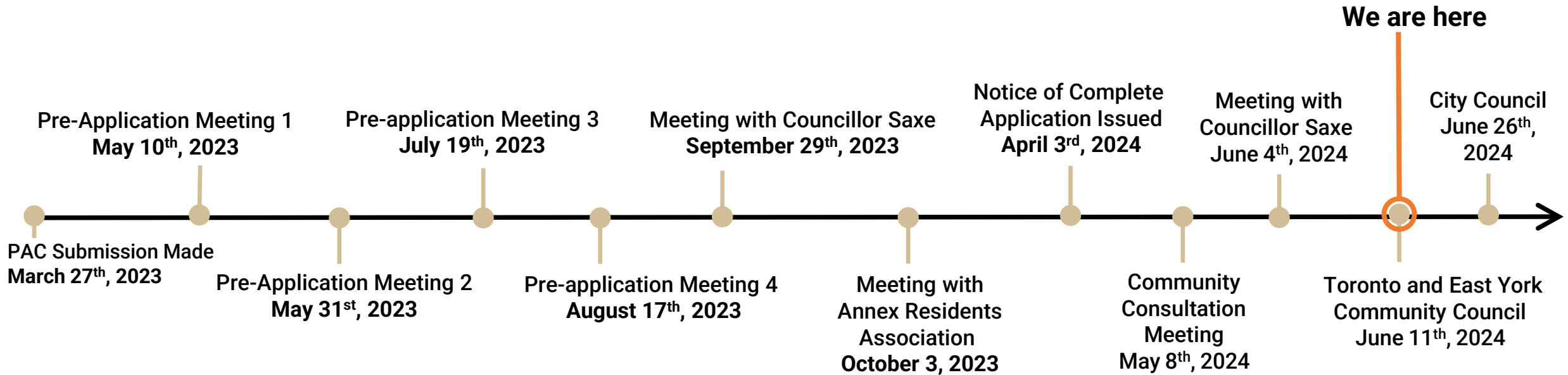
## BERNARD AVENUE

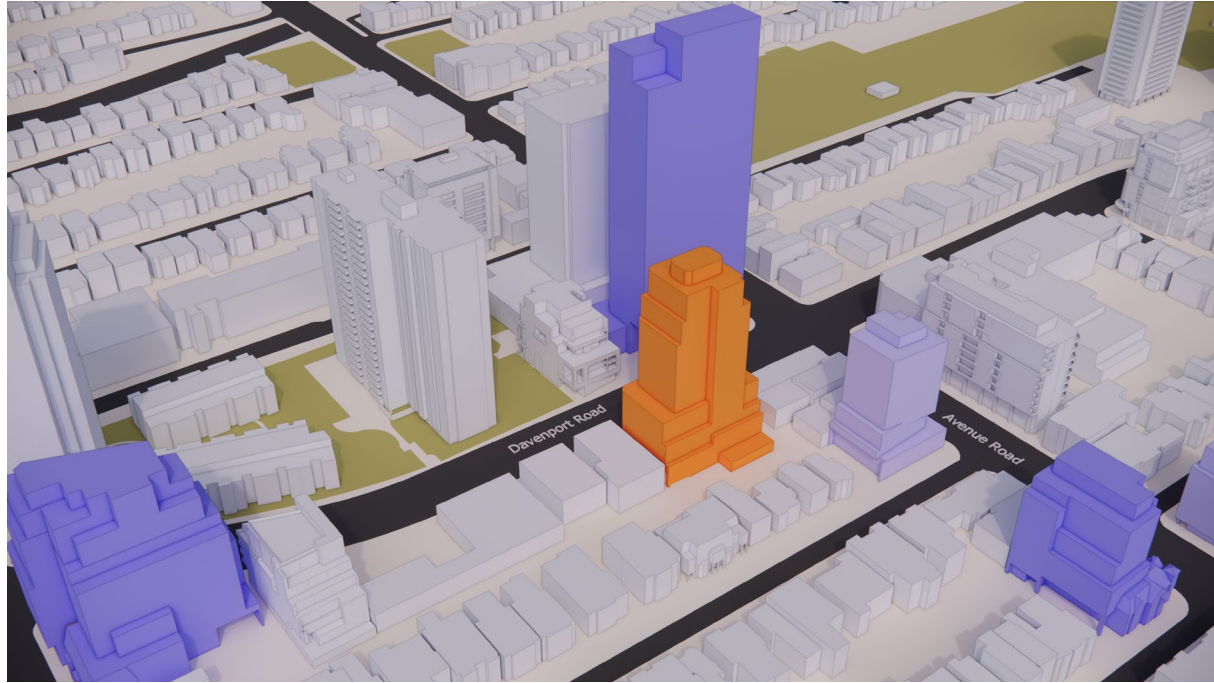
### EVALUATION OF HERITAGE BUILDINGS

KEY	DESCRIPTION
(Solid black)	PROPERTIES WHICH ARE INDIVIDUALLY OUTSTANDING AND HAVE NATIONAL OR PROVINCIAL SIGNIFICANCE.
(Diagonal hatching)	PROPERTIES WHICH ARE NOTEWORTHY FOR THEIR OVERALL QUALITY AND HAVE CITY WIDE IMPORTANCE.
