



230 AND 240 THE DONWAY WEST

OFFICIAL PLAN AMENDMENT AND REZONING APPLICATION

OCTOBER 24TH, 2023

A100	CONTEXT PLAN & STATISTICS
A101	SITE PLAN
A201	P3 PARKING PLAN
A202	P2 PARKING PLAN
A203	WALKOUT UNITS & P1 PARKING PLAN
A301	GROUND FLOOR PLAN
A302	2ND FLOOR PLAN
A303	3RD FLOOR PLAN
A304	4TH FLOOR PLAN
A305	5TH FLOOR PLAN
A306	6TH FLOOR PLAN
A401	NORTH & WEST ELEVATION
A402	SOUTH & EAST ELEVATION
A502	BUILDING SECTION
A503	BUILDING SECTION

CLIENT:
DONWAY CO-OPERATIVE
DEVELOPMENT CORPORATION AND
THE DONWAY COVENANT UNITED
CHURCH

468 QUEEN ST. E.,
TORONTO, ON,
M5A 1T7

TEL.: 416 340 8100

ARCHITECT:
ARCHITECTURE UNFOLDED

368 DUFFERIN ST.
TORONTO, ONTARIO
M6K 1Z8

TEL: 416.601.5416

HERITAGE ARCHITECT:
ERA ARCHITECTS INC.

625 CHURCH ST.,
SUITE 600, TORONTO
ON, M5A 3S5

TEL.: 416 340 8100

PLANNING:
BOUSFIELDS INC

3 CHURCH ST.,
TORONTO, ON,
M5E 1M2

TEL.: 416 947 9744

LANDSCAPE ARCHITECT:
O2 DESIGN (FORMERLY NAK DESIGN
GROUP)

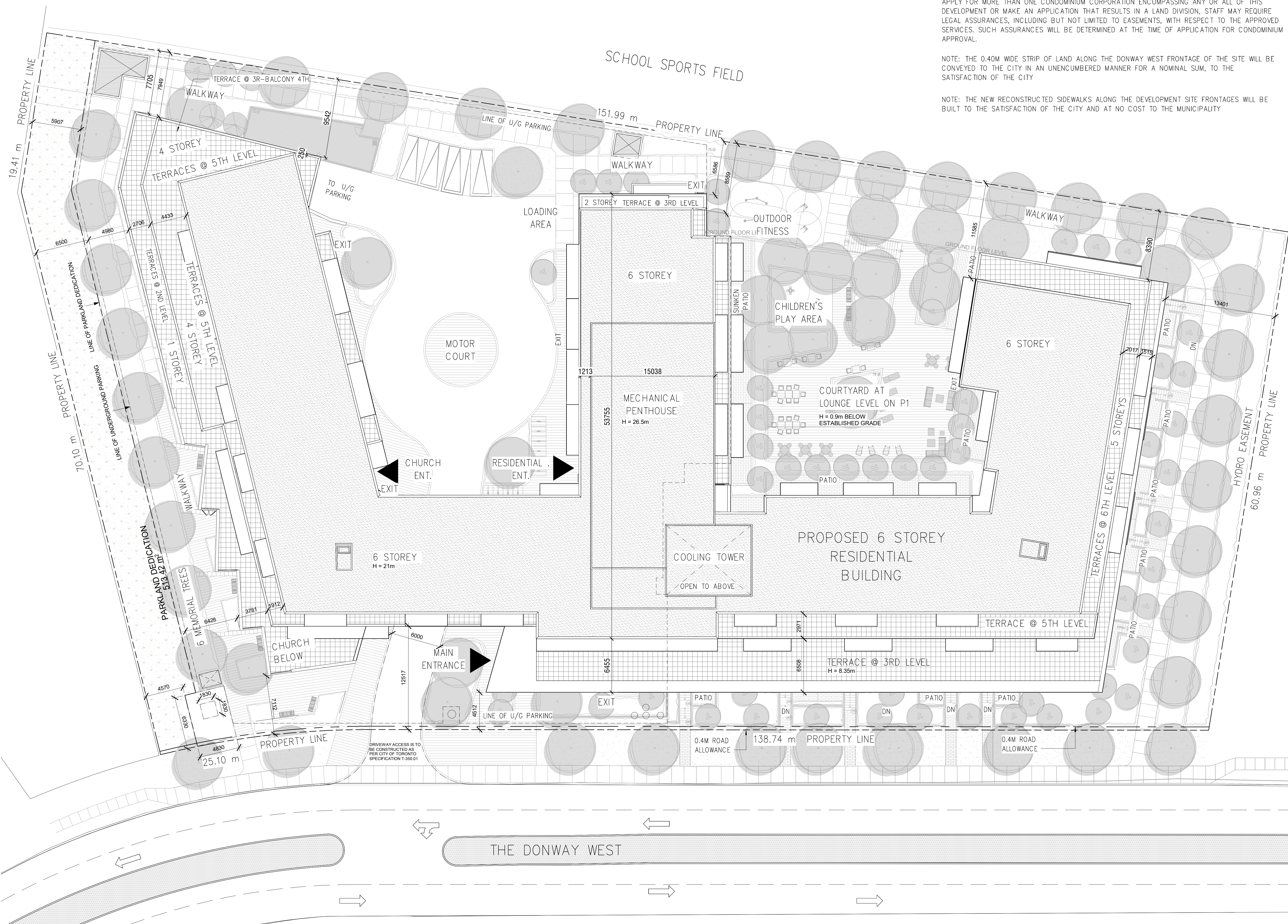
400 RICHMOND ST E.,
TORONTO, ON,
M5A 3S5

TEL.: 416 340 8100

SITE SERVICES:
EXP

220 COMMERCE VALLEY
DRIVE WEST - SUITE 110
MARKHAM, ON, L3T 0A8

TEL.: 905 695 3217



NOTE: BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE OWNER OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.

NOTE: THE 0.40M WIDE STRIP OF LAND ALONG THE DONWAY WEST FRONTAGE OF THE SITE WILL BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM, TO THE SATISFACTION OF THE CITY

NOTE: THE NEW RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY

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notes:

12	ISSUED FOR REZONING	2023.10.24
11	ISSUED FOR REZONING	2022.03.09
10	DRAFT REZONING SUBMISSION	2022.01.18
9	DRAFT REZONING SUBMISSION	2021.05.21
8	SUBMISSION FOR CONSULTANTS COORDINATION	2021.04.20
7	SUBMISSION FOR CONSULTANTS COORDINATION	2021.01.21
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3	ISSUED FOR CLIENT	2019.10.20
2	ISSUED FOR CLIENT REVIEW	2019.09.30
1	FEASIBILITY SUBMISSION	2018.03.20

revisions: dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning: BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMELY NAK DESIGN GROUP)

site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project: 230 THE DONWAY WEST
230 The Donway W., North York, ON

SITE PLAN

2023.10.24 date:
1 : 200 scale:
18-16 project:
Author drawn by:

due north project north
drawing number: A101

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- All residential parking spaces provided for dwelling units located in an apartment building, mixed use building, multiple dwelling unit building, excluding visitor parking spaces, will include an energized outlet capable of providing Level 2 charging or higher to the parking space. Specify which strategy is used: a dedicated electrical outlet, receptacle, or EVSE supplied by a separate branch circuit or using Electric Vehicle Energy Management Systems (EVEMS) load sharing technologies.
- Level 2 Charging means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, as amended (208V to 240V single-phase power, with maximum current of 80A).
- 25% of all visitor residential spaces and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
- Energized Outlet means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment for electric vehicle charging.

