

Community Online Information Session

230 & 240 The Donway West



April 27, 2021

Land Acknowledgement

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse, First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit.

Agenda

Introduction

Planning Context

Architectural Overview

Next Steps

Discussion

You are viewing John Doe's screen

View Options

Recording

Community Online Information Session

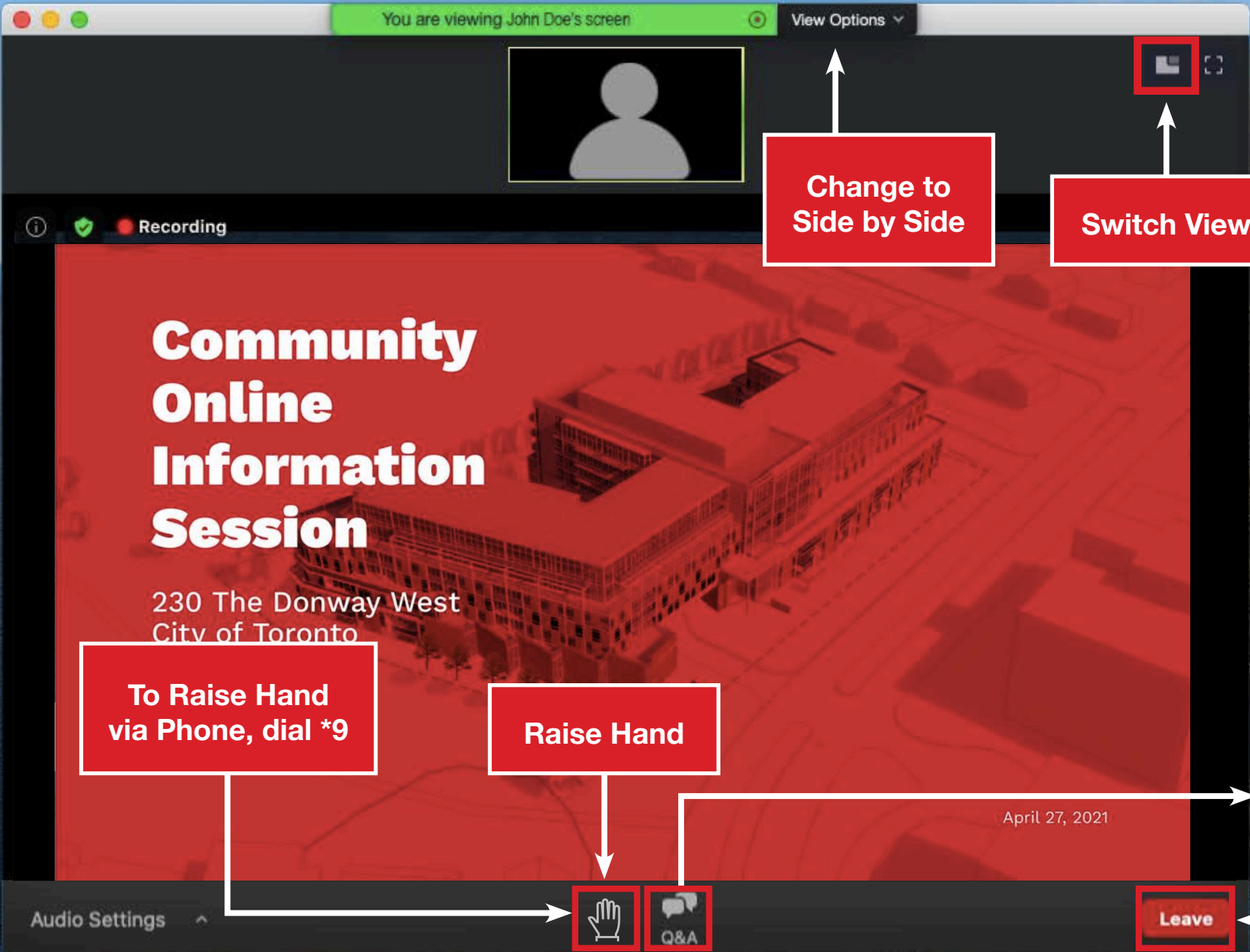
230 The Donway West
City of Toronto

April 27, 2021

Audio Settings

Q&A

Leave



Change to Side by Side

Switch View

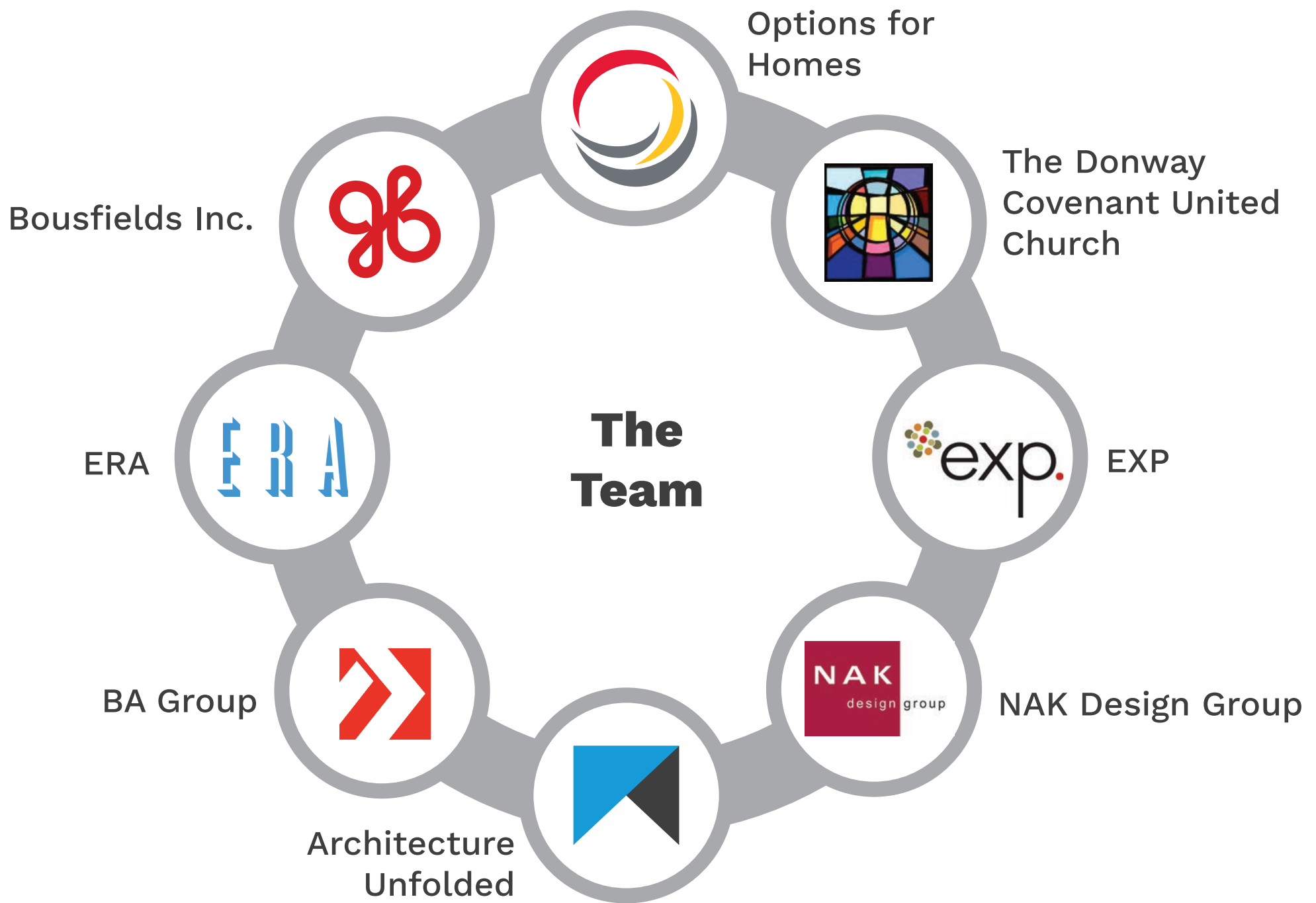
To Raise Hand via Phone, dial *9

Raise Hand

Submit your questions & comments here any time during the meeting

Type your question here...

Leave Meeting



The Donway Covenant United Church

Building a smaller, modern space for the congregation will help focus the Church's energy and finances on their ministry within the community. A partnership was formed with Options for Homes to make this happen. Our shared vision is to strengthen the presence of the Church and make home ownership more affordable.



The logo for Options For Homes features a stylized circular emblem composed of three overlapping curved segments in red, yellow, and grey. To the right of the emblem, the word "OPTIONS" is written in a large, bold, grey, sans-serif font. Below "OPTIONS", the words "FOR HOMES" are written in a smaller, all-caps, grey, sans-serif font with wide letter spacing.