(Stippled)	PROPERTIES WHICH RETAIN MUCH OF THEIR ORIGINAL CHARACTER AND ARE VITAL REMINDERS OF A COMMUNITY'S PAST.
(X)	PROPERTIES WHICH ARE NOT IN THE ORIGINAL CHARACTER.
(/L)	PROPERTIES WHICH ARE LISTED BY THE TORONTO HISTORICAL BOARD ON THE INVENTORY OF HERITAGE PROPERTIES.

 Subject Site

# 5. Proposal Timeline





# 6. Design Iterations

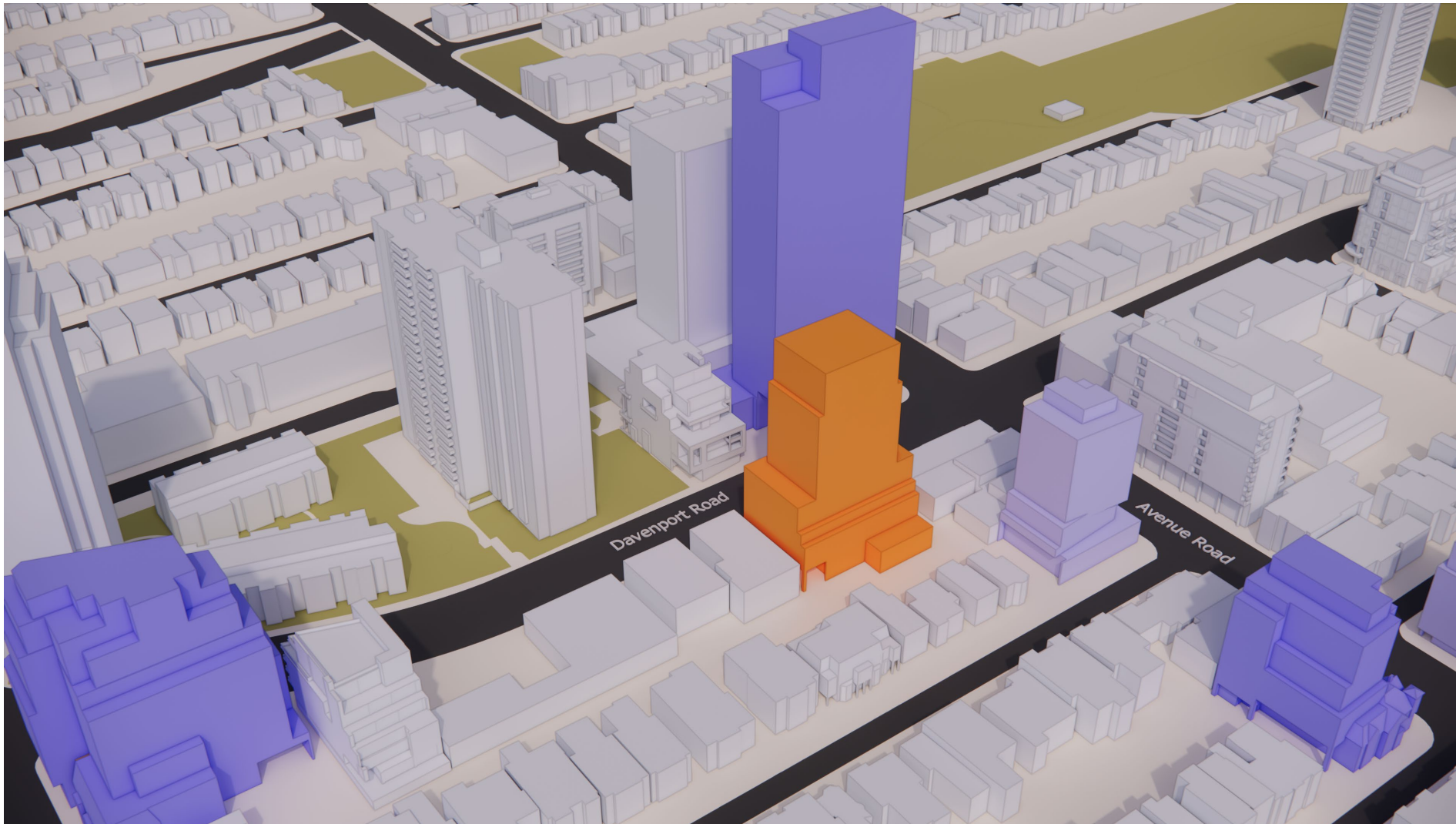
# 21-Storey Design – PAC Meeting May 10<sup>th</sup>, 2023



