

November 3, 2023

Community Planning, North York District
City of Toronto
North York Civic Centre
5100 Yonge Street, Ground Floor
Toronto, ON M2N 5V7

ATTN: John Andreevski, Manager of Community Planning

**RE: 230 and 240 The Donway West – Official Plan & Zoning By-law Amendment
Application**

Dear Mr. Andreevski,

We are pleased to submit an Official Plan & Zoning By-law Amendment application for the land municipally known as 230 and 240 The Donway West.

The application proposes amending the Official Plan from Neighbourhoods to Apartment Neighbourhoods/Parks, while the Zoning By-law Amendment proposes a change from Open Space to Residential Multiple 5. The application also proposes inclusion of the subject site in Zoning By-law 569-2013 as a Residential Apartment zone.

The subject site is owned by The Donway Covenant Congregation of the United Church of Canada and has been home to the congregation since 1956. The Church requires a smaller, modern space that will allow the Congregation to focus its energy and finances on their ministry within the community, rather than the upkeep of an aging building that is much larger than their needs. This led the Church to consider redeveloping their property. Options for Homes became their development partner, as our mission to make home ownership more affordable aligned with the Church's values. Options for Homes is the development consultant that incorporated Donway Co-operative Development Corporation to represent the project.

Brief Project Overview:

Please note that revisions to the proposal were made to address feedback received from City staff, reflect the evolving planning framework and adapt to challenging market conditions. The current proposal includes the following:

- 6 storey mid-rise with an integrated church facility on the ground level that is approximately 8000 sf

- Conservation of the site's cultural heritage attributes through a variety of approaches
- 308 residential units in total (4 townhouses, 304 condominiums)
- 258 parking spaces in total (218 residential, 40 non-residential spaces)
- Sliver of the south side will be dedicated to the City for parkland to expand Duncairn Park
- There will be a 0.4m road widening conveyance along The Donway West
- The project will be registered as a Condominium Corporation and at this time, the Church is contemplated to be included as a part of the Condominium

Submission List:

1. Addendum to Planning and Urban Design Rationale Report, prepared by Bousfields Inc.;
2. Arborist Report, prepared by Cohen & Master Tree and Shrub Services Ltd.;
3. Architectural Plans, prepared by Architecture Unfolded including:
 - a. Site Plan and Context Plan
 - b. Project Statistics
 - c. Floor Plans
 - d. Underground Garage Plans
 - e. Site and Building Elevations
 - f. Site and Building Sections
4. Boundary Plan of Survey & Topographical Survey, prepared by JD Barnes.
5. City Comments Matrix, prepared by Bousfields Inc.;
6. Civil Plans, prepared by EXP;
7. Computer Generated Building Mass Model, prepared by Architecture Unfolded;
8. Draft Official Plan Amendment, prepared by Bousfields Inc.;
9. Draft Zoning By-law Amendment (569-2013), prepared by Bousfields Inc.;
10. Draft Zoning By-law Amendment (7625), prepared by Bousfields Inc.;
11. Functional Servicing Report, prepared by EXP;
12. Hydrogeology Study, prepared by EXP;
13. Hydrological Review Summary Form, prepared by EXP;
14. Landscape Plans, prepared by O2 Planning and Design Inc. including:
 - a. Streetscape Sections
 - b. Composite Utilities Plan
 - c. Soil Volume Plan
15. Pedestrian Level Wind Study, prepared by RWDI;
16. Photometric Plans, prepared by Nemetz;
17. Project Data Sheet, prepared by Bousfields Inc.;
18. QL-A Report, prepared by Multiview;
19. Resubmission Form, prepared by Bousfields Inc.;
20. Stormwater Management Report, prepared by EXP;
21. Sun/Shadow Study, prepared by Architecture Unfolded;
22. TGS Checklist, prepared by EQ Building;

23. TGS Stats, prepared by EQ Building;
24. Transportation Update Letter, prepared by BA Group; and
25. Tree Preservation Plan, prepared by Cohen & Master Tree and Shrub Services Ltd.

We trust that the information above is clear and helpful to your review of the proposed project. Should you have any questions regarding the memo or the proposal, do not hesitate to contact me.

Regards,

Geoffrey McGrath, Director of Development
Options for Homes c/o Donway Co-operative Development Corporation

cc:

Liana Carnevale, Options for Homes
David Huynh, Bousfields Inc.