OPTIONS FOR HOMES

Options is Canada's largest developer working exclusively on making home ownership more affordable. Operating for over 25 years without government funding, we are a mission-driven social enterprise that turns home ownership dreams into reality.

Attainable Home Ownership

‘Unicorn’ helps open doors in Toronto housing market for middle income earners

Like many professional couples, Yanni Thepanya and Remo Lass didn't think home ownership in Toronto was attainable for them. Student loan repayment, a focus on establishing their careers and a runaway housing market made saving for a down payment difficult. With down payment support from Options for Homes; they're now eagerly waiting the completion of their one-bedroom-plus-den.



› TORONTO STAR ‹

Planning Context

Development Application Process

Official Plan Amendment



Zoning By-law Amendment

18-24 Months



We Are Here

Aerial Photo
Surrounding Context

The Site

500M

LESLIE STREET

DON VALLEY PARKWAY

LAWRENCE AVENUE EAST












THE DONWAY WEST

DON MILLS ROAD

THE DONWAY EAST



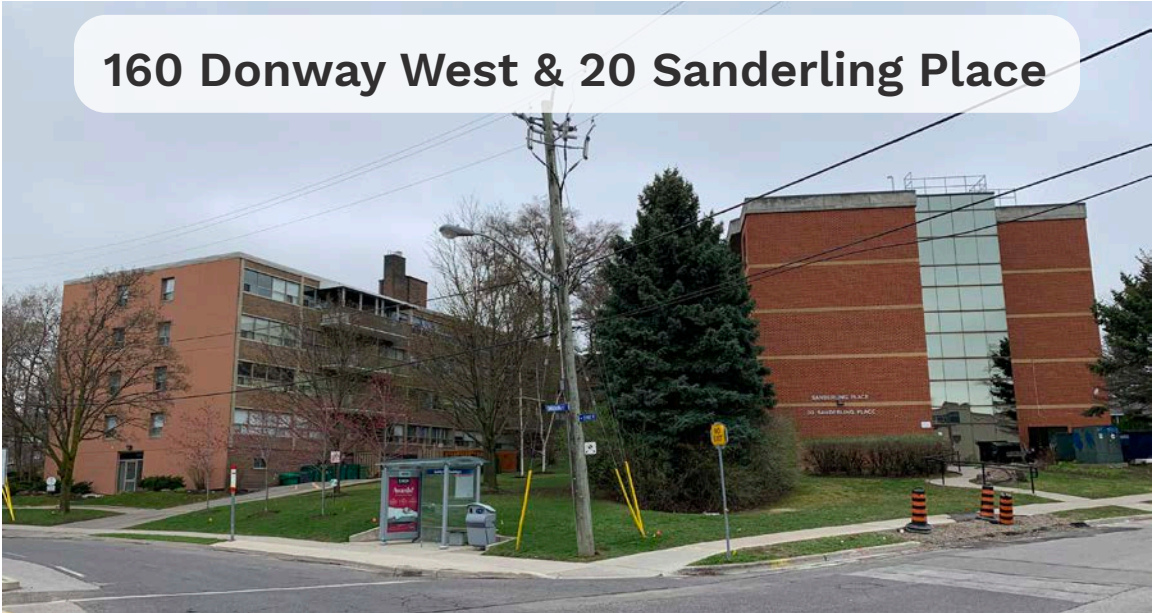
Land Use Designation Legend

-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas
(Including Golf Courses, Cemeteries, Public Utilities)
-  Institutional Areas
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors



Neighbourhood Context

160 Donway West & 20 Sanderling Place



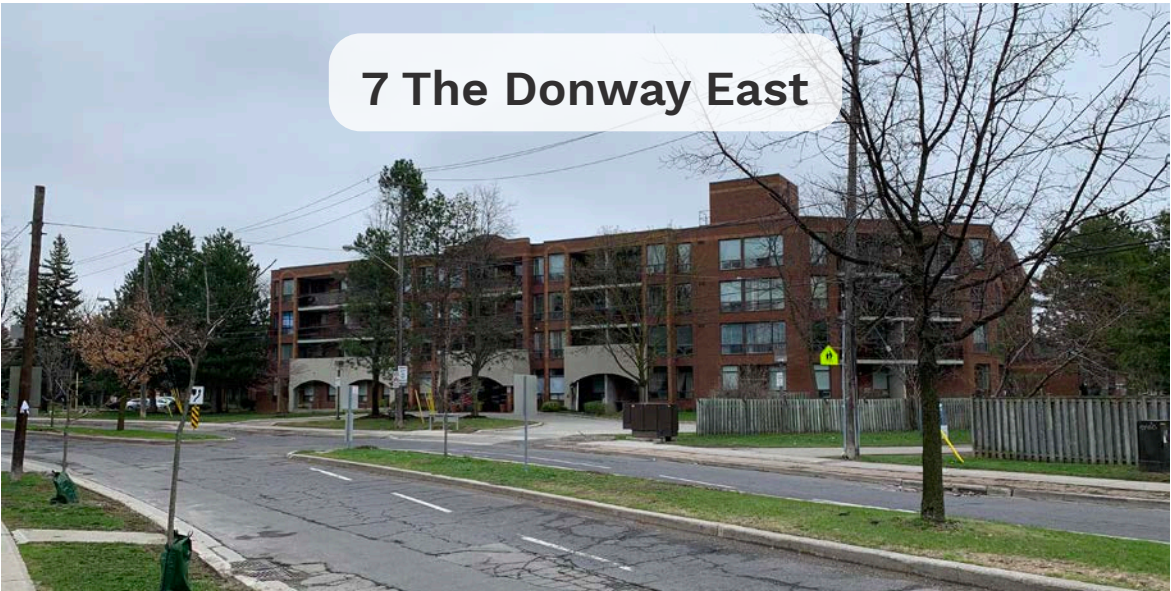
150 Donway West & 4 Overland Boulevard



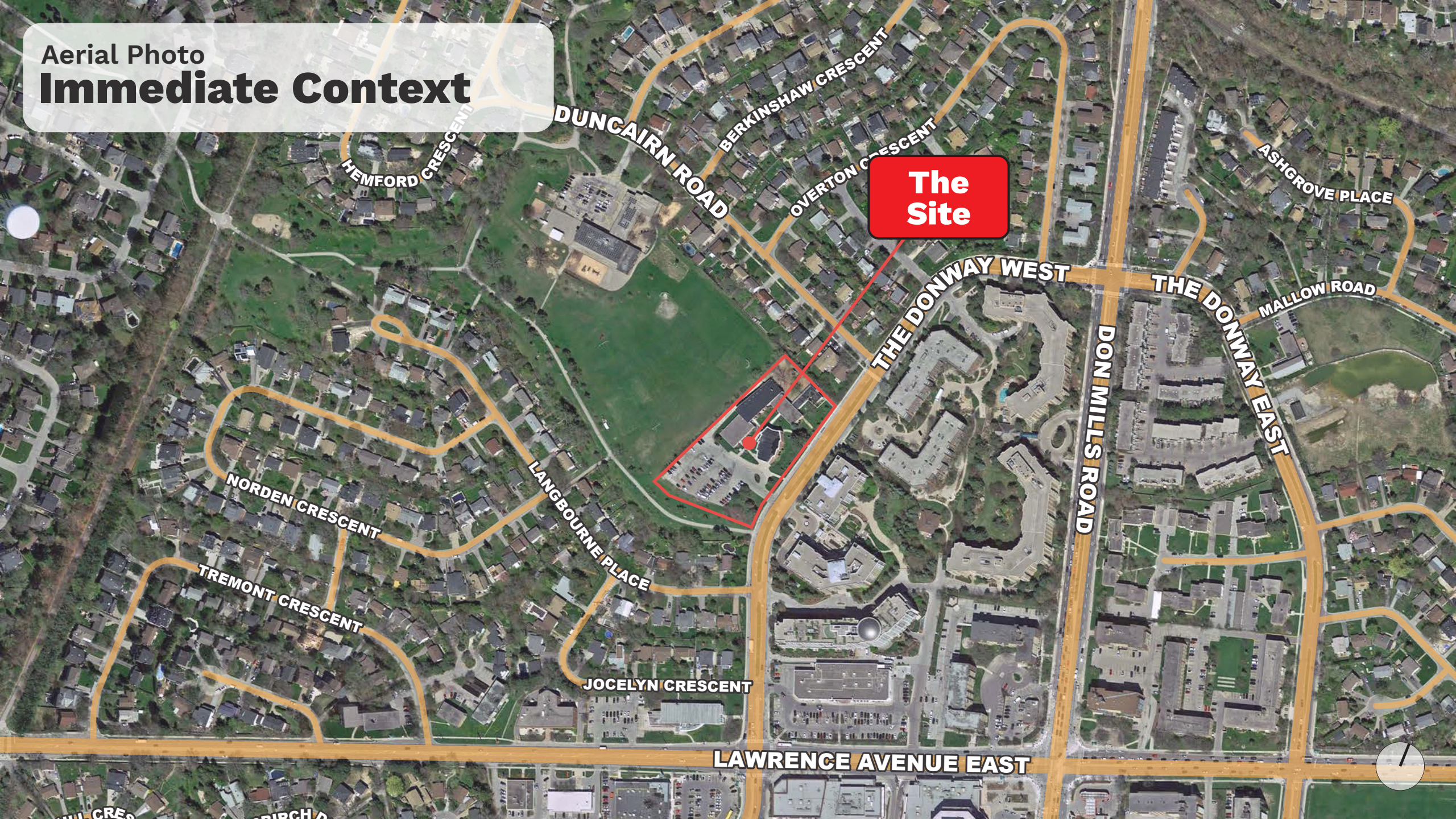
1 Overland Boulevard



7 The Donway East



Aerial Photo
Immediate Context



The Site

HEMFORD CRESCENT

DUNCAIRN ROAD

BERKINSHAW CRESCENT

OVERTON CRESCENT

ASHGROVE PLACE

THE DONWAY WEST

THE DONWAY EAST

MALLOW ROAD

DON MILLS ROAD

NORDEN CRESCENT

LANGBOURNE PLACE

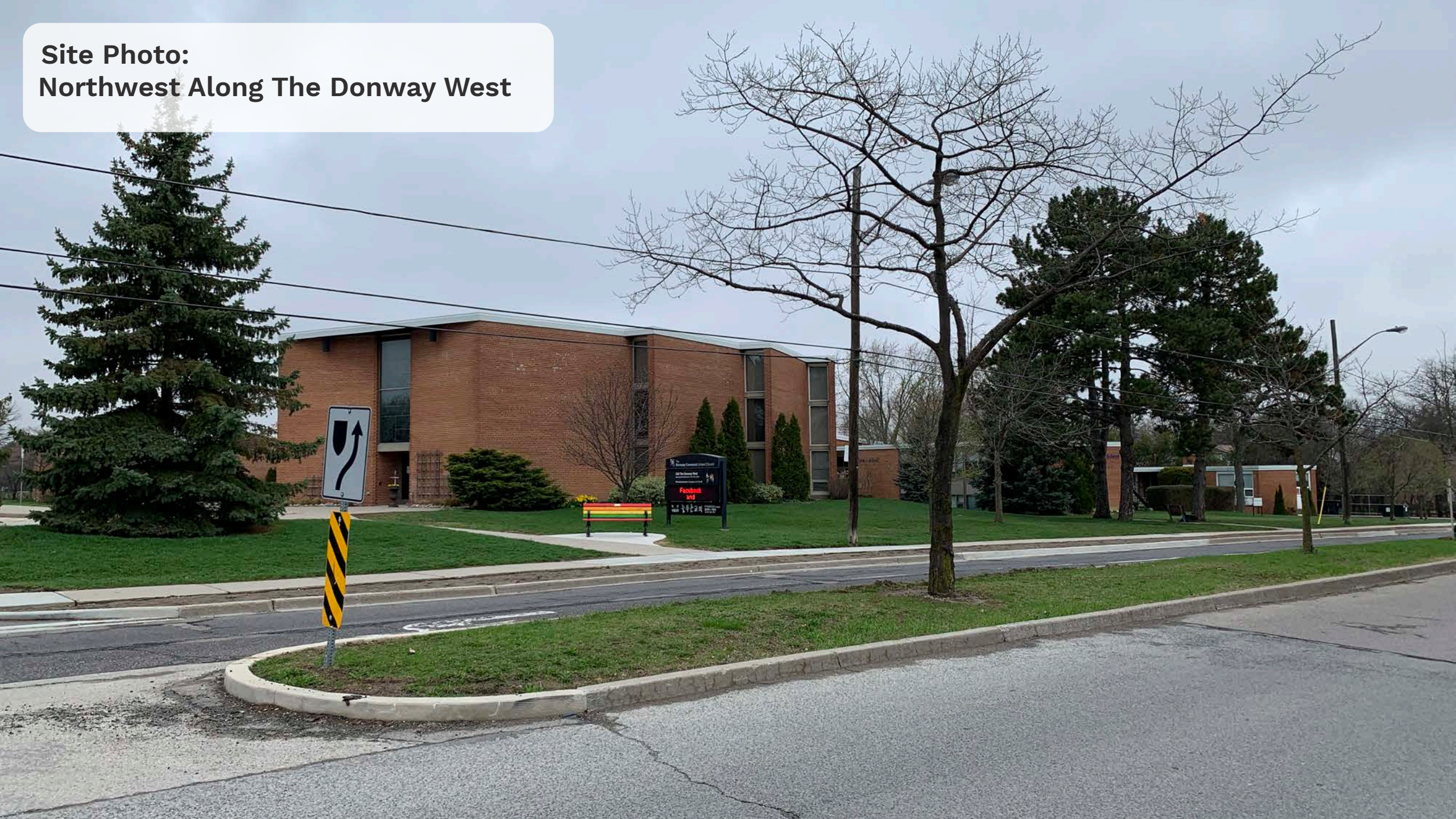