Stats	Previous Development Proposal
<b>Total GCA</b>	12,748 m <sup>2</sup>
<b>Height</b>	21-ST (75.97 m) excluding MPH

- Existing Context
- Proposed Development
- Approved Development
- Proposal

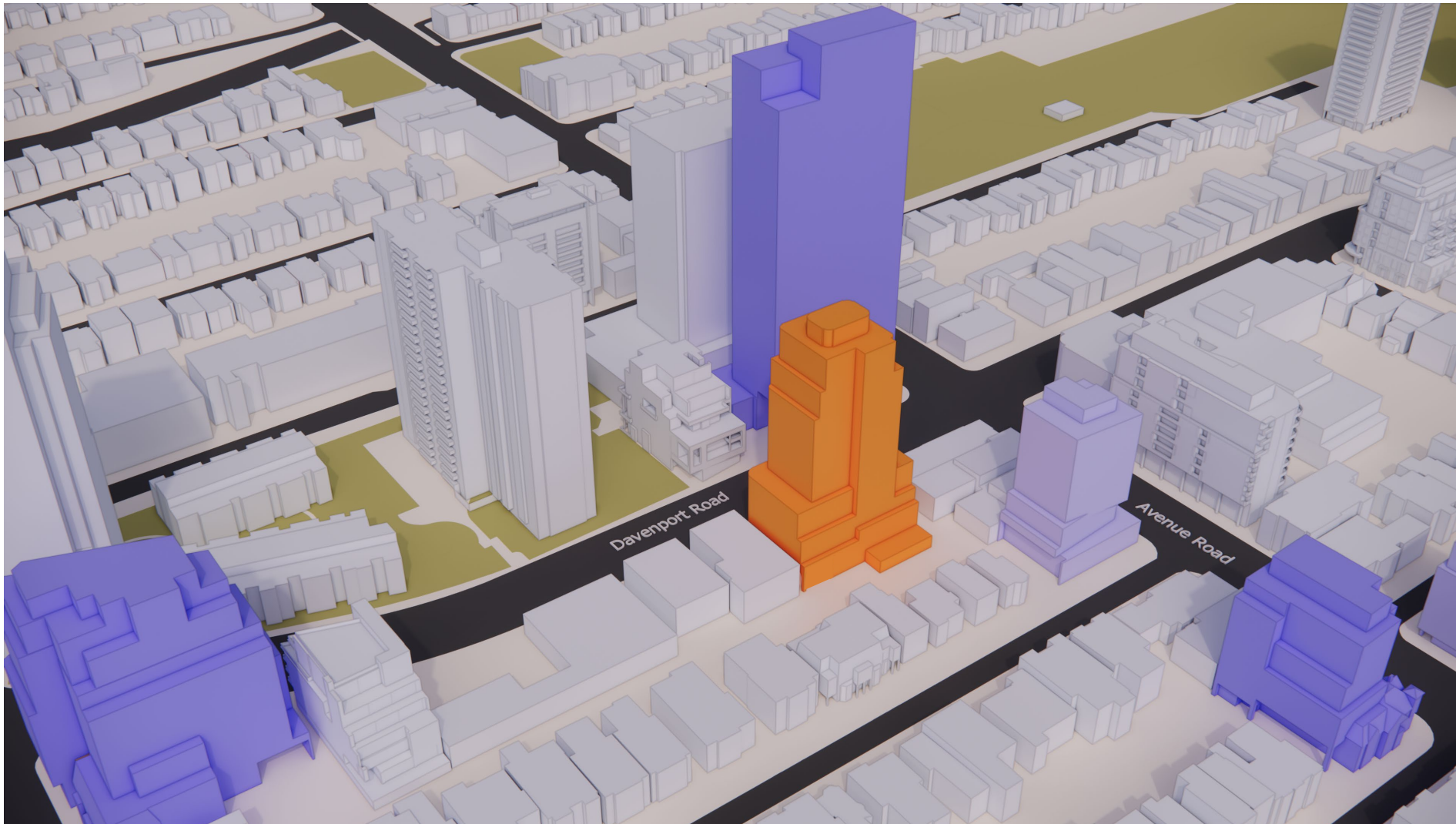
# 16-Storey Proposal – PAC Meeting August 17<sup>th</sup> , 2023



Stats	Previous Development Proposal
<b>Total GFA</b>	8,056.40m <sup>2</sup>
<b>Height</b>	16-ST (60.11 m) excluding MPH

- Existing Context
- Proposed Development
- Approved Development
- Proposal

# 16-Storey Proposal – Following Discussions with Neighbours



Stats	Previous Development Proposal
<b>Total GFA</b>	8,056.40m <sup>2</sup>
<b>Height</b>	16-ST (60.11 m) excluding MPH

- Existing Context
- Proposed Development
- Approved Development
- Proposal



# 7. Current Proposal

# Project Statistics



## Site Area

1,175.85 m<sup>2</sup> (12,656.74ft<sup>2</sup>)



## Height

16-storeys (60.11m)



## Floor Space Index (FSI)

6.90



## 67 Dwelling Units

15 one-bedrooms (23%)  
24 two-bedrooms (37%)  
27 three-bedrooms (40%)



## Residential

7,830.72 m<sup>2</sup> (84,289.16 ft<sup>2</sup>)



## Retail

287 m<sup>2</sup> (3,089.24 ft<sup>2</sup>)



## 46 Parking Spaces

36 resident  
10 visitor/retail



## 129 Bicycle Parking Spaces

Res: 115 stalls (1.74/unit)  
Non-Res: 14 stalls



## Amenity Space

Indoor: 173.3 m<sup>2</sup> (2.62/unit)  
Outdoor: 85 m<sup>2</sup> (1.28/unit)  
Total: 258 m<sup>2</sup> (3.90/unit)

## Total Gross Floor Area

8,117.72m<sup>2</sup> (87,378.41 ft<sup>2</sup>)

