

## **230 and 240 The Donway West – Official Plan Amendment and Zoning By-law Amendment Application – Preliminary Report**

Date: May 21, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

**Planning Application Number:** 22 124524 NNY 16 OZ

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment application for a 6 storey (21.3 metres, plus a 5 metre mechanical penthouse) mixed-use building containing a place of worship and 271 residential units (5 townhouse units and 266 apartment units).

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application in consultation with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 230 and 240 The Donway West, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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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**

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### **Description:**

The site is located northwest of the intersection of Lawrence Avenue East and The Donway West. It has a lot area of 10,268 square metres and a lot frontage of 126.9 metres on the west side of The Donway West (see Attachment 1 - Location Map). The site generally slopes downwards from the south to the north.

### **Existing Uses:**

Donway Covenant United Church

### **Official Plan:**

The site is designated Neighbourhoods in the Official Plan (see Attachment 4).

In November 2021, City Council adopted Official Plan Amendment (OPA) 558 to the Official Plan respecting affordable rental and ownership housing definitions. The intent of the OPA is to better respond to the needs of low and moderate income households by establishing definitions of affordable housing that are aligned with incomes instead of solely on market rents/prices. Subsequently, OPA 558 was appealed to the Ontario Land Tribunal (OLT). At this time a decision has not been made and OPA 558 is not in force and effect; thus, the original definitions continue to apply.

Council's decision, the staff report, and By-law 944-2021 that adopted OPA 558 can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH28.4>

The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

### **Central Don Mills Secondary Plan:**

The site is located within the Central Don Mills Secondary Plan (CDMSP) area. The CDMSP designates the site as Neighbourhoods, and states that within the Neighbourhoods and Apartment Neighbourhoods designations, the construction of affordable rental units and housing to meet identified needs within the community on surplus place of worship lands will be encouraged, provided that building forms, density and development standards do not detract from and are at a scale and density compatible with nearby development.

The CDMSP can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/902f-cp-official-plan-SP-24-Central-Don-Mills.pdf>

**Zoning:**

Open Space Zone (O1(4)) in former North York Zoning By-law 7625.

A place of worship and accessory uses, including a community hall and a residence for a caretaker or the heads of the congregation, are permitted in the O1(4) zone. Permitted buildings and structures are not permitted to be located closer to any lot line than a distance equal to the height of the building or structure in the O1(4) zone. There are no height restrictions for a place of worship within the O1(4) zone.

The subject site is not subject to the City's new Zoning By-law 569-2013. The City's new Zoning By-law can be found here:

[https://map.toronto.ca/maps/map.jsp?app=ZBL\\_CONSULT](https://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT)

See Attachment 5 of this report for the Zoning By-law maps.

**THE APPLICATION**

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**Complete Application Submission Date:**

This application has not been deemed complete. A Notification of Incomplete Application was sent to the applicant on May 6, 2022. A Soil Volume Plan and a Public Utilities Plan are required in order to consider the application complete.

**Description:**

The Donway Covenant United Church is proposing to demolish the existing buildings and develop an affordable home ownership community with an integrated place of worship space in partnership with Options for Homes (OFH). The development is proposed to have a height of 6 storeys (21.3 metres, plus a 5 metre mechanical penthouse), 271 residential units (5 townhouse units and 266 apartment units), and an area of 735 square metres for a place of worship. In addition, the applicant is proposing to convey a 6.5 metre wide strip of land (574 square metres) on the south of the site to the City in order to expand the existing pathway of Duncairn Park Trail.

OFH is a non-profit social enterprise that helps moderate to middle-income households in the Greater Toronto Area who cannot save for a down payment on their own but can afford the carrying costs of ownership purchase of a home. In addition, in an effort to make the units even more affordable, OFH will apply to the City's "Home Ownership Assistance Program" (HOAP).

**Density:**

2.0 times the lot area

**Height:**

6 storeys (21.3 metres), plus 5 metres mechanical penthouse

### **Dwelling Units:**

A total of 271 residential units are proposed (5 townhouse units and 266 apartment units), consisting of:

- 12 bachelor units (4.4%)
- 149 one bedroom / one bedroom plus den units (55%)
- 88 two bedroom / two bedroom plus den units (32.5%)
- 22 three bedroom units (8.1%)

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

The proposed development would continue to utilize the existing 6 metre wide vehicular access point to The Donway West at the south of the site, which leads to a pick-up/drop-off area, a loading area, and the parking ramp to a two-level underground parking area. All parking is proposed to be underground.