TREMONT CRESCENT

JOCELYN CRESCENT

LAWRENCE AVENUE EAST



**Site Photo:
Northwest Along The Donway West**

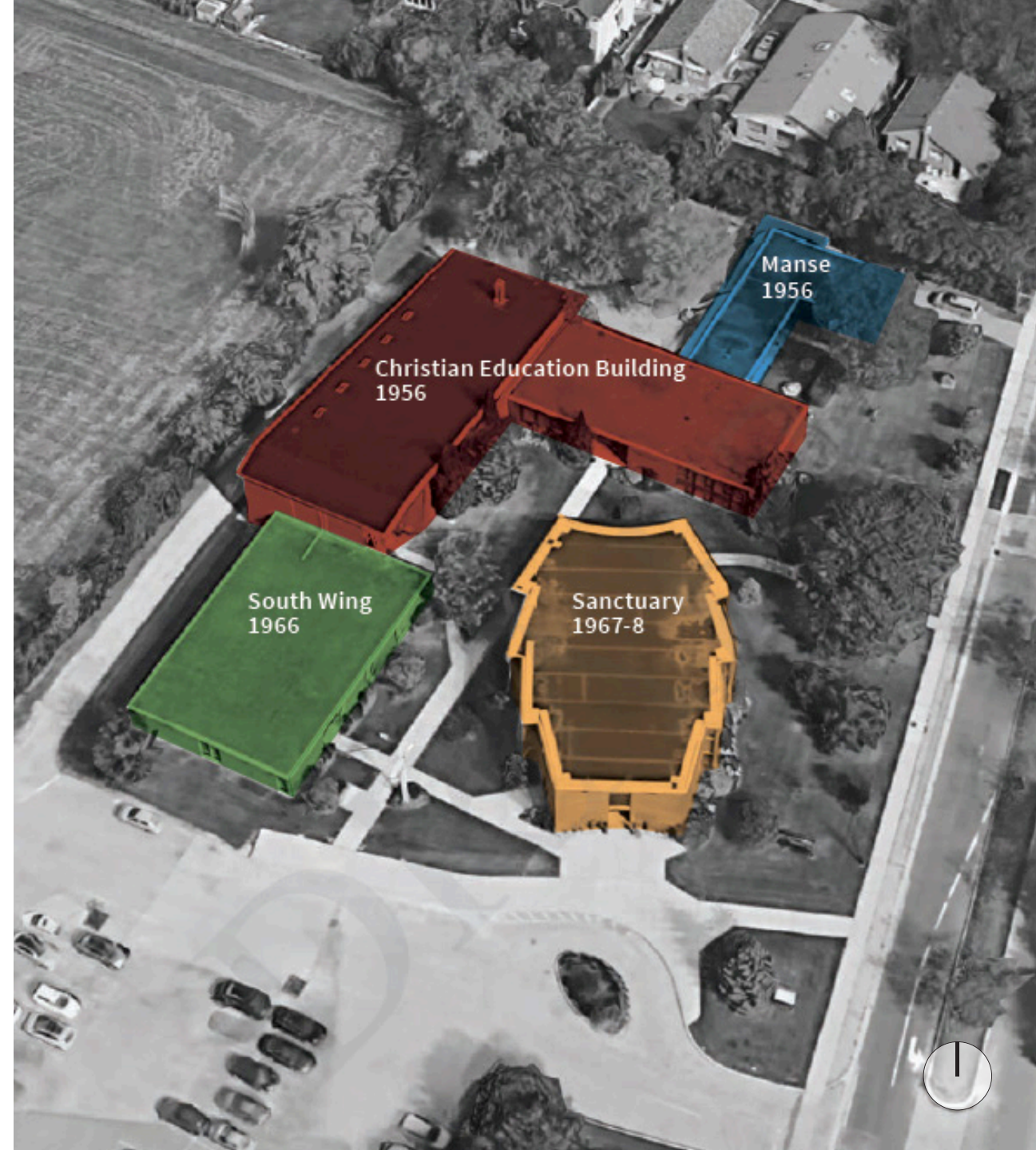


**Site Photo:
Southwest Along The Donway West**



Site History

- Neighbourhood Centre site acquired by the newly-established The Donway United Church congregation in 1955
- First auxiliary buildings constructed in 1956
- Sanctuary and auxiliary south wing built in 1966-67
- On this site over 65 years, the congregation has worshipped, practised, served the community, and provided space for neighbourhood uses



Cultural Heritage Value

- The **congregation's intangible association with this site** as their place of worship, cultural practice and community space
- Support for the physical context of Don Mills through **mid-century modern design principles** (built and landscape features)
- Association with **designers and builders who contributed in developing Don Mills** (architects James A. Murray and J. Arthur Layng)

