

## **55-77 Davisville Avenue – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** March 16, 2026

**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:** 25 199458 STE 12 OZ

### **SUMMARY**

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This Report recommends approval of the application to amend the Zoning By-law to permit a 121.5-metre (37-storeys excluding mechanical penthouse) residential building with approximately 29,271 square metres of total gross floor area at 55-77 Davisville Avenue. A new mid-block connection is proposed along the east lot line from Davisville Avenue to Balliol Street. A new 406-square-metre park is also proposed on site, with frontage along Balliol Street.

The application also proposes to retain the existing 29-storey rental apartment building at 77 Davisville containing 483 rental dwelling units.

The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan and the Yonge-Eglinton Secondary Plan.

### **RECOMMENDATIONS**

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The Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 55-77 Davisville Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the Executive Director, Development Review to require the owner to develop a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction of the development on tenants of the existing rental building

prior to Site Plan Approval, all to the satisfaction of the Executive Director, Development Review.

4. City Council request that the Executive Director, Development Review secure through the Site Plan Control process pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to undertake improvements to the existing rental building, at its sole expense and at no cost to tenants, at 77 Davisville Avenue, as follows:

- a. Laundry room upgrades including new washers and dryers and accessible washer dryer stations;
- b. New indoor amenity space with programming to be determined in the future; and
- c. Repairs and updates to the existing pool.

5. 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 406 square metres located in the southwest portion of the development site.

6. City Council approve the acceptance of on-site parkland dedication, 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; the owner may propose the exception of encumbrances of tiebacks and an underground parking garage, where such encumbrances are deemed acceptable by the Executive Director, Development Review, in consultation with the City Solicitor; and such encumbrances will be subject to the payment of compensation to the City, in an amount as determined by the Executive Director, Development Review and the Executive Director, Corporate Real Estate Management.

7. 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 and Recreation; 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, Parks and Recreation, 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.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## THE SITE

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### Description

The site is located on the south side of Davisville Avenue and continues through to Balliol Street, between Yonge Street and Pailton Crescent. It is immediately south of the Davisville Junior/Spectrum Public School. The portion of the site along Balliol Street is east of and immediately adjacent to Balliol Parkette.

The site is an irregular square shaped parcel, with frontages of approximately 101.6 metres and 69.6 metres along Davisville Avenue and Balliol Street, respectively, with a depth of 84.7 metres. The lot area is 7,610 square metres.

An existing 29-storey apartment building at 77 Davisville Avenue containing 483 rental units will be retained. The unit mix of the existing building is comprised of 114 studio units, 228 one-bedroom, and 141 two-bedroom units, with residential lobby access taken from the pick-up/drop-off area off the driveway central to the site, as well as from the existing pedestrian connection on Balliol Street. The existing residential access and pick-up drop off area will be retained.

The site is accessed by three existing driveways from Davisville Avenue, in which one leads to a ramp to the three-level underground parking facility containing a total of 384 parking spaces, another to a ground level pick-up/drop-off area, and the third to a ground level loading and service area. An existing pedestrian crosswalk is located to the east of the second driveway.

The Al Green Sculpture Garden is an existing privately-owned open space located at the southern end of the property, and accessible to members of the public. The Sculpture Garden was established by the late Abraham Green, a developer and sculptor in Davisville.

See Attachment 2 for the Location Map.

### Surrounding Uses

To the north is Davisville Junior Public School and Spectrum Alternative Senior School, as well as several low-rise residential buildings within the *Neighbourhoods* designation. Northwest of the site is the Davisville Aquatic Centre, as well as approved tall buildings at 1913-1951 Yonge Street and 1910-1944 Yonge Street respectively, the corner of Yonge Street and Davisville Avenue.

East of the site are existing apartment buildings within a height range of 15-30 storeys.

Immediately to the south is Balliol Parkette. On the south side of Balliol Street is a row of existing two-storey townhouses which have approvals to be redeveloped as 37 to 40 storey-residential buildings, including future parkland.

The site is adjacent to an existing 21-storey apartment building to the west on Davisville Avenue, as well as two approved residential buildings on Balliol Street with a maximum height of 41-storeys.

## **THE APPLICATION**

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### **Description**

#### **77 Davisville Avenue**

The application includes the retention of an existing 29-storey rental apartment building with 483 rental dwelling units with an approximate gross floor area of 32,829 square metres. The existing underground parking garage and loading area will also be maintained.

#### **55 Davisville Avenue**

A 121.5-metre (37-storeys excluding mechanical penthouse) residential building.

### **Density**

Approximately 29,298 square metres of gross floor area is proposed, resulting in a floor space index of 10.88 times the area of the lot.

### **Dwelling Units**

The proposal includes 400 rental dwelling units, consisting of 49 studio (12%), 154 one-bedroom (39%), 99 two-bedroom (25%), and 39 three-bedroom units (10%).

### **Amenity Space**

1,480 square metres of amenity space (3.7 square metres per unit) is proposed, consisting of 1.8 square metres of indoor amenity space (747 square metres per unit) and 1.7 square metres of outdoor amenity space (733.2 square metres per unit). The submitted architectural plans show the indoor and outdoor amenity spaces located on the ground floor and level 5.

### **Access, Parking and Loading**

The pedestrian access is taken from a walkway from Davisville Avenue. Vehicular access for parking, pickup/drop-off and loading area is proposed from an existing 6.0 metre-wide driveway on the west side of the lot.

The driveway would lead to a ramp to the 3-level underground parking garage, which would contain a total of 383 retained vehicular parking spaces. Approximately 61 spaces will be allotted to 55 Davisville Avenue, which includes 6 visitor parking, and 8 accessible parking. A total of 184 spaces are proposed for the existing apartment building at 77 Davisville Avenue, and 138 spaces will remain accessible to 99 Davisville Avenue. The underground garage, with parking spaces accessible between both sites at parking levels 1 and 2, will function separately. An enclosed and combined Type 'G'

and Type 'C' loading space is proposed, with the existing outdoor loading area to the east being retained.

A 2.36-metre strip of land along the north edge of the site abutting Davisville Avenue is proposed to be conveyed to the City to satisfy the Official Plan requirement for a 23.0-metre-wide right-of-way.

A total of 440 bike parking spaces are also proposed. See attached simplified Site Plan in Attachment 7.

### **Park**

A new 406-square-metre park, rectangular in shape, is proposed along the southern property line, along Balliol Street and mirroring the parkland secured on the neighbouring property to the west at 60 Balliol Street. The new public park replaces the privately owned Al Green Sculpture Garden (Sculpture Park). Approximately 299 square metres of the proposed park would be encumbered by the existing underground parking garage at 77 Davisville Avenue.

### **Midblock Connection**

A new north-south 3.0-metre-wide accessible pedestrian walkway is proposed along the east side of the site from Davisville Avenue through to Balliol Street, aligning with the existing pedestrian crosswalks on Davisville Avenue and future parkland secured on the south side of Balliol Street.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/77DavisvilleAve](http://www.toronto.ca/77DavisvilleAve)

### **Reasons for Application**

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013 to permit the building form, height, density, setbacks, and other performance standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on March 8, 2024. An additional PAC took place with the applicant on March 28, 2025. Revisions made in response to staff comments at the PAC meeting are as follows:

- Removal of a proposed 12-storey mid-rise building along Balliol Street.
- Reduction of building height from 49 storeys to 37 storeys.
- Increased tower setback from 6.8 metres to 8.0 metres from existing north property line.