A total of 237 vehicular parking spaces are proposed, consisting of:

- 176 residential parking spaces
- 20 residential visitor parking spaces
- 1 car-share space
- 40 place of worship spaces

One (1) Type G loading space is proposed to support the servicing needs of the residential and place of worship uses.

A total of 234 bicycle parking spaces are proposed, consisting of:

- 214 residential long term spaces
- 20 residential short term spaces

Pedestrian access to the place of worship is provided internal to the site, facing the south end of the pick-up / drop-off area. Pedestrian access to the residential lobby area is provided at the northwest corner of The Donway West and the vehicular access, facing The Donway West. Residents also have a separate pedestrian access internal to the site, north of the pick-up / drop-off area. See Attachment 3 for the proposed site plan, which identifies the access points.

### **Additional Information:**

See Attachments 2, 3, and 6 of this report for a three-dimensional representation of the project in context, proposed site plan, and the Application Data Sheet, respectively.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Reason for the Application:**

An application to amend the Official Plan and Zoning By-law is required to implement the proposed development at 230 and 240 The Donway West. The Official Plan Amendment proposes to redesignate the subject property from 'Neighbourhoods' to 'Apartment Neighbourhoods' and 'Parks' in the CDMSP. The Zoning By-law Amendment proposes to rezone the site from 'Open Space (O1)(4)' to a site-specific 'Multiple-Family Dwellings Fifth Density (RM5)' zone and to amend the development standards (e.g. height, density, massing, setbacks, etc.) applicable to the site found in the former North York Zoning By-law No. 7625. The application also proposes to include the site in Zoning By-law 569-2013, as amended, with a site-specific 'Residential Apartment (RA)' zone.

### **Site Plan Control:**

The proposal is subject to Site Plan Control. A Site Plan Application has not been submitted yet.

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan and the Central Don Mills Secondary Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience

The following preliminary issues have been identified to be resolved:

- The appropriateness of redesignating the site from Neighbourhoods to Apartment Neighbourhoods.
- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties;
- The location and massing of the proposed building in order to provide an appropriate transition between areas of different development intensity and scale, including the adjacent Neighbourhoods to the north and south and Norman Ingram Public School to the west;
- The proposed setbacks and step-back of the upper floors;

- The shadow and wind impacts on the public realm, adjacent lower-scale Neighbourhoods, and the outside private amenity space;
- The quality of the public realm, the relationship of the ground floor and lower levels of the building to the public streets, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The proposed development and its adherence to the principles, guidelines, and performance measures found in the Midrise Urban Design Guidelines;
- The general quality of site landscaping including the provision of large growing shade trees and preservation of existing trees;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The appropriate provision of vehicular parking spaces and assessment of traffic impacts;
- The amount of indoor and outdoor amenity space;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

### **Additional Issues:**

Additional issues may be identified through the review of the application, division and agency comments, and the community consultation process.

## **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting, as required by the Planning Act, will be held at a North York Community Council meeting when a Final Report is prepared.

## **CONTACT**

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E-mail: [Ingrid.Fung@toronto.ca](mailto:Ingrid.Fung@toronto.ca)