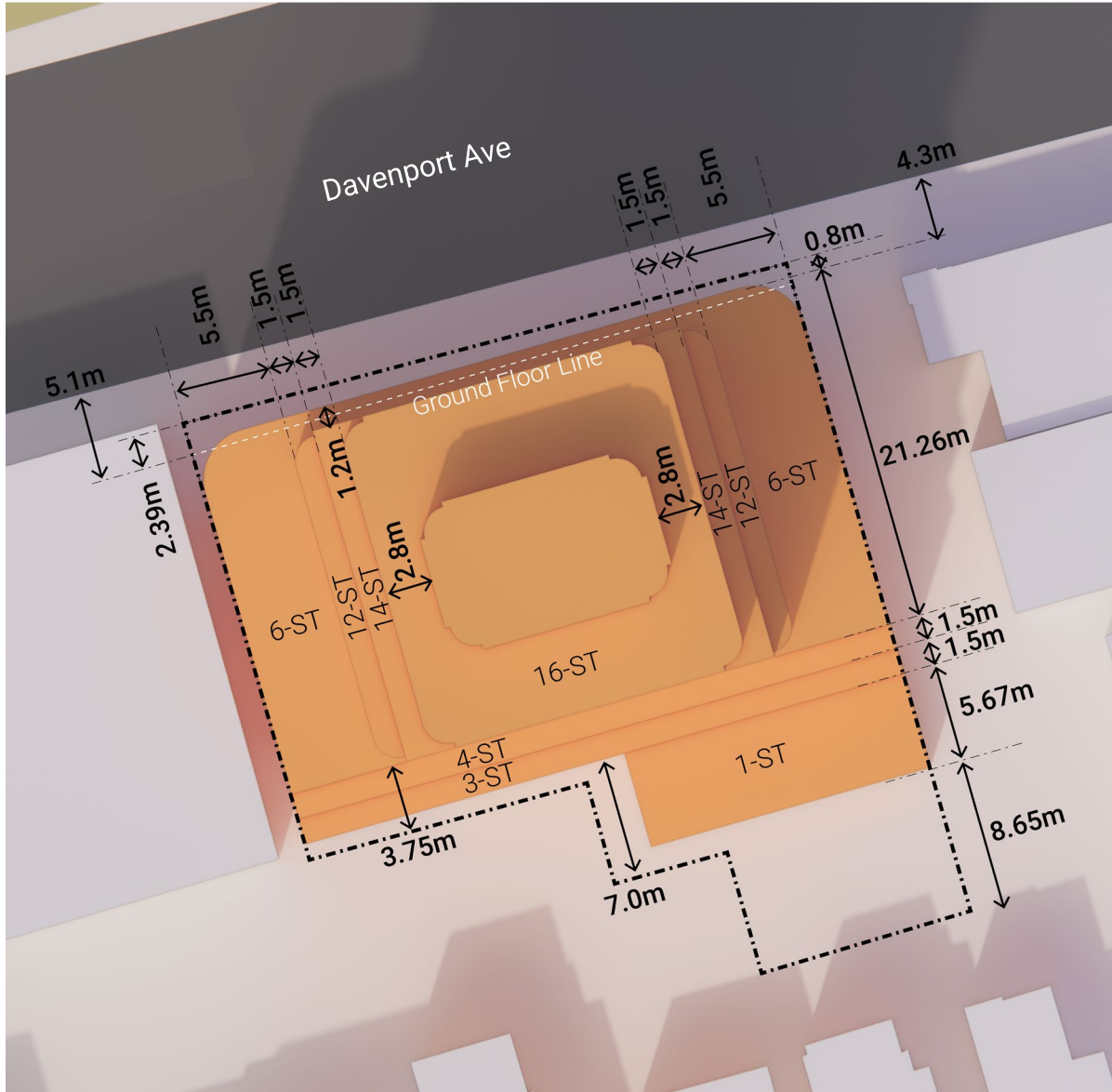
# Rendered View with