- Increase in parkland dedication from 399 square metres to 406 square metres

The current application was submitted on July 24, 2025 and deemed complete on August 14, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: [www.toronto.ca/77DavisvilleAve](http://www.toronto.ca/77DavisvilleAve)

### **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 appropriate Zoning By-law amendments, including associated conditions of approval.

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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 Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The [Official Plan](#) designates the site as Apartment Neighbourhoods. See Attachment 3 of this Report for the Land Use Map. 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.

### **Protected/Major Transit Station Area**

The site is within the Davisville Protected Major Transit Station Area (PMTSA), associated with Site and Area Specific Policy (SASP) 722 in Chapter 8 of the Official Plan. The site is within 200-500 metres of the Davisville Transit Station. Lands being within a PMTSA boundary, designated Mixed Use Areas, Apartment Neighbourhoods, or Regeneration Areas, are permitted a Floor Space Index (FSI) of 6.0 or more when the lands are within 200-500 metres of a transit station. The PMTSA policies must be applied together with all other appropriate policies of the Official Plan and the applicable Secondary Plan including matters of heritage, built form and public realm, servicing, natural areas, parks and other open spaces, and others. In the case of conflicts between Secondary Plans/SASPs and MTSA's and PMTSA's, whichever policies provide greater densities will prevail.

### **Yonge-Eglinton Secondary Plan**

The Yonge-Eglinton Secondary Plan identifies the site as Apartment Neighbourhoods. The site is located within the Davisville Community Street and the Davisville Apartment

Neighbourhoods Character Area. See Attachment 4 of this Report for the Secondary Plan Land use Map.

## **Zoning**

The subject site is zoned RA (x812) under Zoning By-law Amendment 63-2024, to Zoning By-law 569-2013. The R (Residential) zoning category permits dwelling units in a detached and semi-detached house, townhouse, duplex, triplex, fourplex, and an apartment buildings. See Attachment 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
- Growing Up: Planning for Children in New Vertical Communities
- Midtown Public Realm Implementation Strategy

## **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. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On September 15, 2025, City staff hosted a virtual community consultation. Approximately 41 members of the public participated along with a representative from the Ward Councillor's office and the applicant team. Various members of the public also provided comments to City staff via emails and phone calls.

Comments and issues raised include:

- Construction impacts and construction management requirements.
- Support for the scale, density, and design of the proposal.
- Concern regarding proposed height.
- Capacity of nearby community services.
- Potential for a future signalized pedestrian crossing on Balliol Street.
- Impact on the existing parking garage at 77 Davisville Avenue.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

## **Statutory Public Meeting Comments**

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

## **COMMENTS**

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### **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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Housing**

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result a new 37-storey apartment building containing 400 residential units on an underutilized part of the lot at 55 Davisville Avenue while retaining the existing 29-storey apartment building containing 483 rental dwelling units at 77 Davisville Avenue, with a unit mix that meets the Growing Up Guidelines.

### **Improvements for Existing Rental Housing**

The existing rental apartment building has an indoor swimming pool at the penthouse level with changerooms and sauna facilities, updated lobby, and an outdoor amenity space. In accordance with Policy 3.2.1.5(a) of the Official Plan the proposal includes improvements to the existing rental building as follows:

- Laundry room upgrades including new washers and dryers and accessible washer dryer stations;
- New indoor amenity space with programming to be determined in the future; and
- Repairs and updates to the existing pool.

The applicant has confirmed that costs of all the above-mentioned improvements, will not be passed on to tenants of the existing building in any form, including by way of an application to the Landlord and Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Tenants of existing rental units that currently rent parking in the underground parking will continue to have access to parking during and after construction of the new development. Prior to Site Plan Approval, the applicant will be required to develop a Construction Mitigation and Tenant Communications Plan to mitigate the impacts of construction of the proposed development on existing and future residents. The Plan will address impacts to parking for existing tenants.

## **Land Use**

The proposed residential use is acceptable as it is consistent with the Apartment Neighbourhoods designation within the Official Plan and the Yonge-Eglinton Secondary Plan.

## **Site Organization**

The organization of the site is acceptable. The proposal situates the primary residential entrance on Davisville Avenue, with vehicular access taken from the reconfigured 6.0-metre driveway at the western-most portion of the site.

The underground garage and proposed vehicular parking spaces will be consolidated with the existing underground garage at 77 Davisville Avenue. However each building would have its own loading and servicing area. Of the total 383 parking spaces, 61 parking spaces are proposed for allotment to 55 Davisville Avenue, 184 spaces to 77 Davisville Avenue, as well as 138 spaces remaining available to residents of 99 Davisville.

The two western driveways would be reconfigured to maintain access to the existing loading area, pickup-drop off, and parking for 77 Davisville Avenue, and create a new pedestrian north-south midblock connection to Balliol Street.

The proposed development includes a 406-square metre public park to the south, fronting Balliol Street, and a 3.0-metre wide pedestrian connection from Balliol Street, connecting north to Davisville Avenue. The final configuration and design of the pedestrian connection will be determined during the site plan approval process.

## **Public Realm**

The proposal conforms with the public realm policies of the Official Plan and the Yonge-Eglinton Secondary Plan.

A new lot line would be created from a required 2.36-metre road widening conveyance, in addition to the proposed 2.1-metre side walk, providing for a widened public boulevard as planned for in the Yonge-Eglinton Secondary Plan. The proposed building would be set back 2.7 metres from the new lot line along Davisville Avenue, resulting in a minimum 7.2-metre setback from building face to curb. Four new City-owned trees are proposed and one City-owned tree will be maintained.

The proposed 3.0-metre wide pedestrian mid-block connection will be a publicly accessible walkway and connect Balliol Street to Davisville Avenue. It will provide

improved connection and accessibility to the proposed park and the adjacent future parkland secured at 33 Davisville Avenue, as well as the Davisville Aquatic Centre. This achieves the Mid-Block Connection as identified in the Yonge-Eglinton Secondary Plan, Policy 3.1.3 and Map 21-9.

The public realm along Balliol Street to the south will be enhanced by the proposed public park which will expand adjacent future parkland at 30 Davisville Avenue and 60 Balliol Street. The new public park also replaces the privately owned Al Green Sculpture Garden (Sculpture Park). Discussions between landowners are ongoing as it pertains to the relocation of the existing sculptures.

## **Built Form**

### *Height and Density*

The proposed building height of 121.5 metres (37-storeys excluding mechanical penthouse) is appropriate as it integrates into the surrounding context and is generally consistent with the planned height range in the Davisville Apartment Neighbourhood area. The site is also within the Davisville Protected Major Transit Station Area, where densities are permitted at an FSI of 6 times the site area, or more. The surrounding existing and planned context includes multiple tall buildings to the east, west and south of the site.

### *Massing - Tower component*

The massing of the tower component of the proposal is acceptable.