## **SIGNATURE**

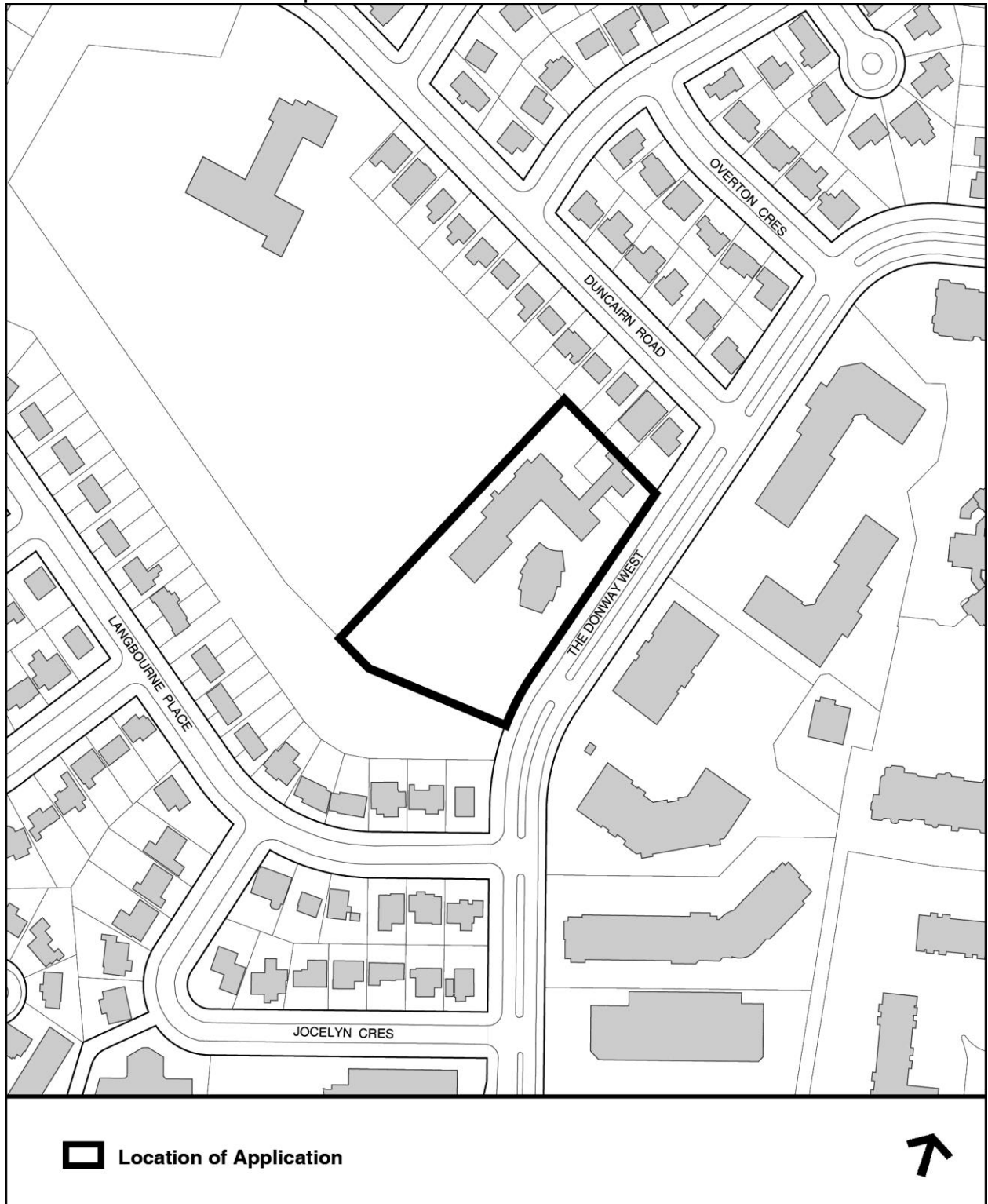
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David Sit, MCIP, RPP  
Director, Community Planning,  
North York District