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1	FEASIBILITY SUBMISSION	2018.03.20

revisions: dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning:
BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape:

O2 DESIGN (FORMERLY NAK DESIGN GROUP)

site services:

EXP

owner:

DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:

230 THE DONWAY WEST

230 The Donway W., North York, ON

P3 PARKING PLAN

2023.10.24

1 : 200

18-16

Author

Author

Author

Author

Author

Author

Author



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revisions: dd-mm-yy

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Eduardo Ortiz

interior design:

planning: BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMERLY NAK DESIGN GROUP)

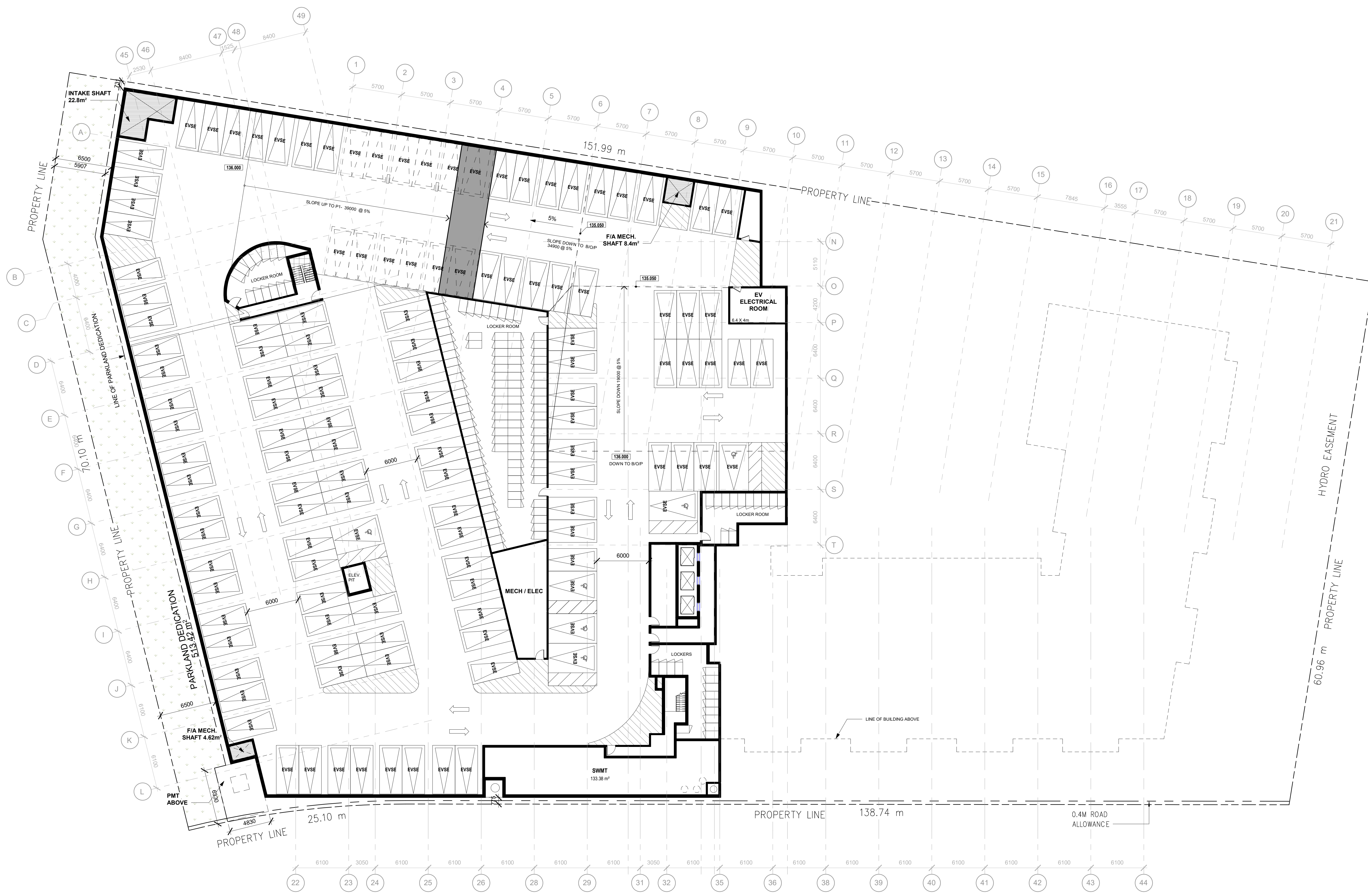
site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project: 230 THE DONWAY WEST
230 The Donway W., North York, ON

P2 PARKING PLAN

2023.10.24 date:
1 : 200 scale:
18-16 project:
Author drawn by:
drawing number:
A202



P1 Total Parking	97
P1 Total Bicycle parking	90

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revisions: dd-mm-yy

architectural team :

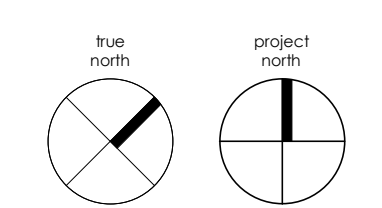
- Eduardo Ortiz
- interior design:
- planning: BOUSFIELDS INC
- structural:
- electrical:
- mechanical:
- landscape: O2 DESIGN (FORMELY NAK DESIGN GROUP)
- site services: EXP
- owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

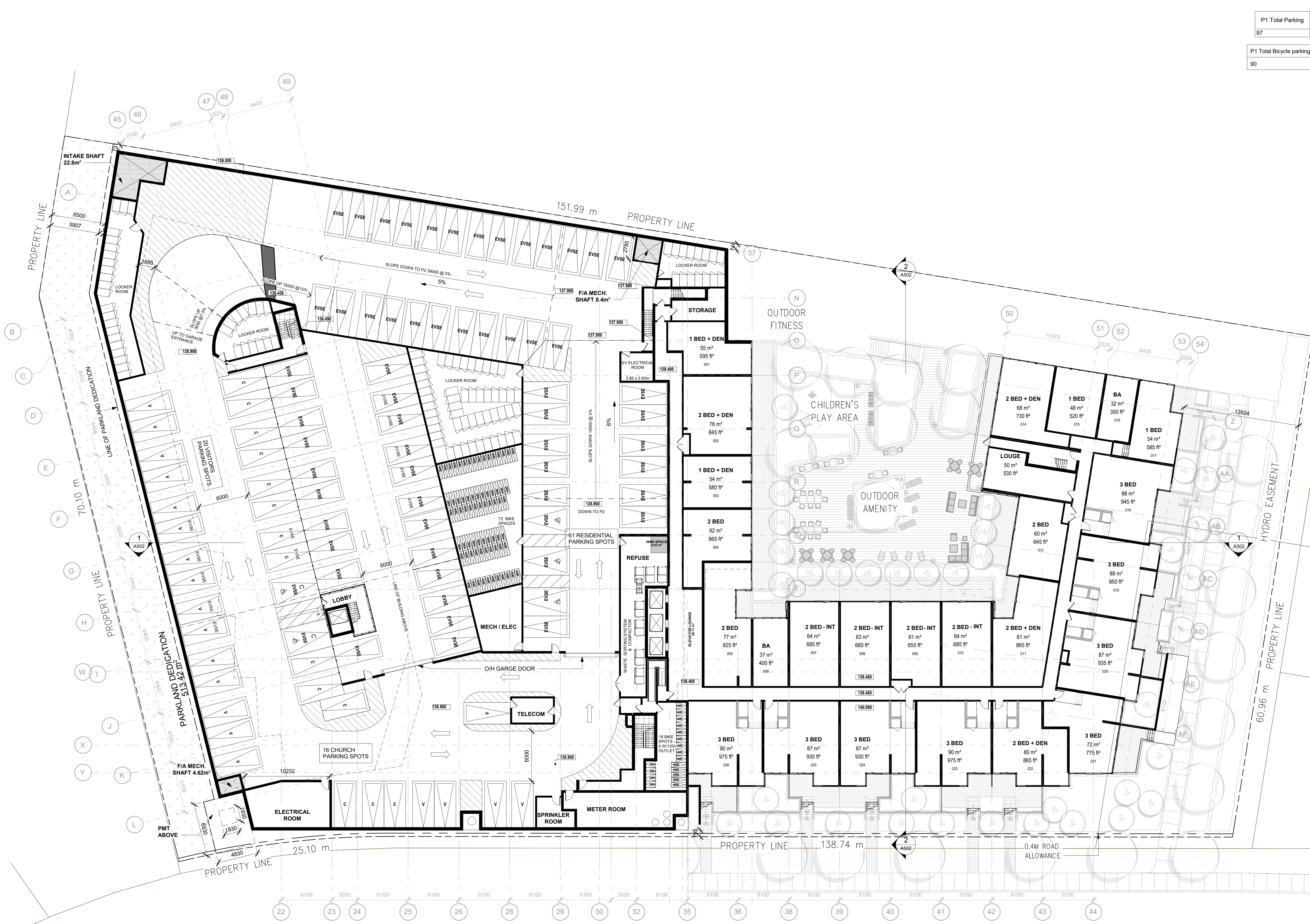
WALKOUT UNITS & P1 PARKING PLAN

2023.10.24
1 : 200
18-16
Author

date:
scale:
project:
drawn by:



drawing number:
A203



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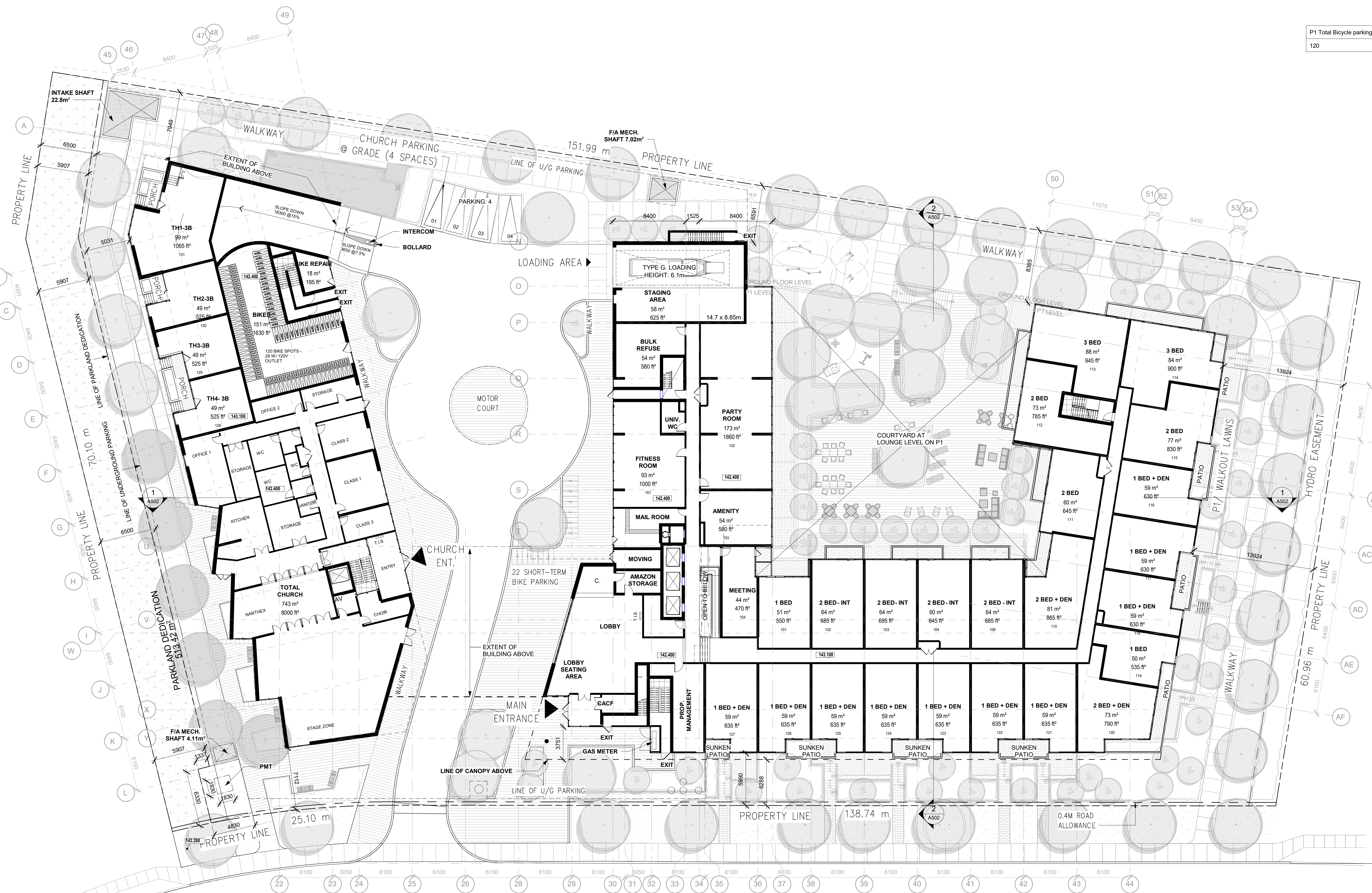
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notes:

P1 Total Bicycle parking
120



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revisions:		dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning: BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMELY NAK DESIGN GROUP)

site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

GROUND FLOOR PLAN

2023.10.24 date:
1 : 200 scale:
18-16 project:
Author drawn by:

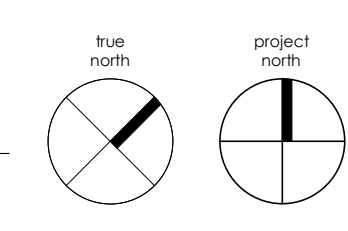
drawing number:
A301

architecture unfolded

inf@unfolding.ca

tel: 416.601.5416

366 dufferin street, toronto, on, m5c 1z8



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project: 230 THE DONWAY WEST
230 The Donway W., North York, ON

2ND FLOOR PLAN

2023.10.24

1 : 200

18-16

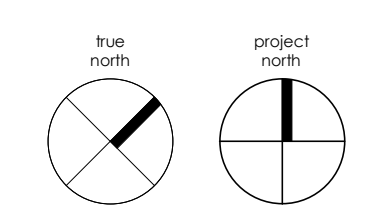
Author

date:

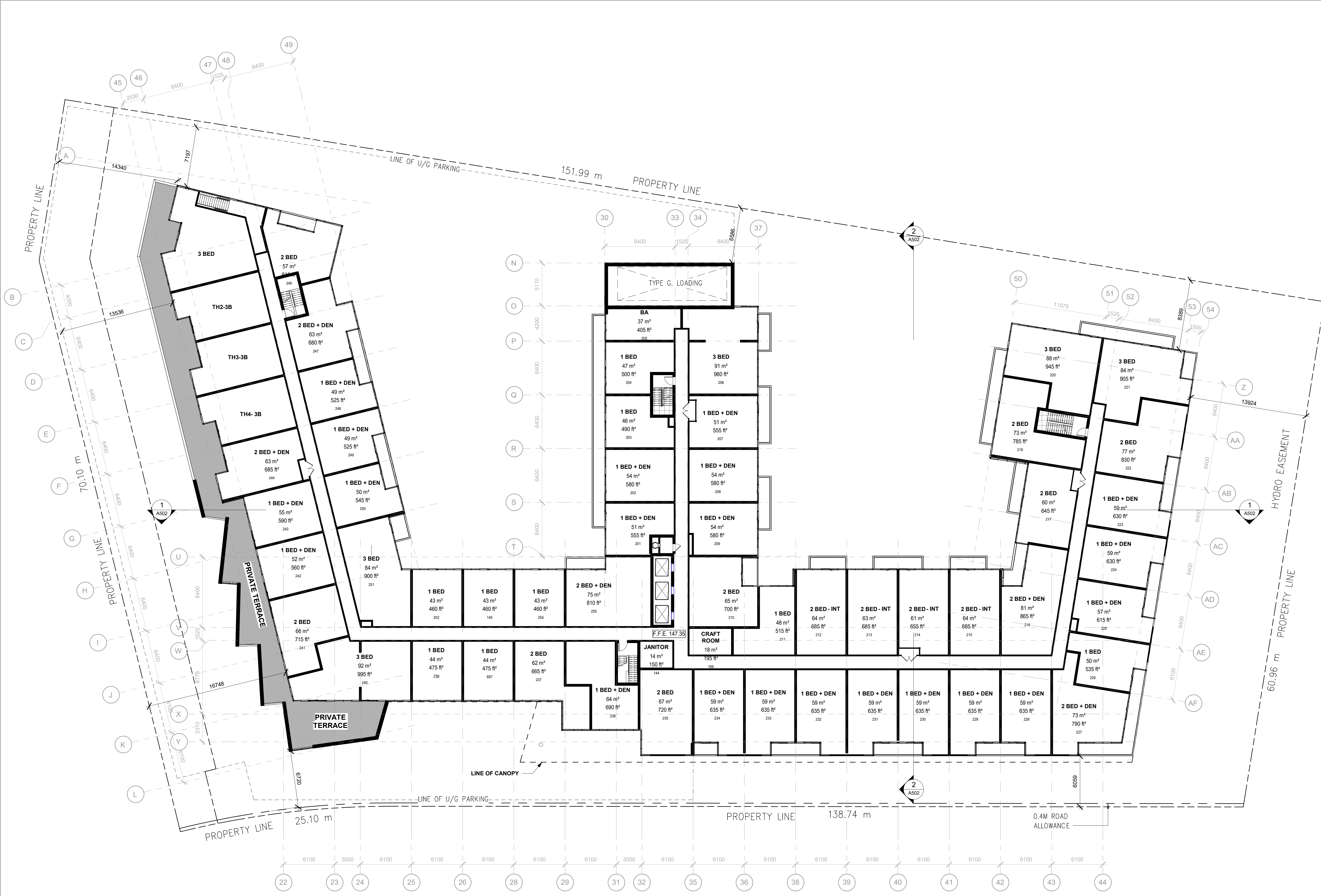
scale:

project:

drawn by:



drawing number: A302



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Eduardo Ortiz



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BOUSFIELDS INC

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3RD FLOOR PLAN

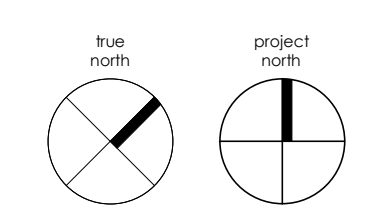
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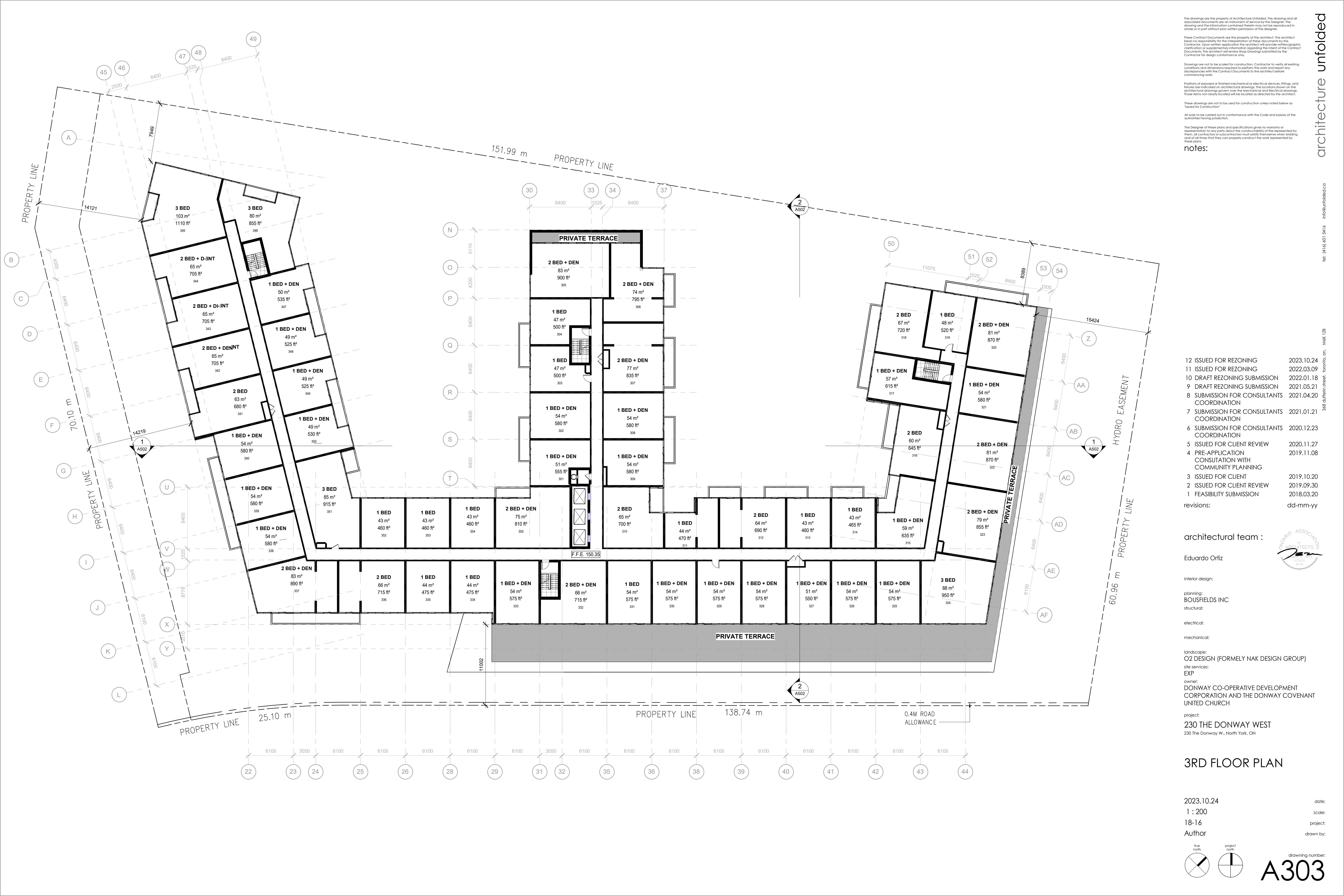
18-16

Author

date:
scale:
project:
drawn by:



drawing number:
A303



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| 6 | SUBMISSION FOR CONSULTANTS COORDINATION | 2020.12.23 |
| 5 | ISSUED FOR CLIENT REVIEW | 2020.11.27 |
| 4 | PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING | 2019.11.08 |
| 3 | ISSUED FOR CLIENT | 2019.10.20 |
| 2 | ISSUED FOR CLIENT REVIEW | 2019.09.30 |
| 1 | FEASIBILITY SUBMISSION | 2018.03.20 |
- revisions: dd-mm-yy

architectural team :

Eduardo Ortiz



interior design:

planning:
BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape:
O2 DESIGN (FORMERLY NAK DESIGN GROUP)

site services:
EXP

owner:
DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

4TH FLOOR PLAN

2023.10.24

1 : 200

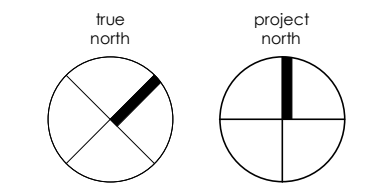
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date:

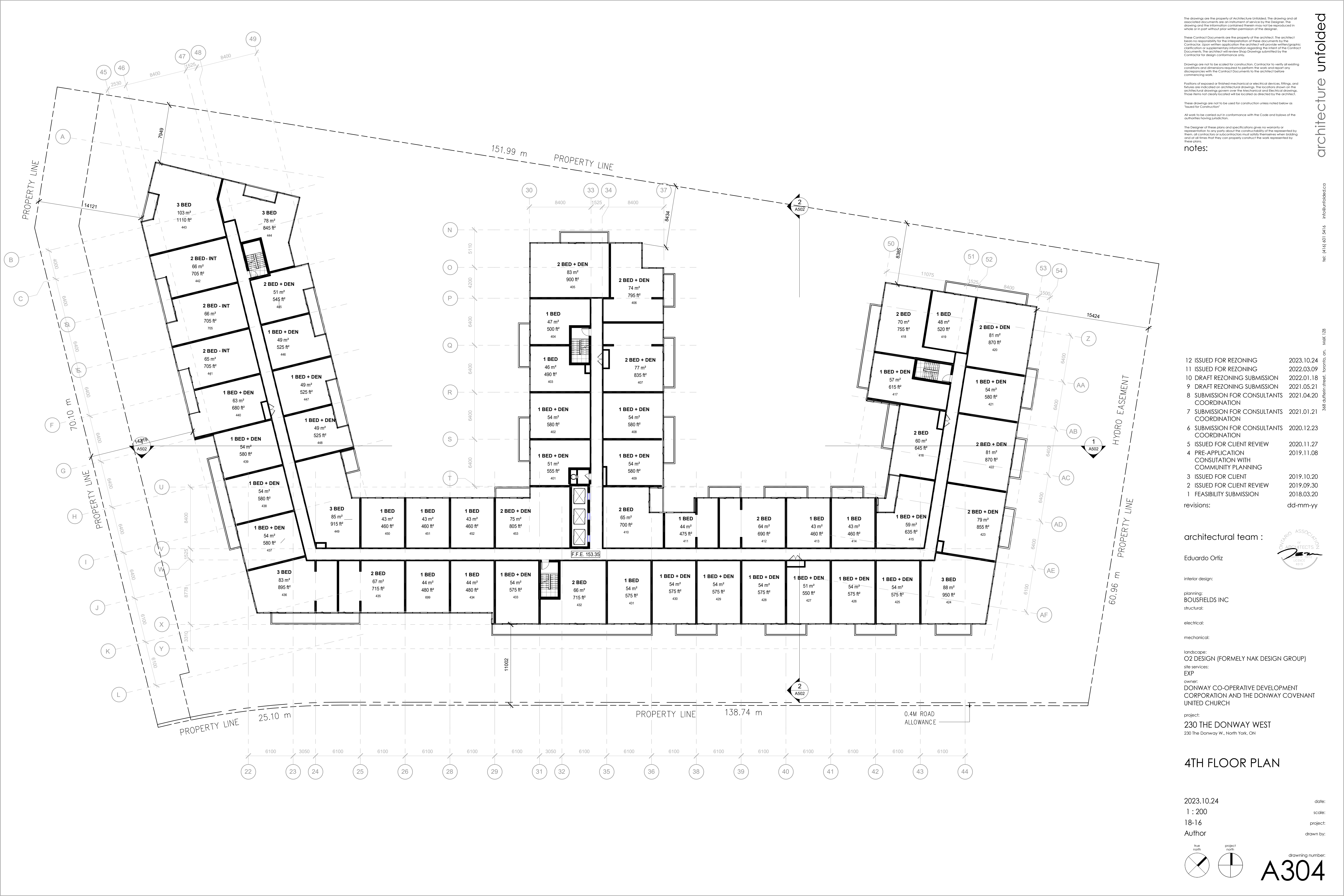
scale:

project:

drawing number:



A304



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notes:



- | | | |
|----|--|------------|
| 12 | ISSUED FOR REZONING | 2023.10.24 |
| 11 | ISSUED FOR REZONING | 2022.03.09 |
| 10 | DRAFT REZONING SUBMISSION | 2022.01.18 |
| 9 | DRAFT REZONING SUBMISSION | 2021.05.21 |
| 8 | SUBMISSION FOR CONSULTANTS COORDINATION | 2021.04.20 |
| 7 | SUBMISSION FOR CONSULTANTS COORDINATION | 2021.01.21 |
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| 5 | ISSUED FOR CLIENT REVIEW | 2020.11.27 |
| 4 | PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING | 2019.11.08 |
| 3 | ISSUED FOR CLIENT | 2019.10.20 |
| 2 | ISSUED FOR CLIENT REVIEW | 2019.09.30 |
| 1 | FEASIBILITY SUBMISSION | 2018.03.20 |
- revisions: dd-mm-yy

architectural team :

Eduardo Ortiz



interior design:

planning: BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMELY NAK DESIGN GROUP)

site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project: 230 THE DONWAY WEST
230 The Donway W., North York, ON

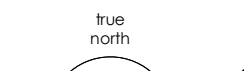
5TH FLOOR PLAN

2023.10.24

1 : 200

18-16

Author



date:

scale:

project:

drawn by:

drawing number:

A305

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notes:

12	ISSUED FOR REZONING	2023.10.24
11	ISSUED FOR REZONING	2022.03.09
10	DRAFT REZONING SUBMISSION	2022.01.18
9	DRAFT REZONING SUBMISSION	2021.05.21
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5	ISSUED FOR CLIENT REVIEW	2020.11.27
4	PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING	2019.11.08
3	ISSUED FOR CLIENT REVIEW	2019.10.20
2	ISSUED FOR CLIENT REVIEW	2019.09.30
1	FEASIBILITY SUBMISSION	2018.03.20
revisions:		dd-mm-yy

architectural team :

Eduardo Ortiz



interior design:

planning: BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMERLY NAK DESIGN GROUP)

site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project: 230 THE DONWAY WEST
230 The Donway W., North York, ON

6TH FLOOR PLAN

2023.10.24 date:
1 : 200 scale:
18-16 project:
Author drawn by:

due north project north
drawing number: **A306**



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notes:

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11	ISSUED FOR REZONING	2022.03.09
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9	DRAFT REZONING SUBMISSION	2021.05.21
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6	SUBMISSION FOR CONSULTANTS COORDINATION	2020.12.23
5	ISSUED FOR CLIENT REVIEW	2020.11.27
4	PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING	2019.11.08
3	ISSUED FOR CLIENT	2019.10.20
2	ISSUED FOR CLIENT REVIEW	2019.09.30
1	FEASIBILITY SUBMISSION	2018.03.20

revisions: dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning:
BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape:
O2 DESIGN (FORMERLY NAK DESIGN GROUP)

site services:
EXP

owner:
DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

ROOF FLOOR PLAN

2023.10.24

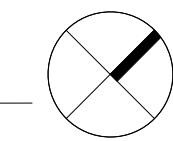
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18-16

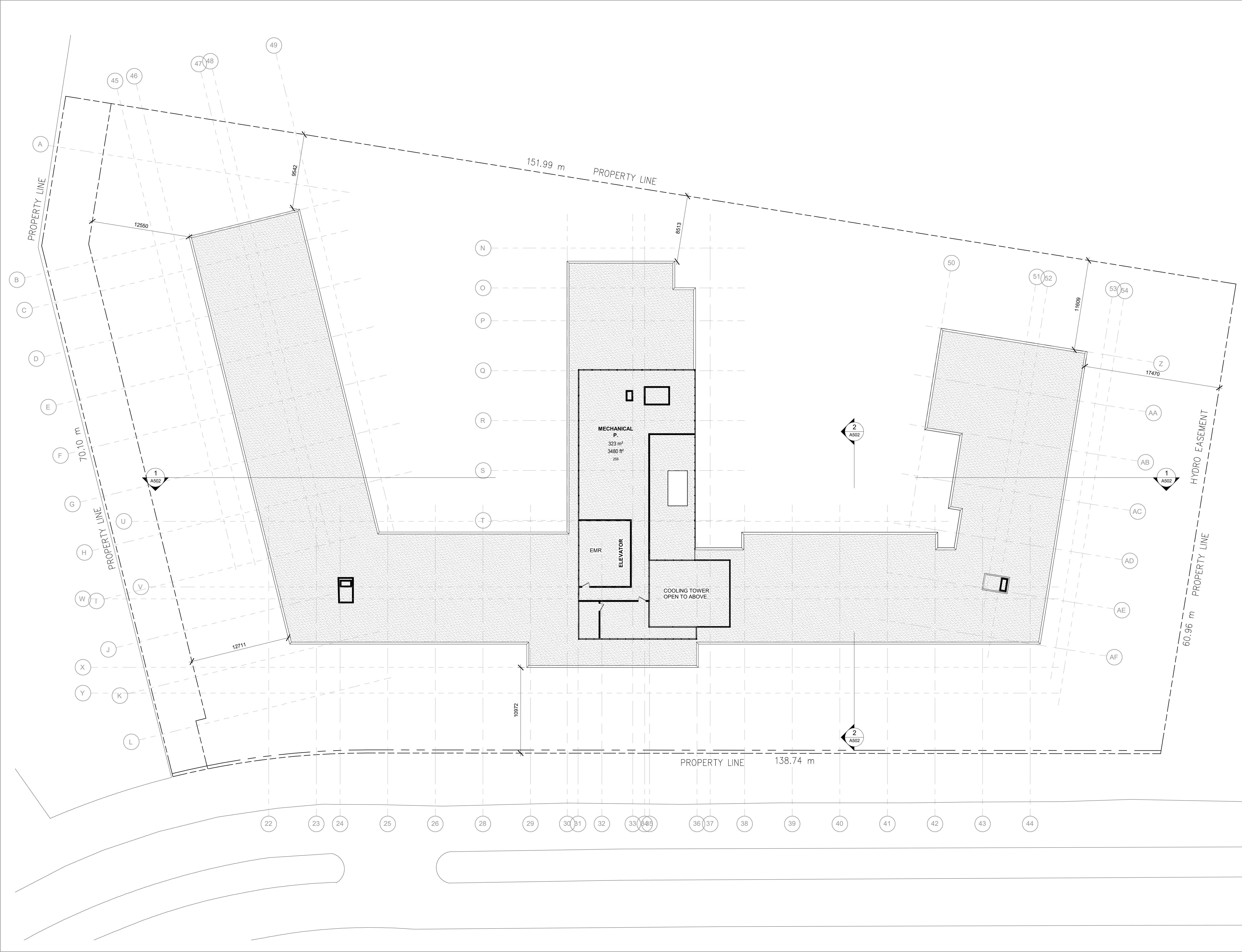
Author

due north

project north



drawing number:
A308



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notes:

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3	ISSUED FOR CLIENT	2019.10.20
2	ISSUED FOR CLIENT REVIEW	2019.09.30
1	FEASIBILITY SUBMISSION	2018.03.20

revisions: dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning:
BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape:
O2 DESIGN (FORMERLY NAK DESIGN GROUP)

site services:
EXP

owner:
DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

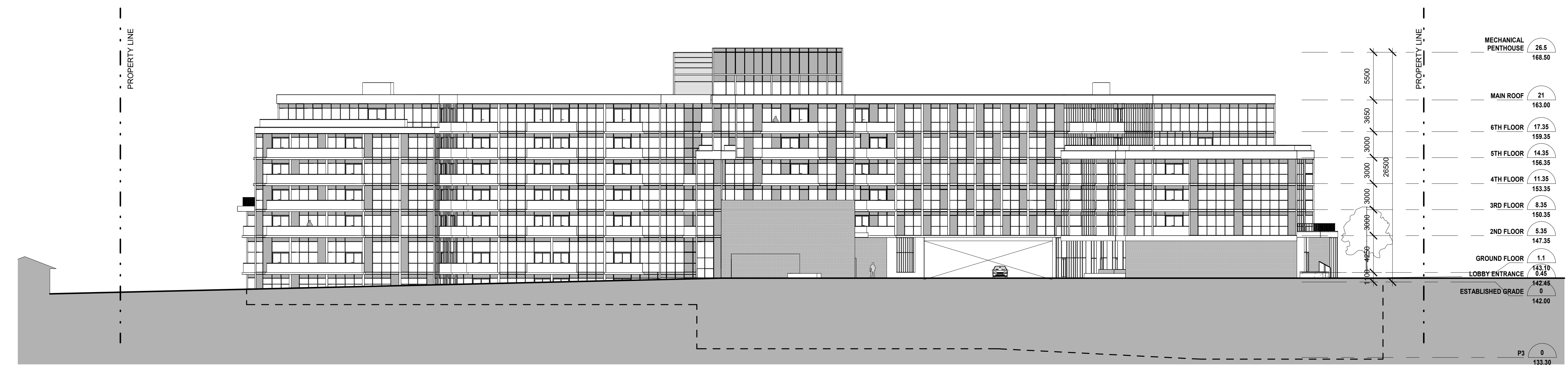
project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

NORTH & WEST ELEVATION

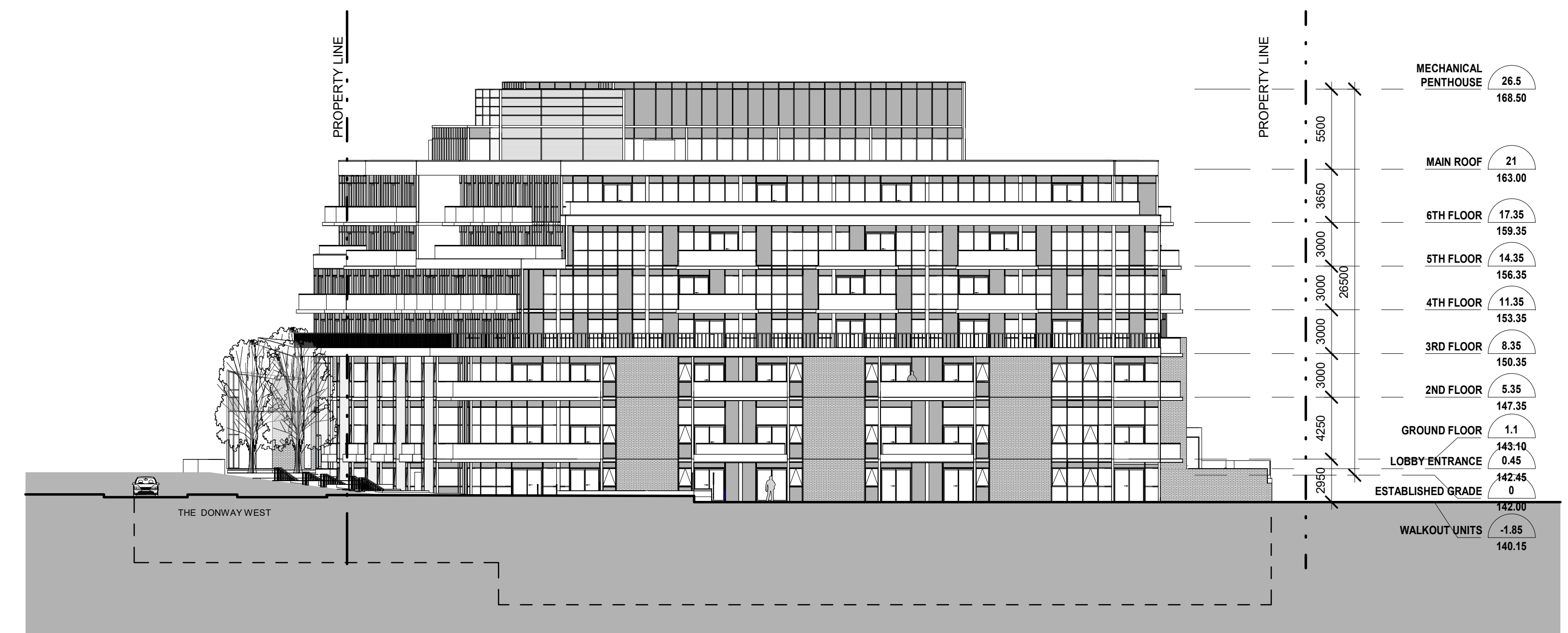
2023.10.24 date:
1 : 250 scale:
18-16 project:
Author drawn by:

hue north project north

drawing number:
A401



3 WEST
A401 1 : 250



1 NORTH
A401 1 : 250

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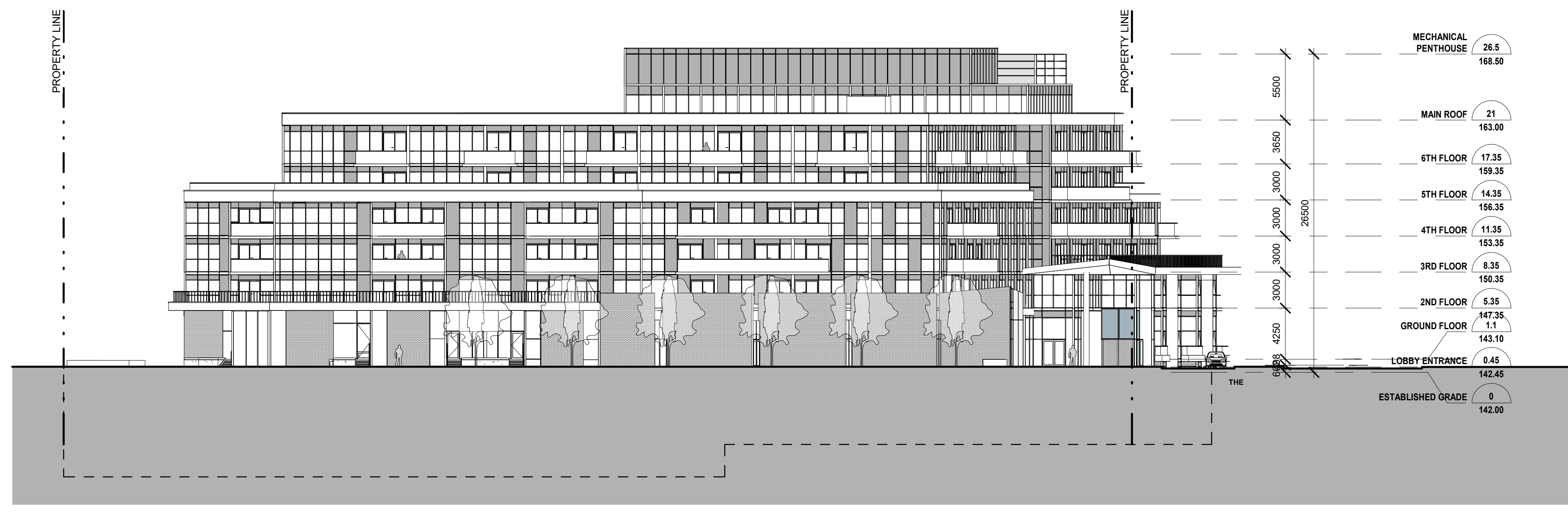
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notes:



2 EAST
A402 1 : 250



1 SOUTH
A402 1 : 250

- | | | |
|----|--|------------|
| 12 | ISSUED FOR REZONING | 2023.10.24 |
| 11 | ISSUED FOR REZONING | 2022.03.09 |
| 10 | DRAFT REZONING SUBMISSION | 2022.01.18 |
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| 5 | ISSUED FOR CLIENT REVIEW | 2020.11.27 |
| 4 | PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING | 2019.11.08 |
| 3 | ISSUED FOR CLIENT | 2019.10.20 |
| 2 | ISSUED FOR CLIENT REVIEW | 2019.09.30 |
| 1 | FEASIBILITY SUBMISSION | 2018.03.20 |
- revisions: dd-mm-yy

architectural team :
Eduardo Ortiz

interior design:
BOUSFIELDS INC
structural:
electrical:
mechanical:
landscape:
O2 DESIGN (FORMERLY NAK DESIGN GROUP)
site services:
EXP
owner:
DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

SOUTH & EAST ELEVATION

2023.10.24 date:
1 : 250 scale:
18-16 project:
Author drawn by:

hue north project north

drawing number:
A402

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 6 SUBMISSION FOR CONSULTANTS COORDINATION 2020.12.23
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 4 PRE-APPLICATION CONSULTATION WITH COMMUNITY PLANNING 2019.11.08
 3 ISSUED FOR CLIENT 2019.10.20
 2 ISSUED FOR CLIENT REVIEW 2019.09.30
 1 FEASIBILITY SUBMISSION 2018.03.20

revisions: dd-mm-yy

architectural team:

Eduardo Ortiz

interior design:

planning: BOUSFIELDS INC
 structural:

electrical:

mechanical:

landscape: O2 DESIGN (FORMERLY NAK DESIGN GROUP)
 site services: EXP

owner: DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project: 230 THE DONWAY WEST
 230 The Donway W., North York, ON

BUILDING SECTION

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

2023.10.24 date:
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 Author drawn by:

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 Author drawn by:

2023.10.24 date:
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 18-16 project:
 Author drawn by:

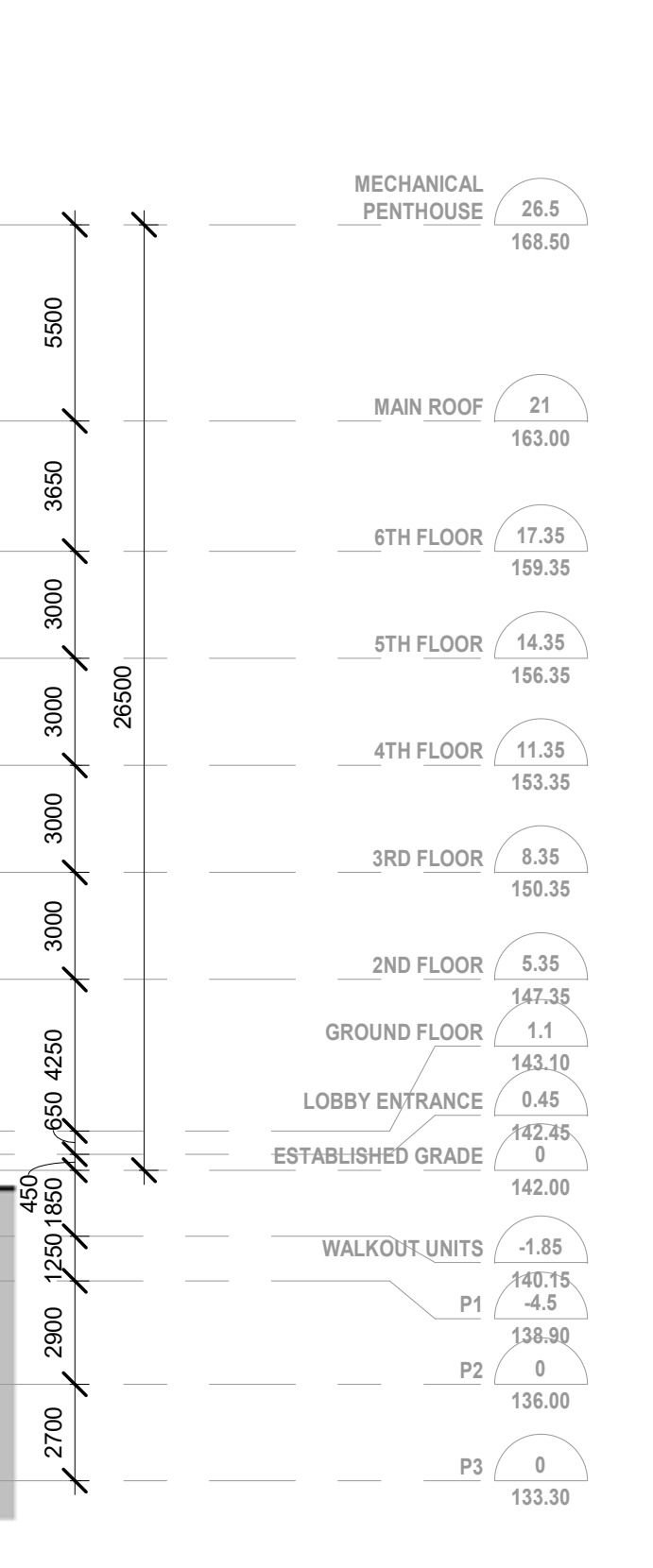
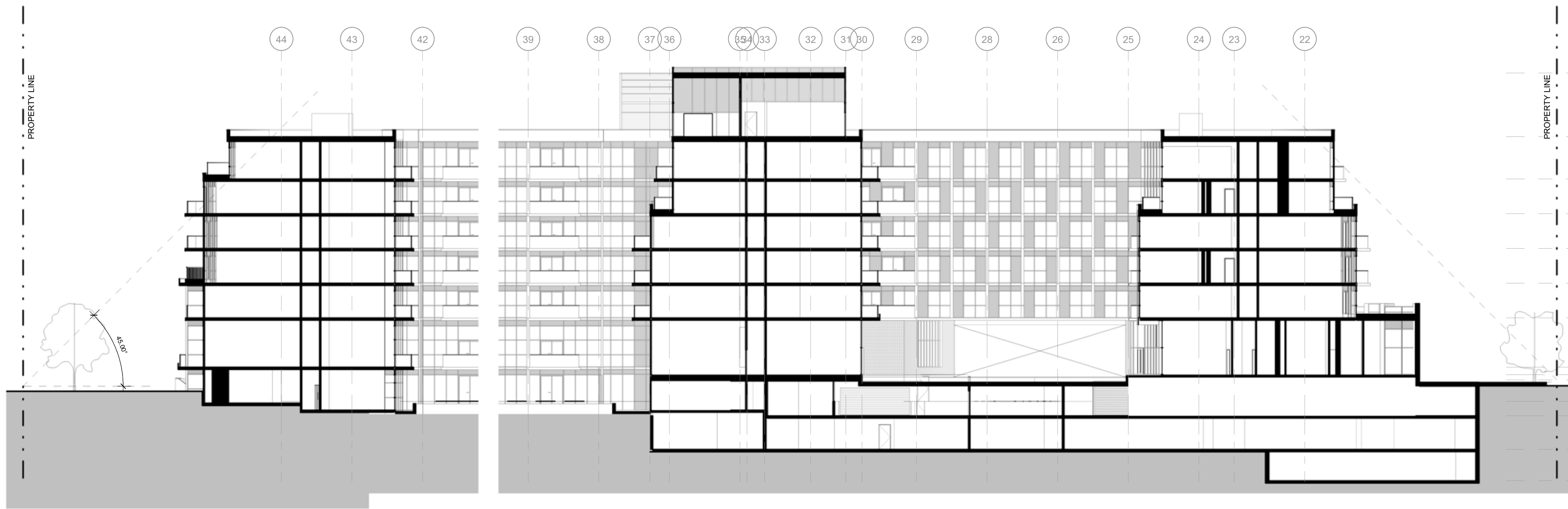
2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
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 18-16 project:
 Author drawn by:

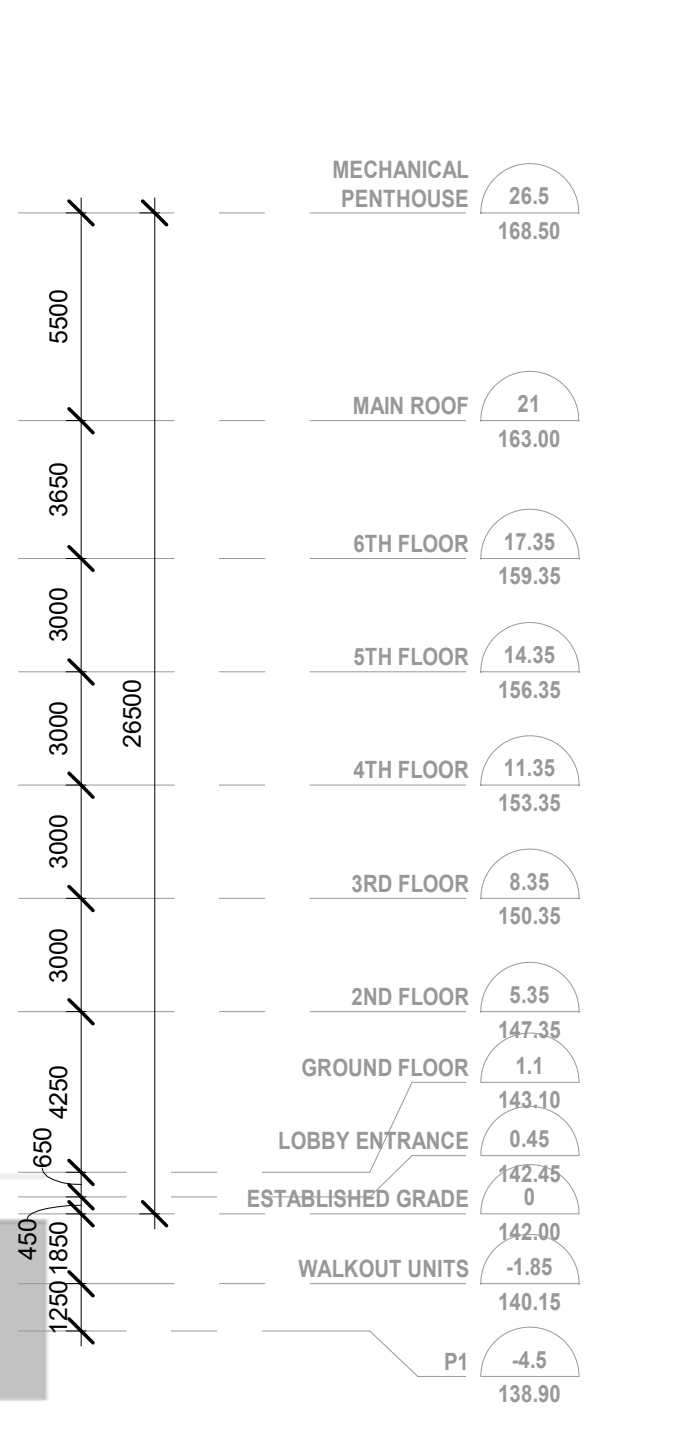
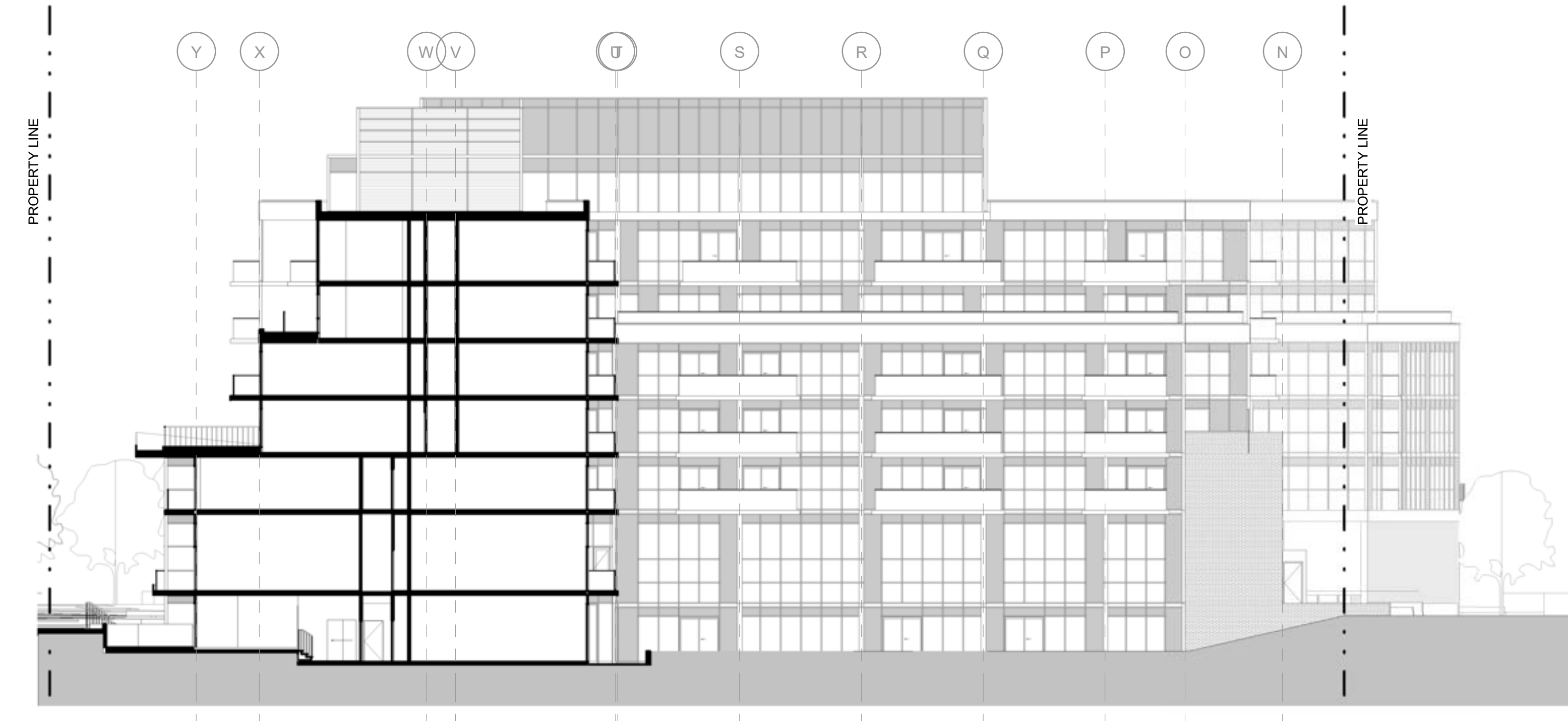
2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
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 18-16 project:
 Author drawn by:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:



1 SECTION 1
 A502 1 : 200

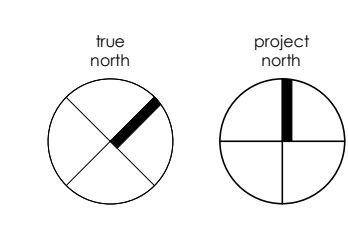


2 SECTION 2
 A502 1 : 200

date:
 scale:
 project:
 drawing number:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:

2023.10.24 date:
 1 : 200 scale:
 18-16 project:
 Author drawn by:



A502

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notes:



1 SECTION 3
A503 1 : 200

12	ISSUED FOR REZONING	2023.10.24
11	ISSUED FOR REZONING	2022.03.09
10	DRAFT REZONING SUBMISSION	2022.01.18
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1	FEASIBILITY SUBMISSION	2018.03.20

revisions: dd-mm-yy

architectural team :

Eduardo Ortiz

interior design:

planning:
BOUSFIELDS INC

structural:

electrical:

mechanical:

landscape:
O2 DESIGN (FORMELY NAK DESIGN GROUP)

site services:
EXP

owner:
DONWAY CO-OPERATIVE DEVELOPMENT CORPORATION AND THE DONWAY COVENANT UNITED CHURCH

project:
230 THE DONWAY WEST
230 The Donway W., North York, ON

BUILDING SECTION

2023.10.24 date:
1 : 200 scale:
18-16 project:
Author drawn by:

due north project north

drawing number:
A503