Tower floor plates is proposed at 755 square metres. The tower component is setback approximately 5.7 metres from the new lot line along Davisville Avenue to the north and 12.4 metres from the new park fronting onto Balliol Street to the south. The proposal would achieve tower separation distances of approximately 22.1 and 20.4 metres from the approved 41-storey residential building to the south at 60 Balliol Street and from the nearest main wall of the retained 29-storey apartment building to the east, respectively. East and west lot line setbacks are approximately 12.9 metres and 12.6 metres respectively.

The proposed building aligns with the infill development policies of the Yonge-Eglinton Secondary Plan for Midtown Apartment Neighbourhoods (policy 1.3.3), and is within the intent of the Tall Building Guidelines. The proposed massing of the tower component mitigates privacy impacts to the existing and approved buildings near the site as well reduces perceived massing along the Davisville public realm.

### *Massing - Base Building*

The proposed 16.0-metre (4-storey) base building provides an appropriate streetwall height on Davisville Avenue as it would frame the street with good proportion and fit with the existing and planned context. The base building would be setback approximately 7.2 from the curb on Davisville Avenue, and 5.4 metres from the new park to the south.

The proposal would provide an appropriate setback from both the public realm along Davisville Avenue, as well as a new 3.0-metre wide pedestrian midblock connection running north-south, situated along the eastern portion of the proposed building, and

would achieve the public realm concept as envisioned in the Yonge-Eglinton Secondary Plan (policy 3.1.3 and Map 21-9).

### **Shadow Impact**

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on shadow-sensitive areas, parks, and sidewalks, particularly during the spring and fall equinoxes.

To the north, the Davisville Junior/Spectrum Public School will experience limited shadow on the school yard between 10:18am and 11:18am during the spring and fall equinox. Incremental shadowing would start at 3:18 p.m. during the fall equinox on the existing apartment building on site. There will be no shadows cast by this proposal on the new park.

### **Wind Impact**

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all areas at grade, including the proposed park and mid-block connection will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered uncomfortable or dangerous.

The report identifies a small portion of the 6.0-metre driveway along the west property line with uncomfortable wind conditions during winter however it is not predicted to impact the proposed bicycle room access or pick-up drop off activities.

The proposed outdoor amenity areas on level 5 will experience wind conditions suitable for sitting during the summer, without need for mitigation.

### **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials. It has been determined that there is no impact to servicing for the site.

### **Road Widening**

A 2.36 metre road widening dedication along the Davisville Avenue frontage of the site is required for conveyance to the City. Amendment 405 to the Yonge-Eglinton Secondary Plan requires a 23.0-metre right-of-way for this segment of Davisville Avenue. Davisville Avenue currently has an approximate width of 18.29 metres. There is no road widening requirement for Balliol Street.

### **Traffic Impact, Access, Vehicular and Bicycle Parking and Loading**

A Transportation Impact Study was submitted to assess the traffic impact, vehicular access, and parking arrangements for the proposal. Transportation Review has reviewed the Transportation Impact Study and accepts the conclusions.

## Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a two percent parkland dedication. The total parkland dedication requirement is 350.3 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site parkland dedication. The 406 square metre park is to be located along the southern property boundary, adjacent to the proposed mid-block connection and fronting onto Balliol Street, with a 5.4 metre setback proposed between the park and the proposed building and complies with Policy 3.2.3.8 of the Official Plan.

The on-site parkland includes 283.85 square metres of encumbered parkland and 122.15 square metres of unencumbered parkland due to an existing underground parking garage. Encumbered parkland is valued less than unencumbered parkland, therefore the City's Corporate Real Estate Management (CREM) will value the proposed encumbered parkland and determine the amount of cash-in-lieu that will be owed above and beyond the proposed parkland to fulfill the Section 42 requirements.

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, the [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 on-site parkland dedication will expand upon the adjacent 458 square metre on-site parkland already approved by City Council to the west, which is associated with the developments at 33 Davisville Avenue and 141 Davisville Avenue. The parkland dedication at 33 Davisville Avenue includes 147.9 square metres of off-site dedication from 141 Davisville Avenue.

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, Parks and Recreation, 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.

## **Archaeological Assessment**

An Archeological Assessment Report dated December 2, 2025 was submitted in support of the application. City staff have reviewed the findings and have determined there are no archeological concerns.

## **Tree Preservation**

An arborist report was submitted indicating that 4 City-owned trees will be impacted by the development and require a permit to injure under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Environment, Climate and Forestry.

Four new City-owned trees are proposed along Davisville Avenue. One existing City-owned tress is proposed to be retained. To ensure the planting and survival of the proposed new City street trees, the applicant will be required to submit a tree planting security deposit.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. 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.

## **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, foundational to creating complete communities and include matters such as recreation, libraries, childcare, 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.

## **CONTACT**

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## **SIGNATURE**

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David Driedger  
Acting Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Information/Drawings**

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

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model
- Attachment 10: Perspective Views

Attachment 1: Application Data Sheet

**Municipal Address:** 55 - 77 Davisville Avenue      **Date Received:** July 24, 2025

**Application Number:** 25 199458 STE 12 OZ

**Application Type:** Zoning By-law Amendment

**Project Description:** a 37-storey apartment building. The existing 29-storey apartment building is to be retained.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Goldberg Group	Core Architects	OEF 77 DAVISVILLE NOMINEE INC.

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	Apartment Neighbourhoods	<b>Site Specific Provision:</b>	SASP 722
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<b>Zoning:</b>	Residential (RA(x812))	<b>Heritage Designation:</b>	N
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<b>Height Limit (m):</b>	38	<b>Site Plan Control Area:</b>	Y
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**PROJECT INFORMATION**

<b>Site Area (sq m):</b>	7,610	<b>Frontage (m):</b>	102	<b>Depth (m):</b>	85
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
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Ground Floor Area (sq m):

Residential GFA (sq m):	32,829	32,829	29,271	62,100
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Total GFA (sq m):	32,829	32,829	29,271	62,100
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Height - Storeys:	29	29	37	37
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Height - Metres:			122	122
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<b>Lot Coverage Ratio (%):</b>	41 + 28	<b>Floor Space Index:</b>	10.88 + 7.28
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
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<b>Residential GFA:</b>	62,100
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<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
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<b>Rental:</b>	483	483	400	883
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**Condominium:**

<b>Total Units:</b>	483	483	400	883
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**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		114	228	141	0
Proposed:		49	213	99	39
<b>Total Units:</b>		163	441	240	39