## **ATTACHMENTS**

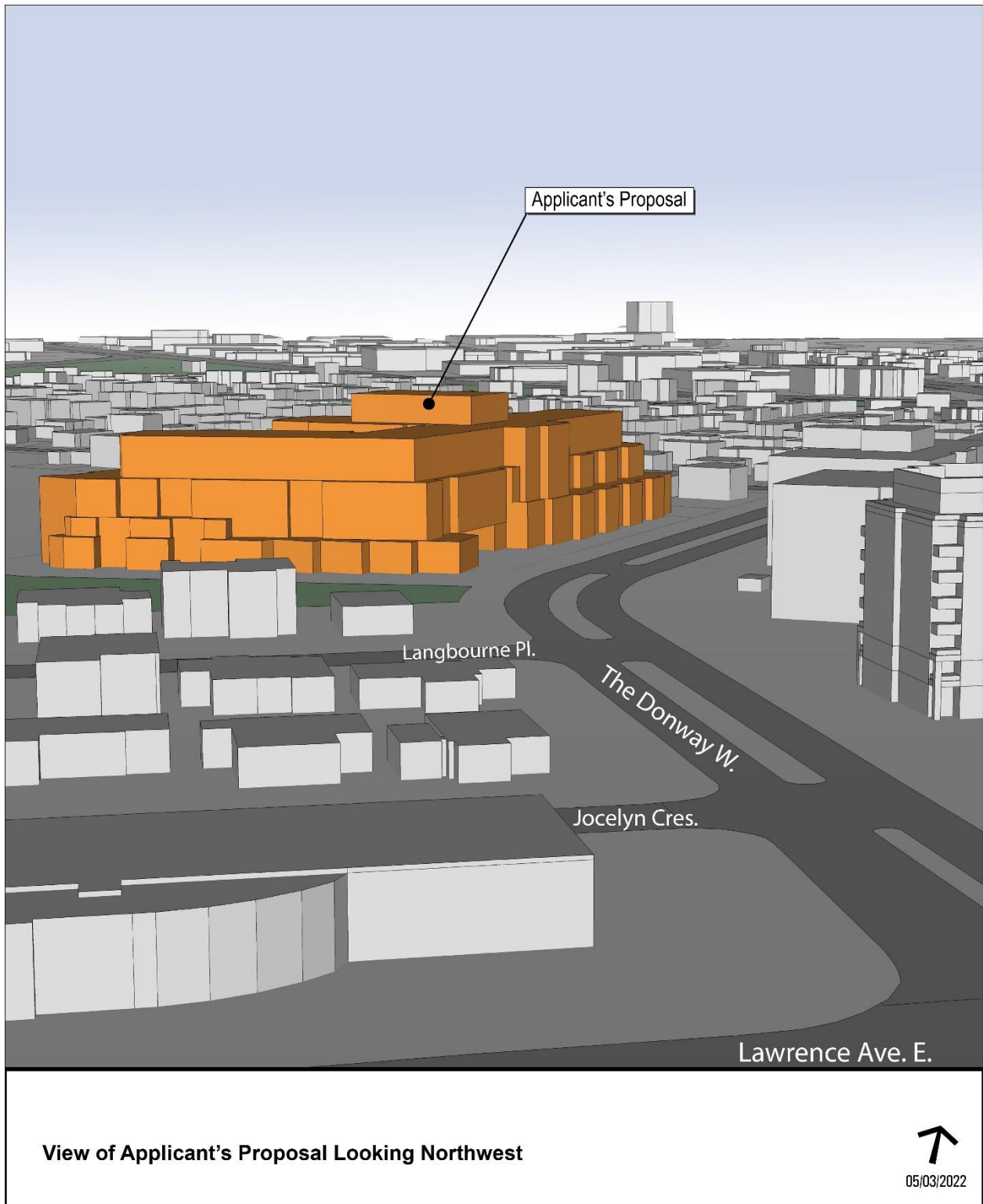
Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Zoning By-law Maps  
Attachment 6: Application Data Sheet