Dimensions



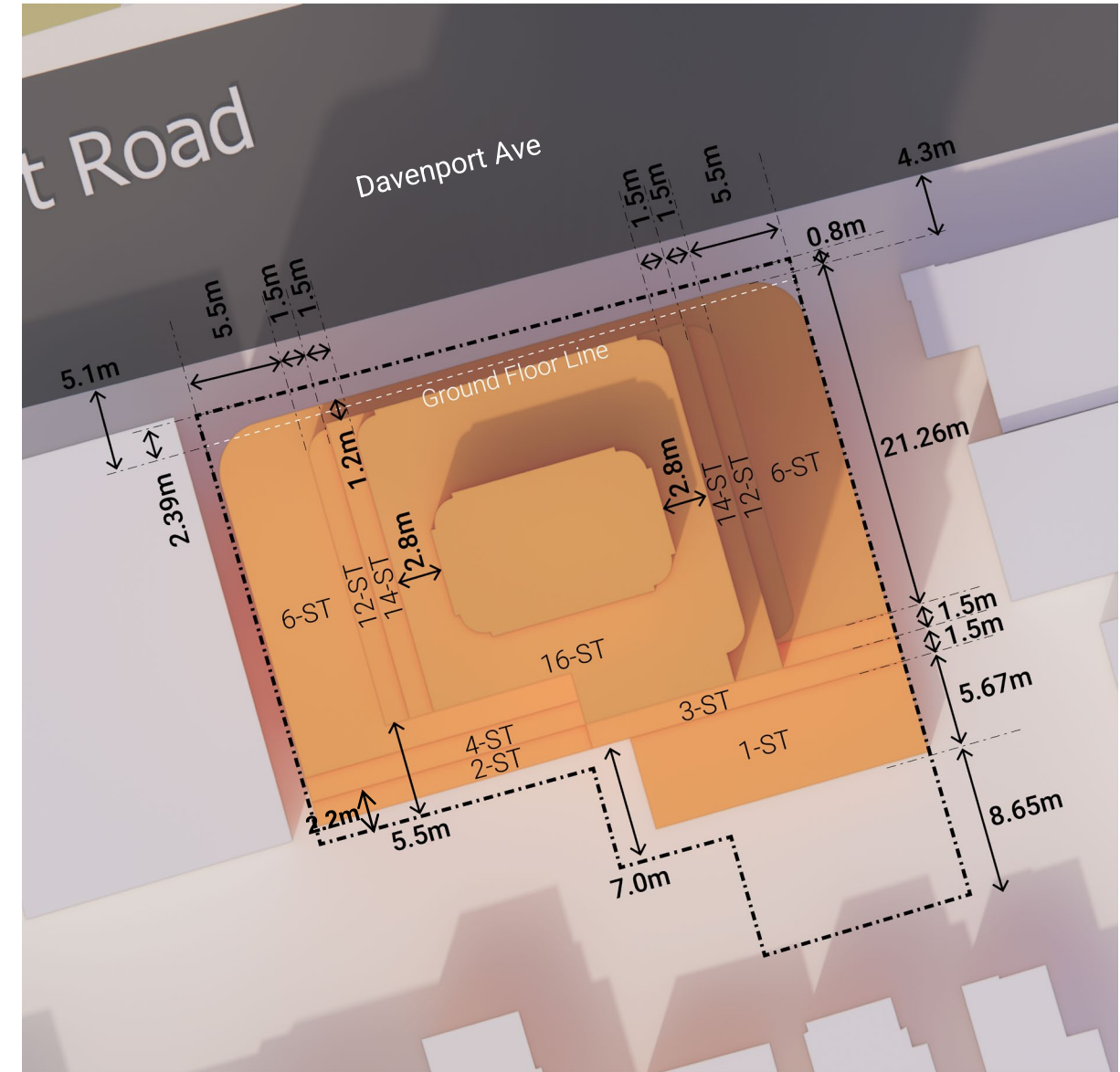
## Dimensions:

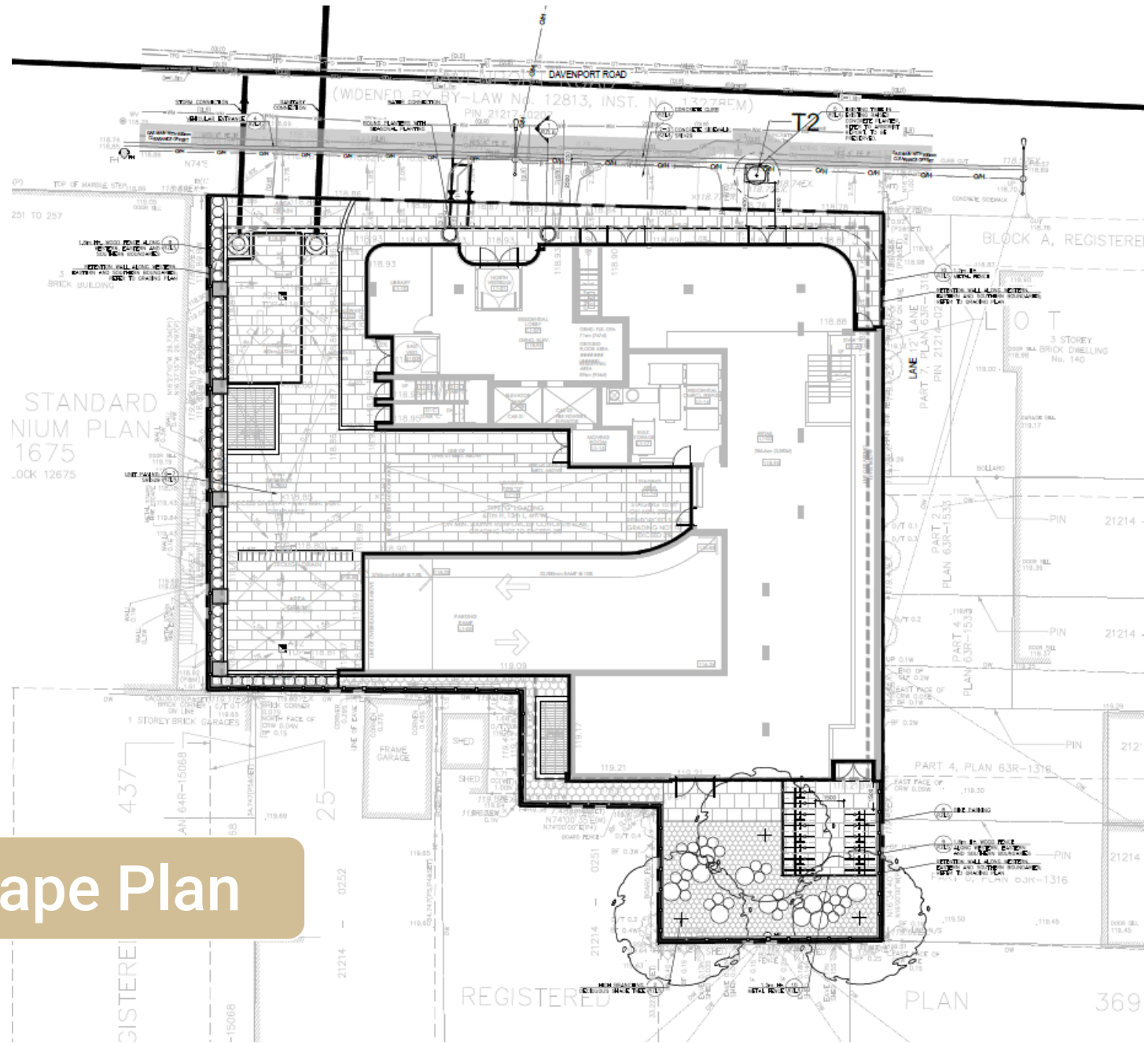
- A: 1.20 m
- B: 5.50 m
- C: 1.50 m
- D: 1.50 m
- E: 10.73 m (3-storeys)
- F: 5.67 m
- G: 3.65 m

# PROPOSED (16 STOREYS)



# REVISED PROPOSAL (16 STOREYS)





Landscape Plan

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**Thank you for your time!**