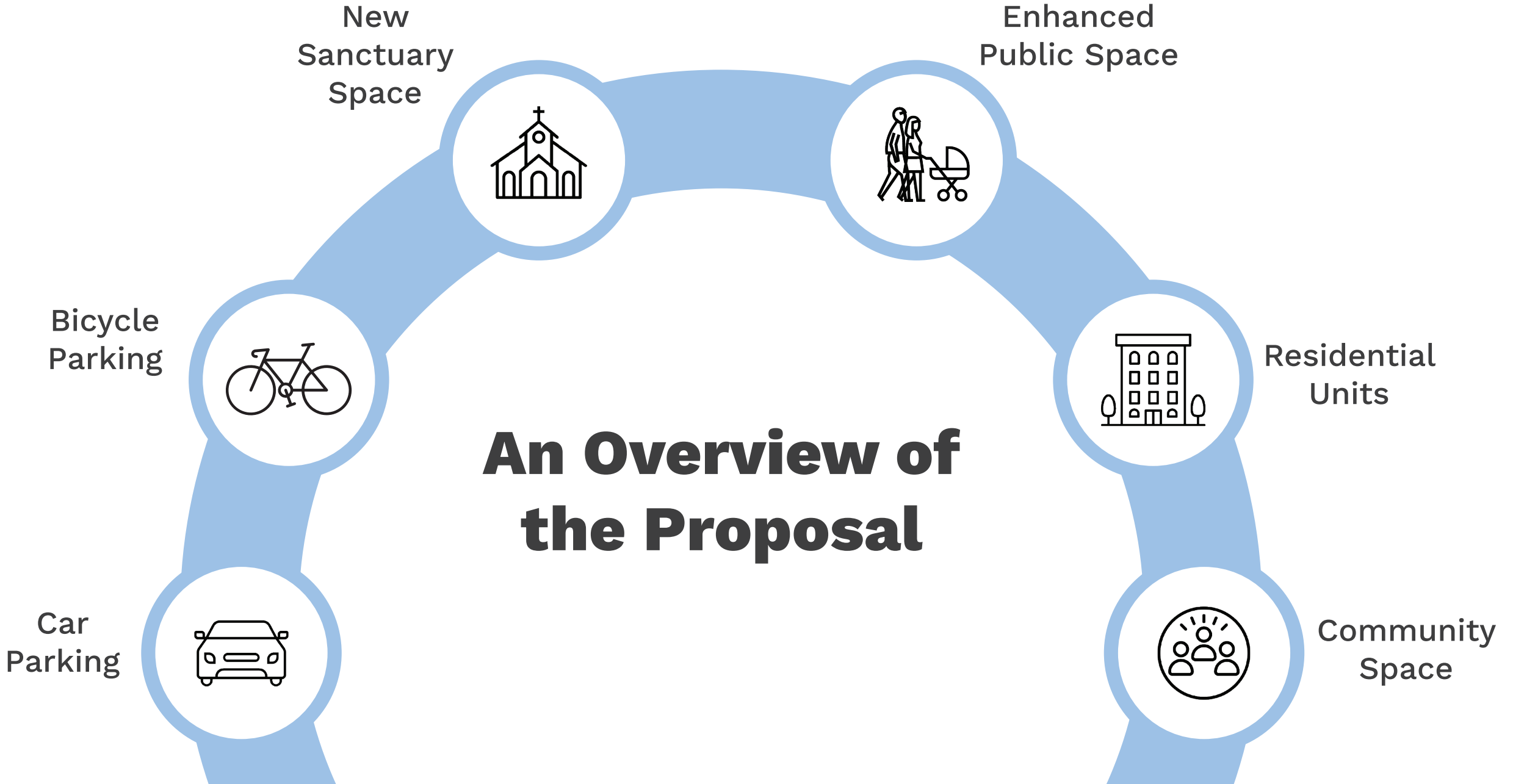


Conservation Strategy

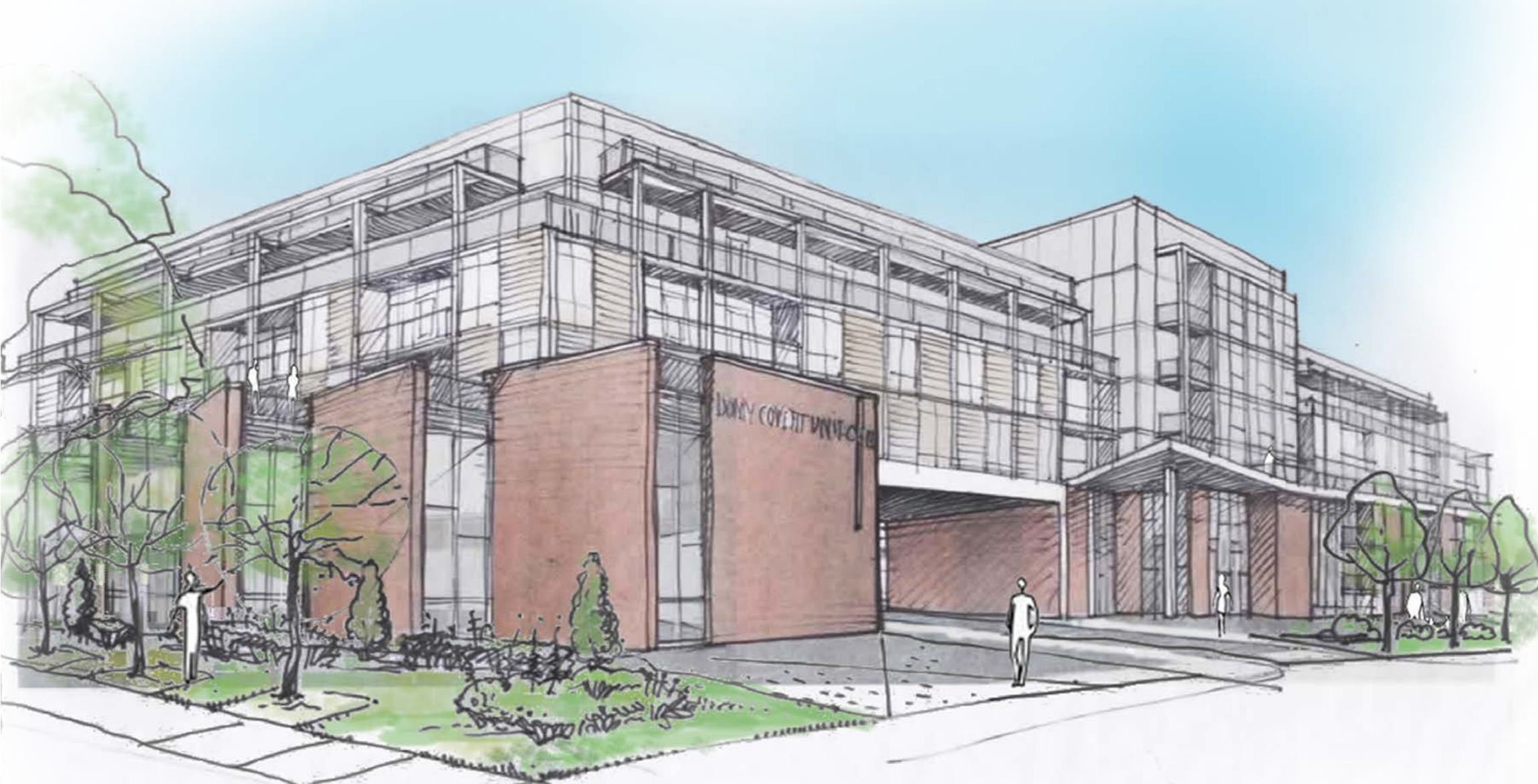
- Conserve and support the congregation's ability to continue practising, providing community gathering space and community-facing programs on site in the long term
- Balance built heritage conservation goals with other important planning objectives / community needs
- Supports the physical character of Don Mills through interpretive design strategies, and carries on a legacy of designers / community builders invested in Don Mills