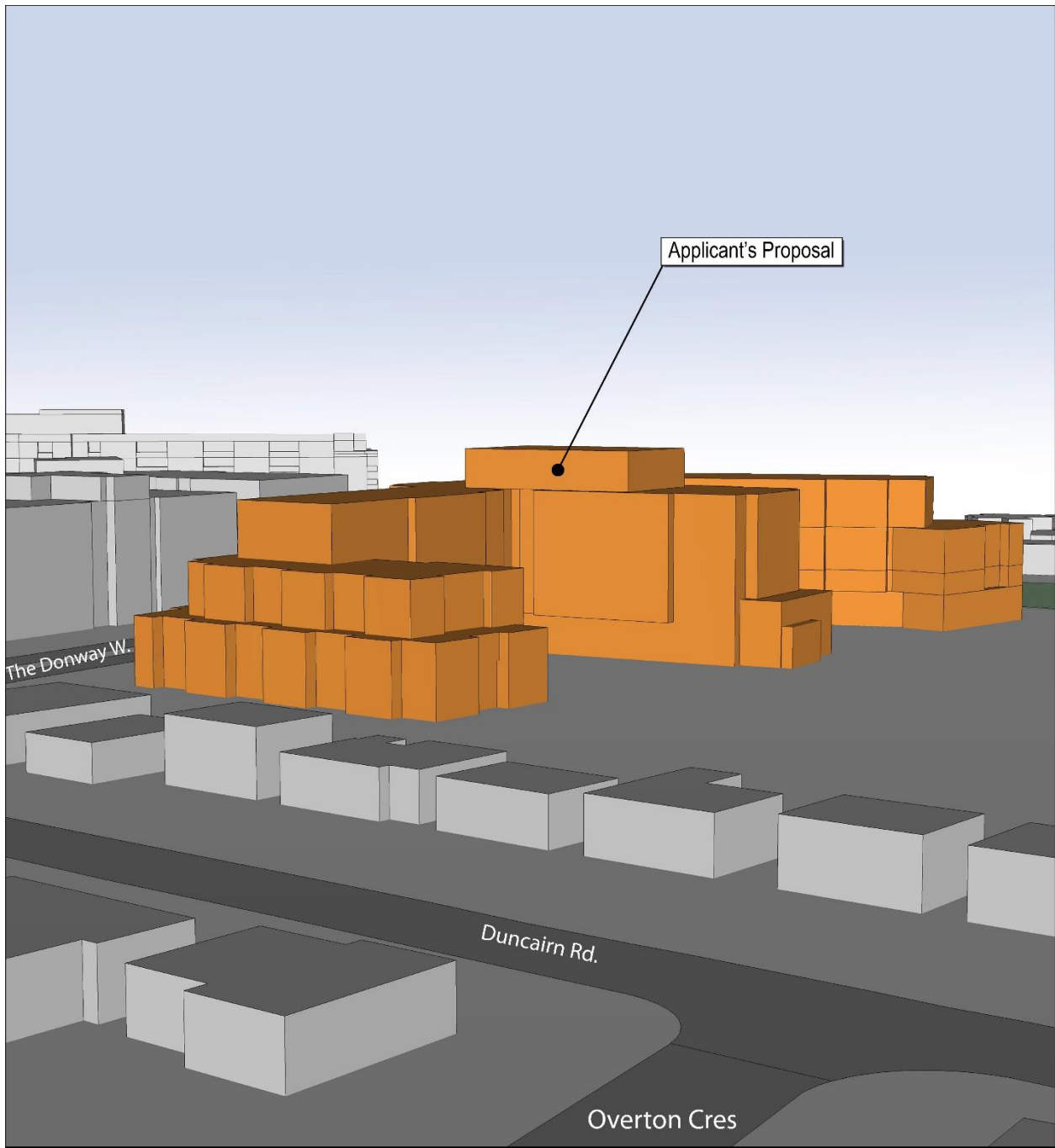
Attachment 1: Location Map





Attachment 2: 