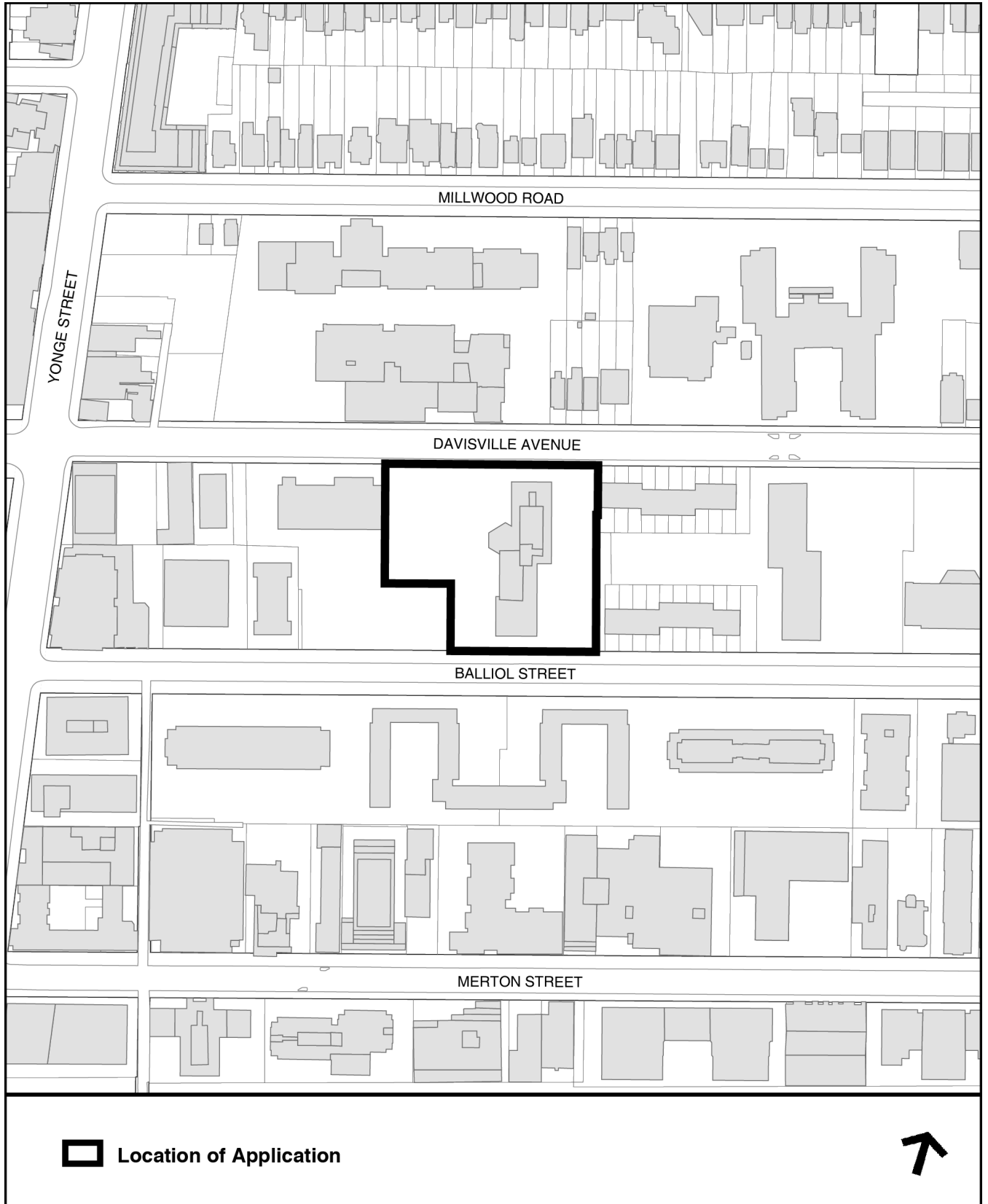
**Parking and Loading**

Parking Spaces: 383      Bicycle Parking Spaces:      Loading Docks: 1

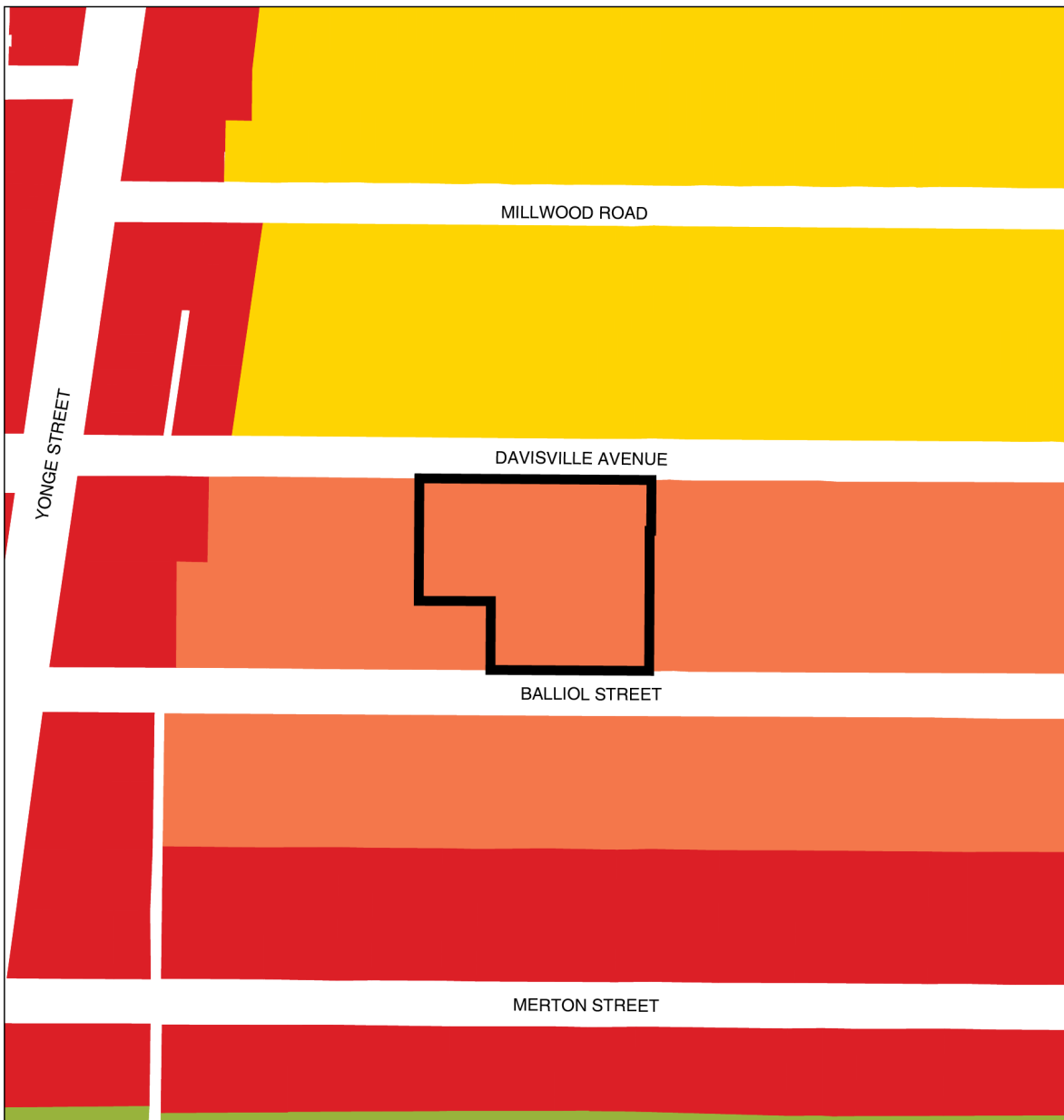
**CONTACT:**

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

55-77 Davisville Avenue

File # 25 199458 STE 12 0Z

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

  
 Not to Scale  
 Extracted: 03/02/2026

# Attachment 4: Secondary Plan Land Use Map



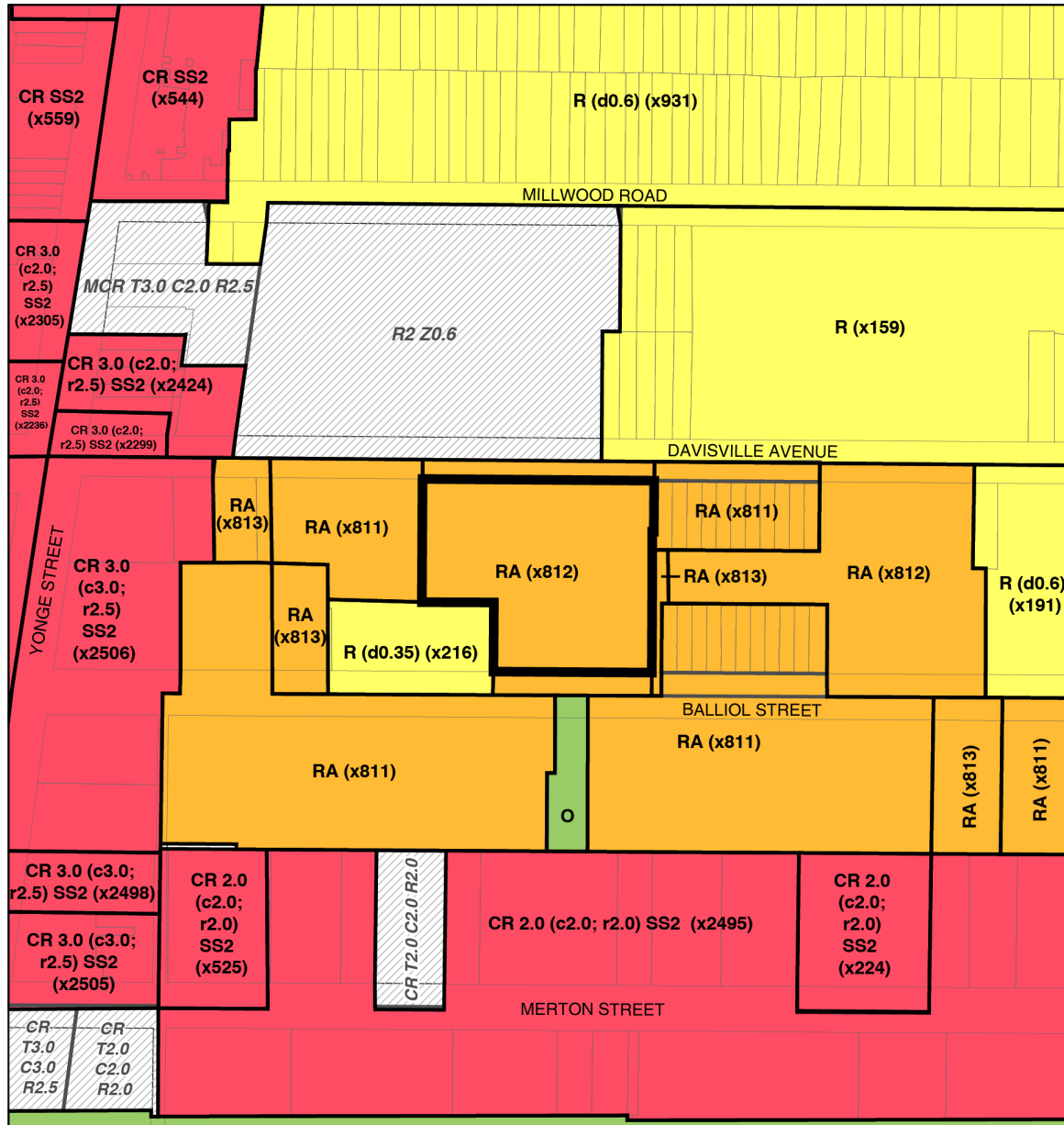
**Yonge-Eglinton Secondary Plan**  
MAP 21-4 Land Use Plan

- Secondary Plan Boundary
- ▨ Mixed Use Areas "A"