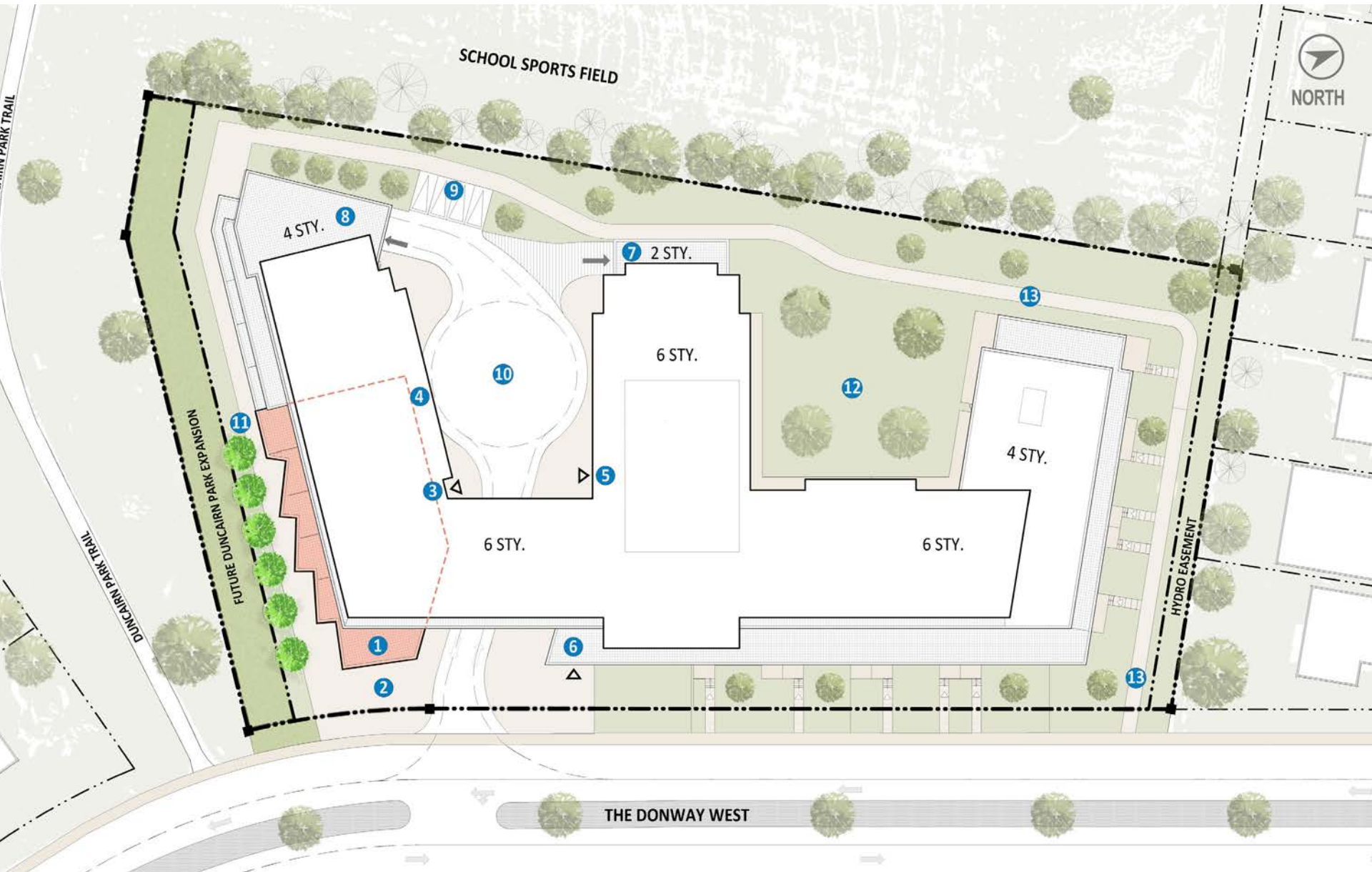
Architectural Overview



Preliminary Concept



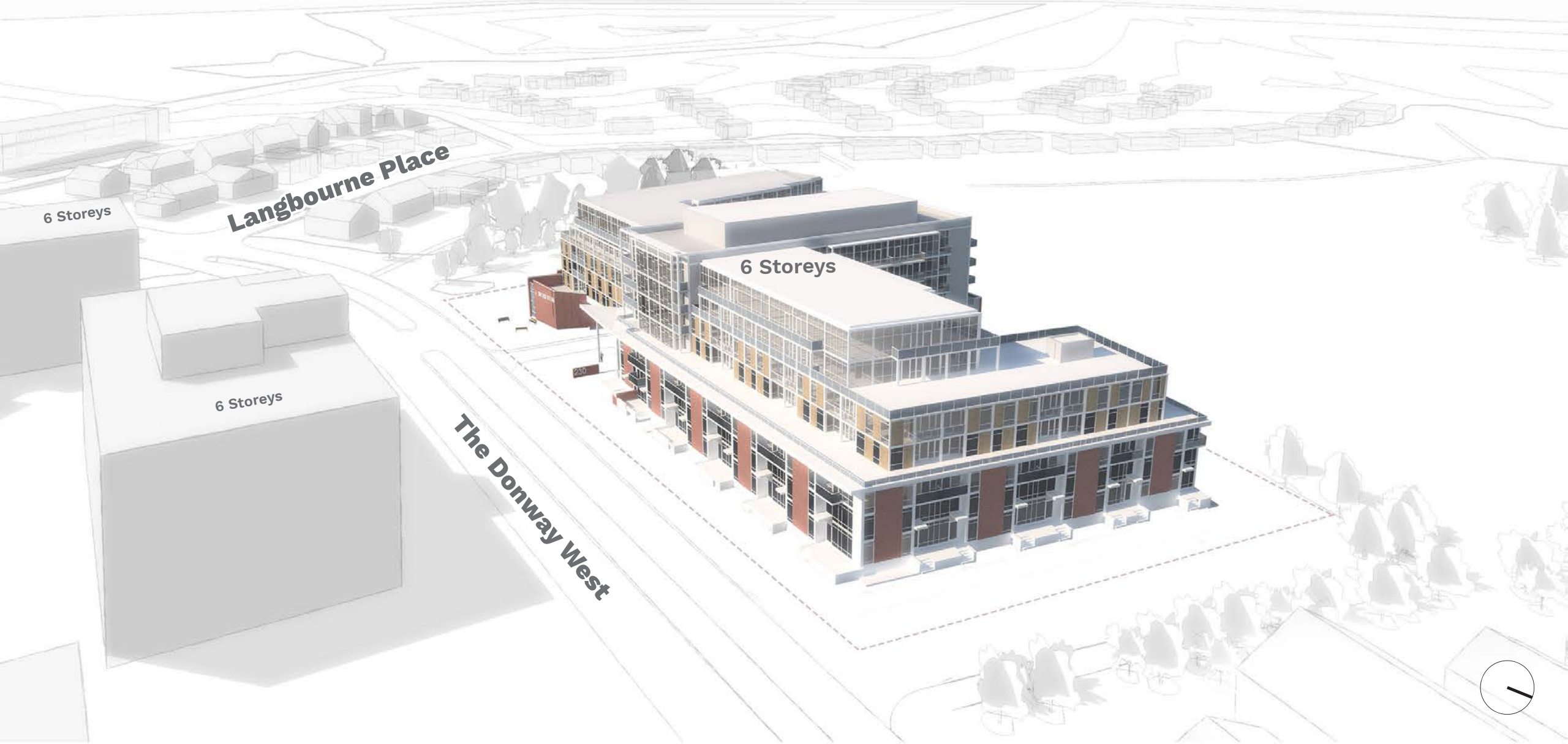
Site Plan



LEGEND

- 1 Church at Ground Level
- 2 Church Forecourt
- 3 Church Entrance
- 4 Covered Church Drop-Off
- 5 Residential Entrance
- 6 Main Entrance
- 7 Covered Loading Area
- 8 Covered Ramp to Underground
- 9 Surface Parking
- 10 Vehicle Roundabout
- 11 Memorial Trees
- 12 Outdoor Amenity
- 13 Walkway

Aerial Southwest