3D Model of Proposal in Context

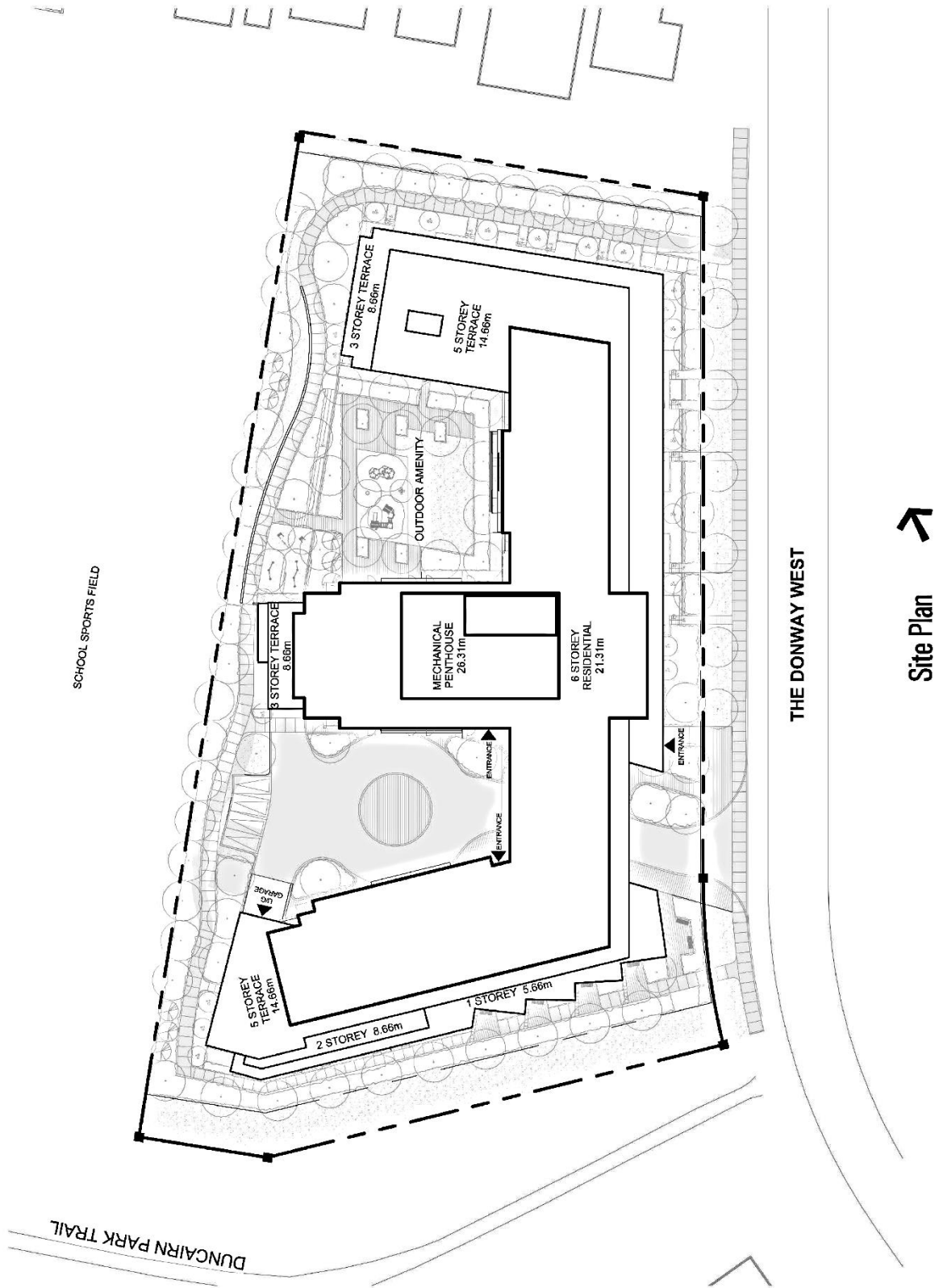