- ▩ Mixed Use Areas "B"
- ▧ Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks
- ▤ Land Use Designations per the Official Plan
- ★ Location of Application

Not to Scale ↑

Extracted March 2, 2026






Attachment 5: Existing Zoning By-law Map





Zoning By-law 569-2013

55-77 Davisville Avenue

File # 25 199458 STE 12 0Z

-  Location of Application
-  R Residential
-  RA Residential Apartment
-  CR Commercial Residential
-  O Open Space

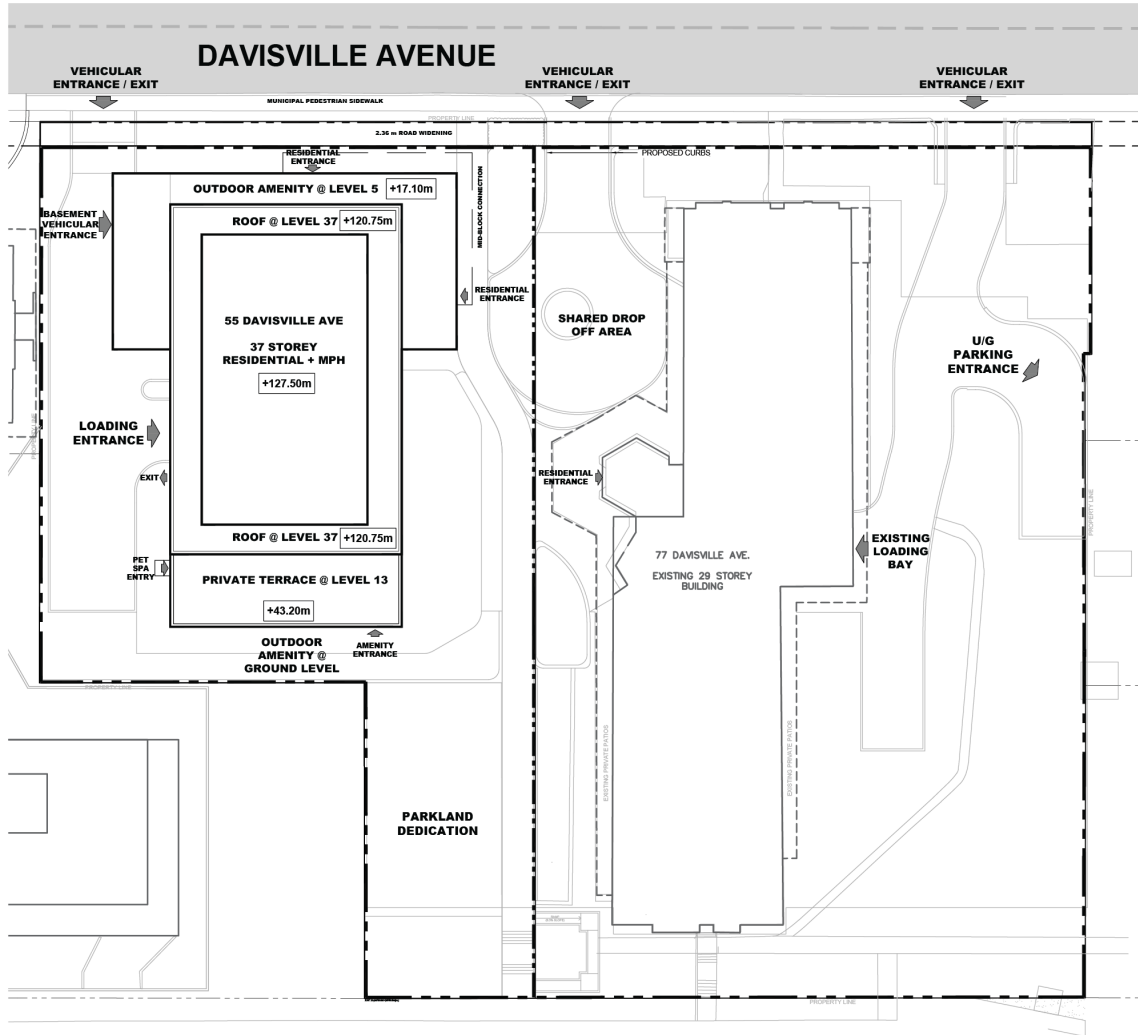
-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District
- CR** Mixed-Use District