6 Storeys

Langbourne Place

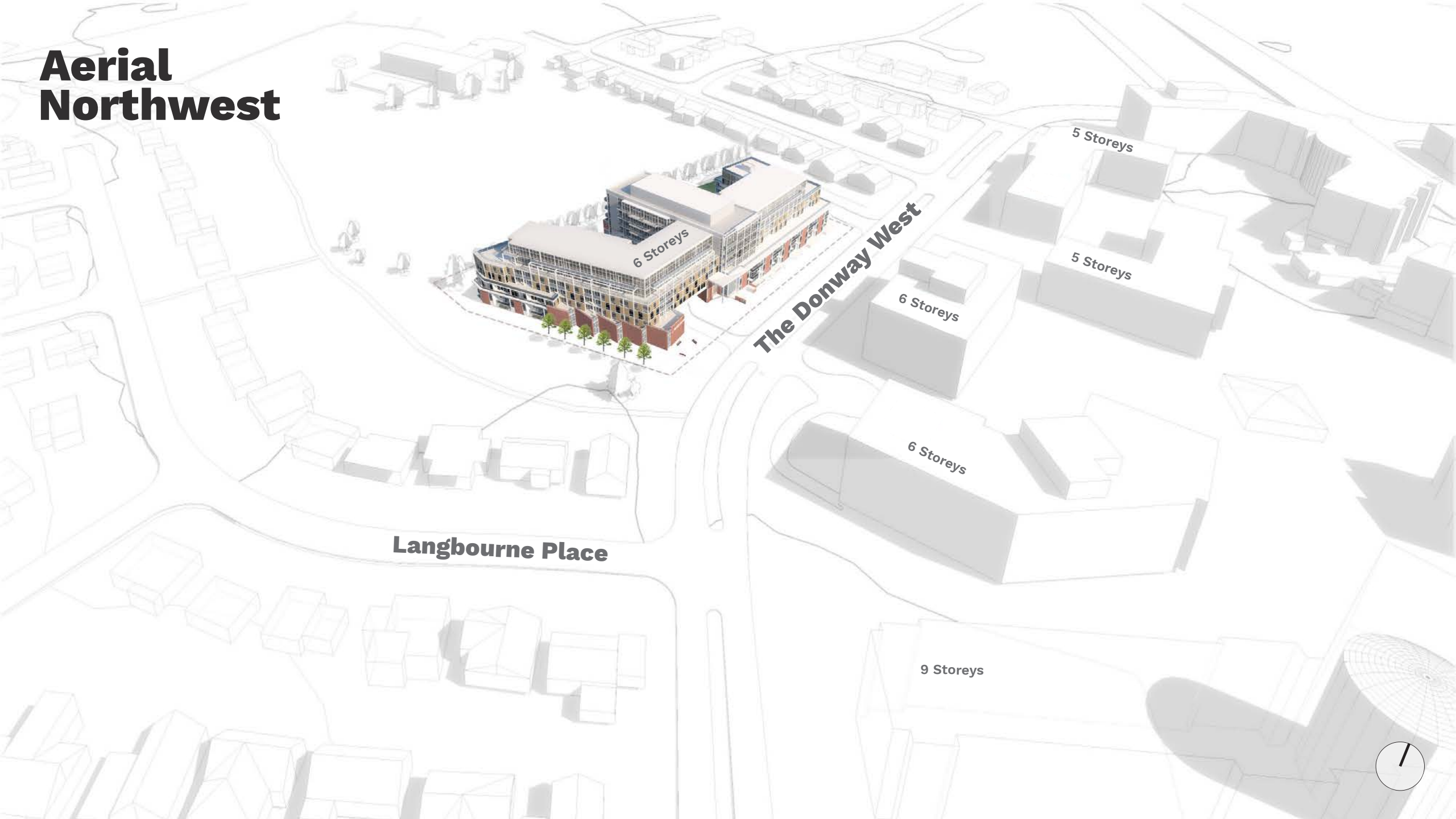
6 Storeys

6 Storeys

The Donway West



Aerial Northwest



6 Storeys

The Donway West

5 Storeys

5 Storeys

6 Storeys

6 Storeys

Langbourne Place

9 Storeys



Looking North Along The Donway West



Next Steps



Spring 2021: Application Submission



Ongoing: Obtaining municipal approvals and further community consultation

Thank you.

Share your thoughts and get updates:

www.230donwaywest.ca