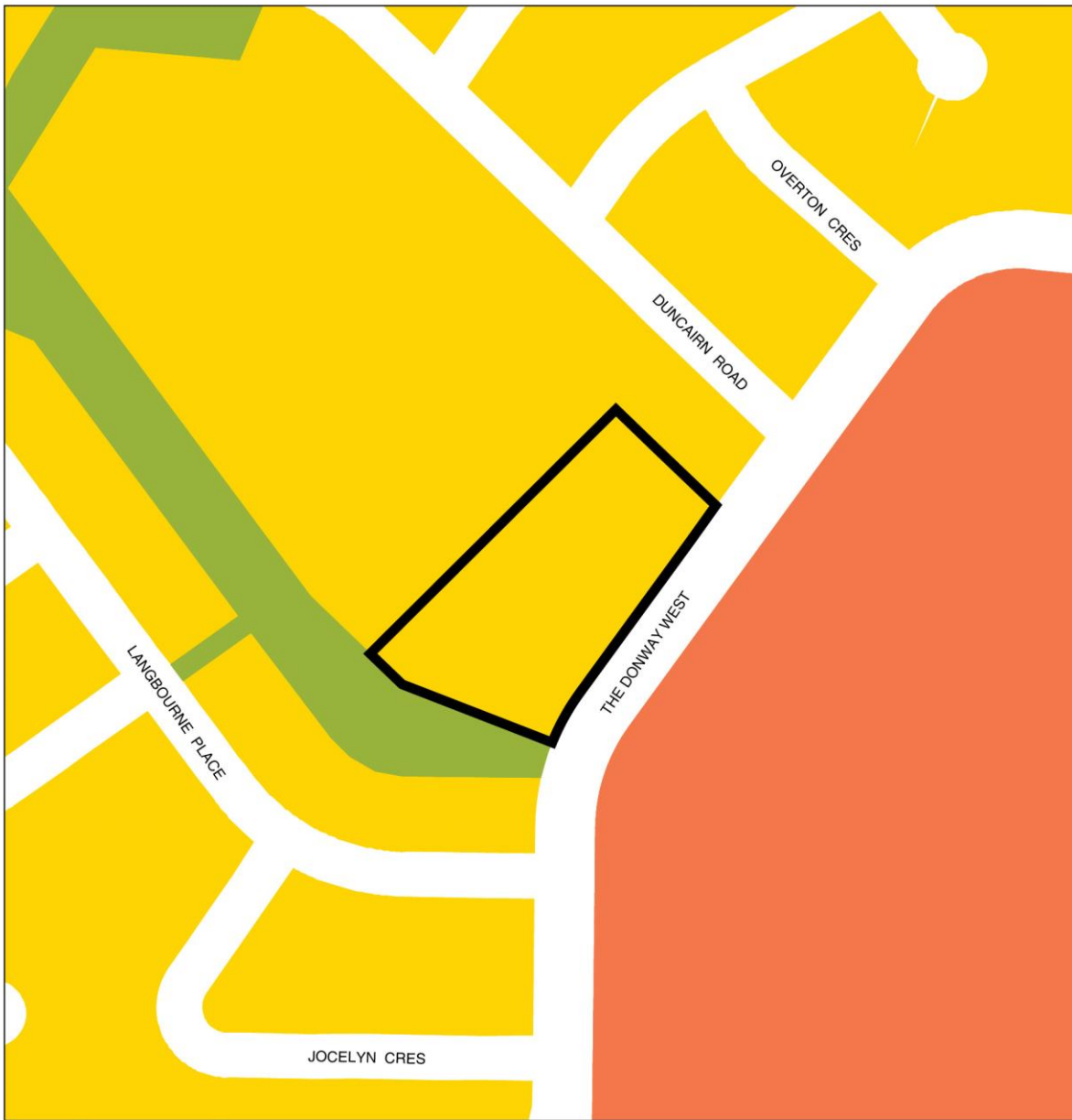
**View of Applicant's Proposal Looking Southeast**