  
Not to Scale  
Extracted: 03/02/2026

Attachment 6: Draft Zoning By-law Amendment

To be available prior to the April 1, 2026 Toronto and East York Community Council Meeting

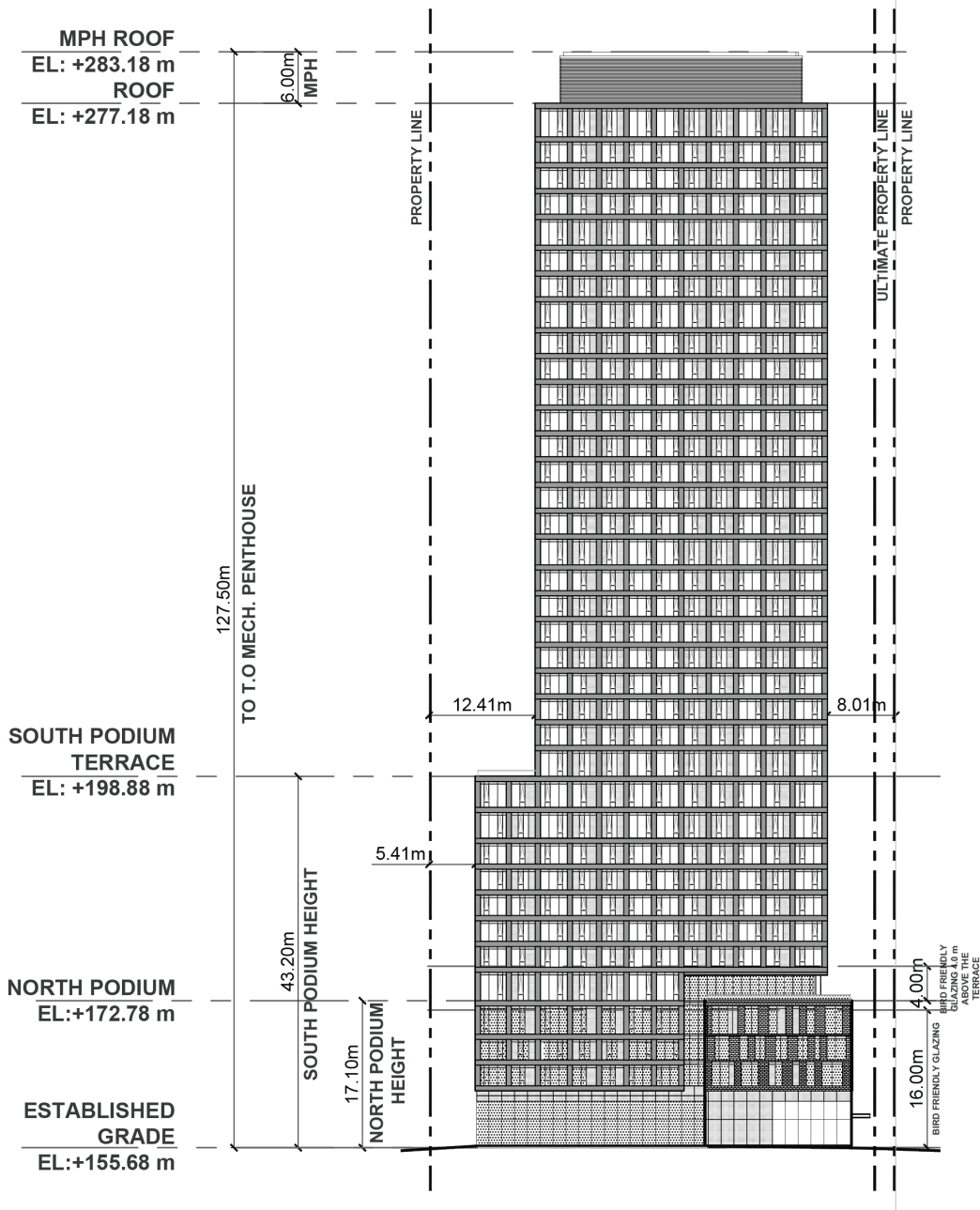
Attachment 7: Site Plan



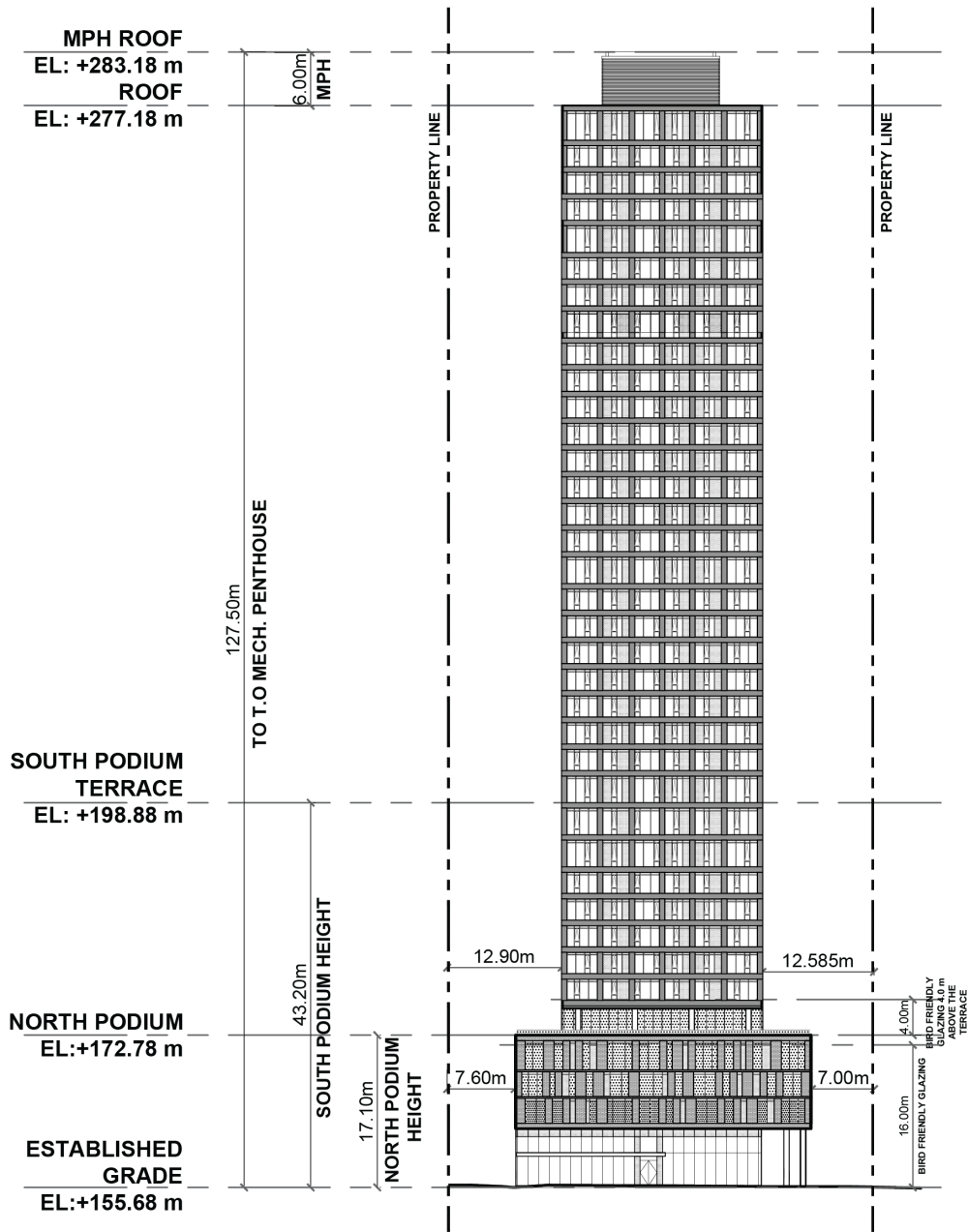
Site Plan



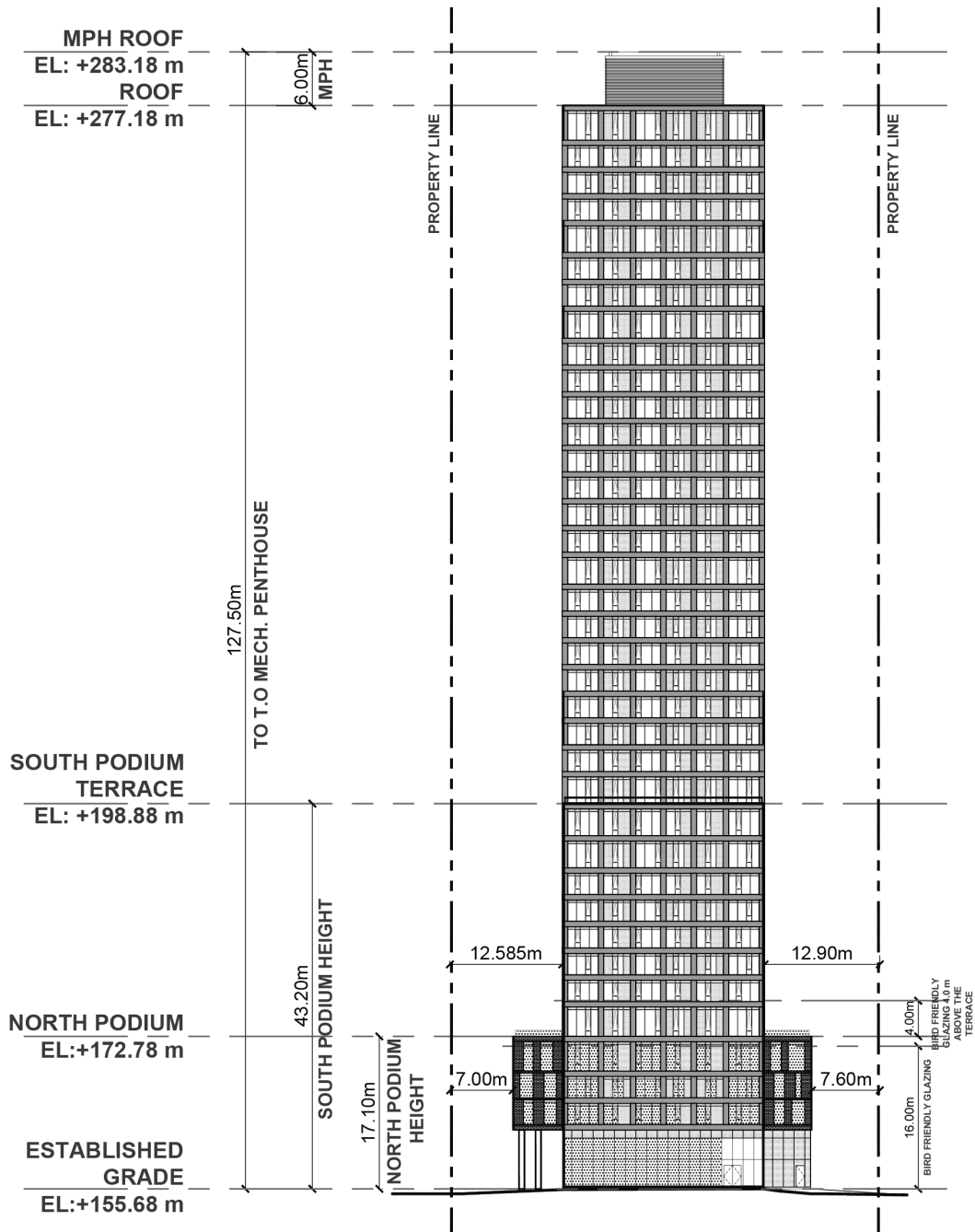
Attachment 8: Elevations and/or Ground Floor Plan