↓  
05/03/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #20

230 - 240 The Donway West

File # 22 124524 NNY 16 0Z

-  Location of Application
-  Neighbourhoods
-  Parks
-  Apartment Neighbourhoods



Not to Scale  
Extracted: 03/21/2022

Attachment 5: Zoning By-law Map



Zoning By-law 7625

230 - 240 The Donway West

File # 22 124524 NNY 16 0Z

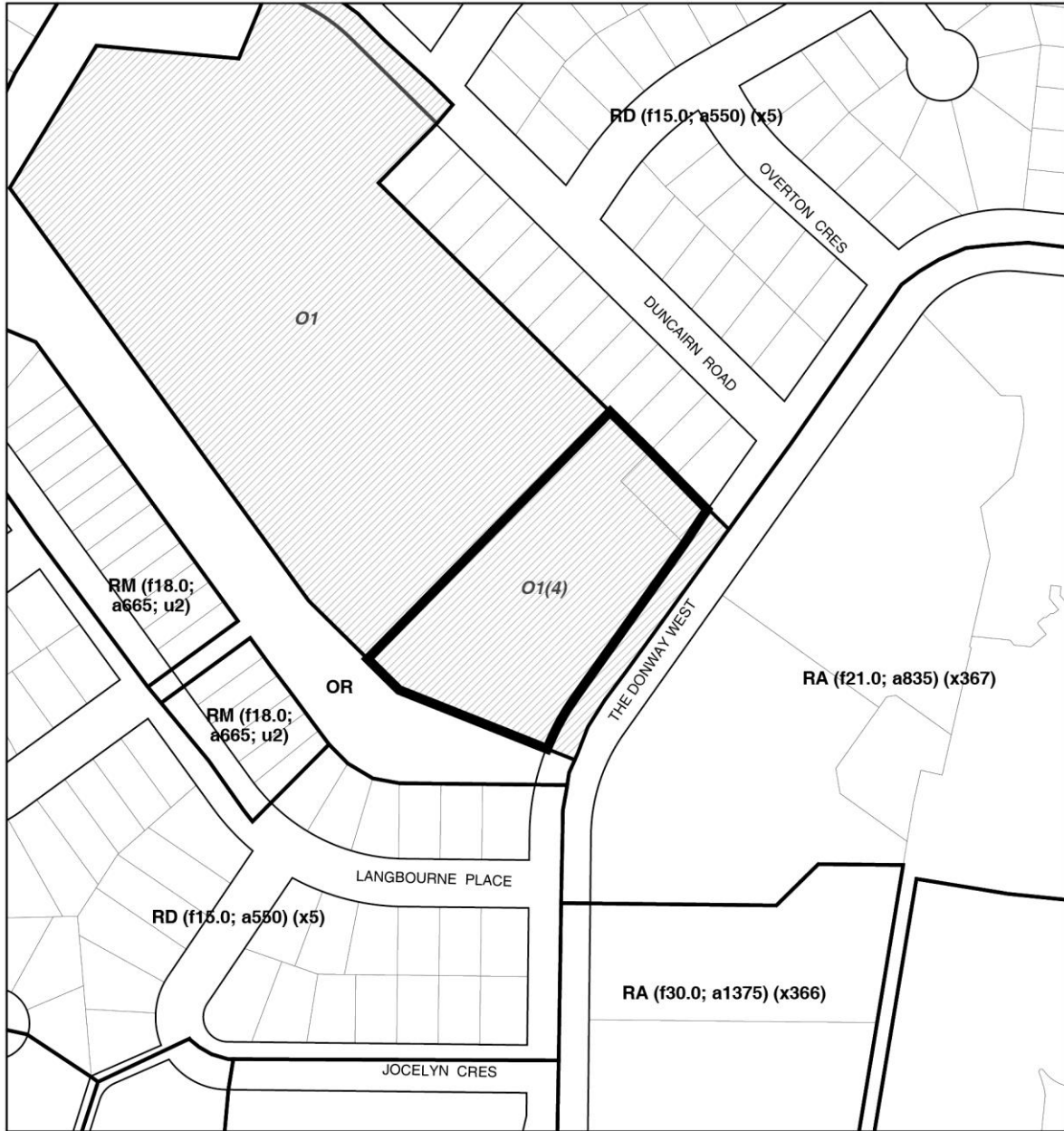


Location of Application

- R5 *One-Family Detached Dwelling Fifth Density Zone*
- RM2 *Multiple-Family Dwellings Second Density Zone*
- RM5 *Multiple-Family Dwellings Fifth Density Zone*
- RM6 *Multiple-Family Dwellings Sixth Density Zone*
- C3 *District Shopping Centre Zone*
- O1 *Open Space Zone*



Not to Scale  
Extracted: 03/21/2022



**Zoning By-law 569-2013**

**230 - 240 The Donway West**

**File # 22 124524 NNY 16 0Z**

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- O** Open Space
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- C3** District Shopping Centre Zone
- O1** Open Space Zone



Not to Scale  
Extracted: 03/21/2022

## Attachment 6: Application Data Sheet

**Municipal Address:** 230 and 240 The Donway West      **Date Received:** March 18, 2022

**Application Number:** 22 124524 NNY 16 OZ

**Application Type:** OPA and Rezoning

**Project Description:** Proposal for a 6 storey mixed use building with a 735 m<sup>2</sup> integrated place of worship on the ground level, and 18,886 m<sup>2</sup> residential area. The proposal includes 271 residential units (5 townhouses units and 266 apartment units) and 237 vehicular parking spaces in total.

Applicant	Agent	Architect	Owner
Donway Co-operative Development Corp. 230 The Donway West, Toronto	N/A	Architectureunfolded 368 Dufferin Street, Toronto	The Donway Covenant Congregation of the United Church 230 The Donway West, Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	O1(4)	Heritage Designation:	N
Height Limit (m):	N/A	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 10,268      Frontage (m): 127      Depth (m): 84

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,524		3,890	3,890
Residential GFA (sq m):			18,886	18,886
Non-Residential GFA (sq m):	2,101		735	735
<b>Total GFA (sq m):</b>	<b>2,101</b>		<b>19,621</b>	<b>19,621</b>
Height - Storeys:	2		6	6
Height - Metres:	10		21	21

Lot Coverage Ratio (%): 37.88                      Floor Space Index: 2.0

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	18,837	49
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	735	

### **Total Residential Units by Tenure**

	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			271	271
Other:				
<b>Total Units:</b>			<b>271</b>	<b>271</b>

### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		12	149	88	22
<b>Total Units:</b>		<b>12</b>	<b>149</b>	<b>88</b>	<b>22</b>

### **Parking and Loading**

Parking Spaces: 237      Bicycle Parking Spaces: 234      Loading Docks: 1

### **CONTACT:**

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