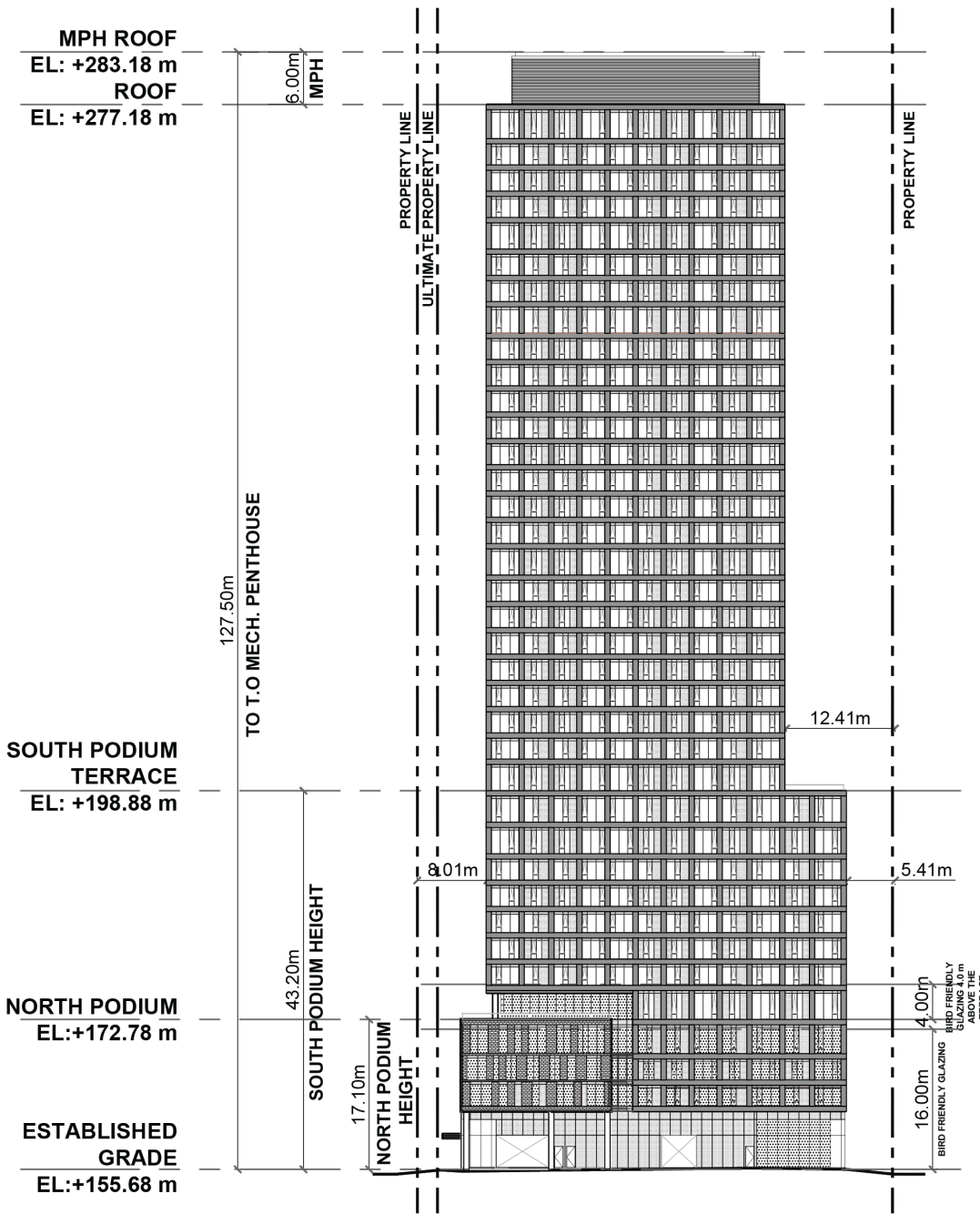
East Elevation



North Elevation



South Elevation



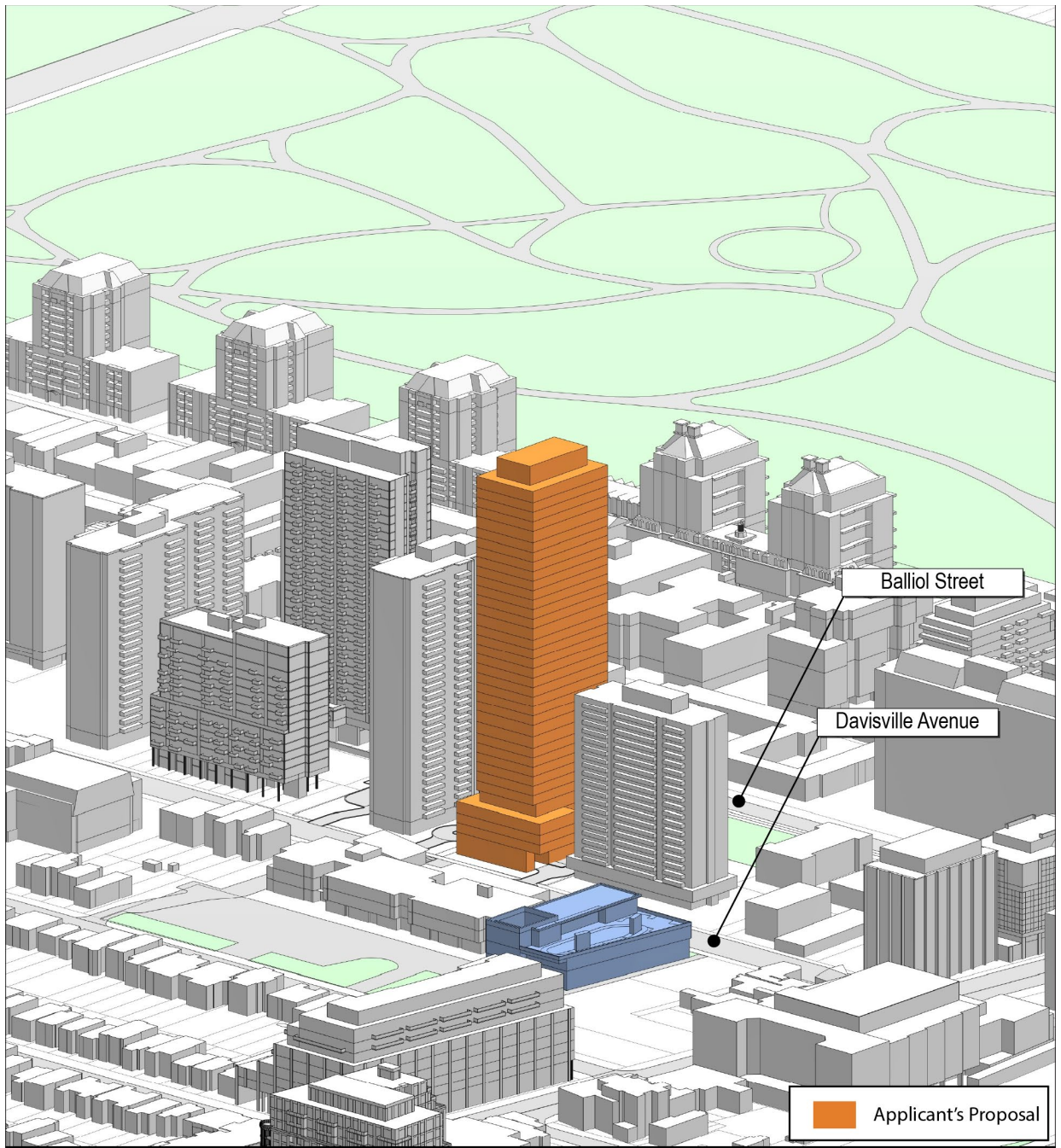
West Elevation

Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Northwest





**View of Applicant's Proposal Looking Southeast**



03/03/2026

Attachment 10: Perspective Views



*Perspective rendering looking southeast*



*Perspective rendering of proposal at-grade on Davisville Avenue*



*Perspective rendering of proposal at-grade on Balliol Street.*