



66-80 DALE AVENUE

November 28, 2019
SCARBOROUGH VILLAGE RECREATION CENTRE



2018 TOWER DESIGN

MAY 2018



CURRENT PROPOSAL

JULY 2019



COMPARISON



BUILDING A
7 STOREYS

2 STOREYS

2 STOREYS

BUILDING B
12 STOREYS

90 DALE
17 STOREYS

DALE AVE

KINGSTON RD

SITE PLAN



WHAT HAS BEEN PROPOSED:

	1 st Submission Tower & Stacked Townhouses May 2018	2 nd Submission 2 Midrise Buildings July 2019
Official Plan Amendment (OPA)	✓	✓
Zoning By-law Amendment (ZBA)	✓	✓
Site Plan Control (SPA)	-	✓
# of Units	386 apartments	285 apartments
Front Setback	7.5m	11m
Rear Setback	20m	25m
East Setback	12m	14.6m
West Setback	16m	6m
Density	2.0	1.6
Uses	Apartments	Apartments
Height	11m + 86m	22.5m + 37.5m

APPLICATIONS

Prep. & Study

Review Process

CREATE TO

80 Dale Ave selected as development site



Pre-Application Meeting

2015



Community Council's 1st consideration of ZBA/OPA applications



Project wins bid for Affordable Housing



Community Council's 2nd consideration of ZBA/OPA applications



City Community Consultation Meeting

2017

2018

2019

2020



Podium wins bid to Buy 80 Dale Ave



Podium hosts Community Consultation #1



1st Submission of OPA / ZBA applications



- 2nd OPA / ZBA Submission
- 1st Site Plan Submission



3rd Submission of OPA / ZBA / SPA applications

TIMELINE



NUMBER OF UNITS

2018 TOWER DESIGN

386 proposed apartments



386 units

zoning:

max: 386 apartments

VS

CURRENT PROPOSAL

285 proposed apartments

150

135
Flex Units

135 40

175 retirement



325 units

zoning:

max: 285 apartments

max: 175 retirement

max: 325 total

PUBLIC CONCERNS

BUILDING HEIGHT



VS



PUBLIC CONCERNS

DENSITY

2018 TOWER DESIGN



2.0 FSI (Floor Space Index)

VS

CURRENT PROPOSAL

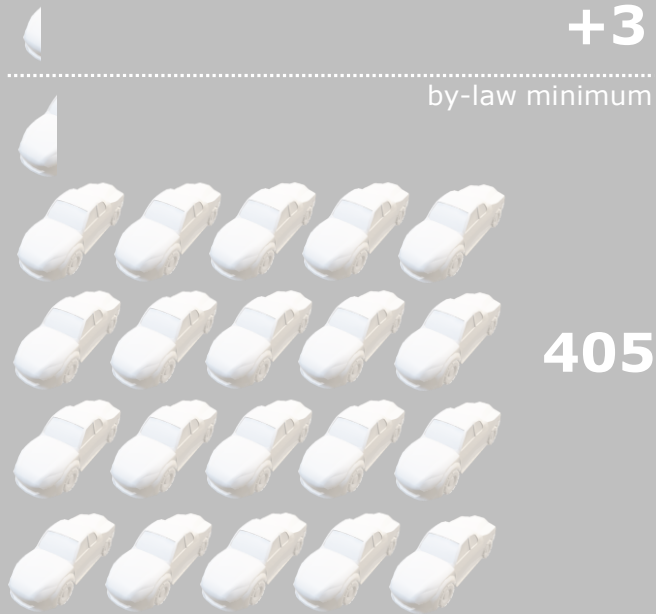


1.60 FSI

PUBLIC CONCERNS

PARKING

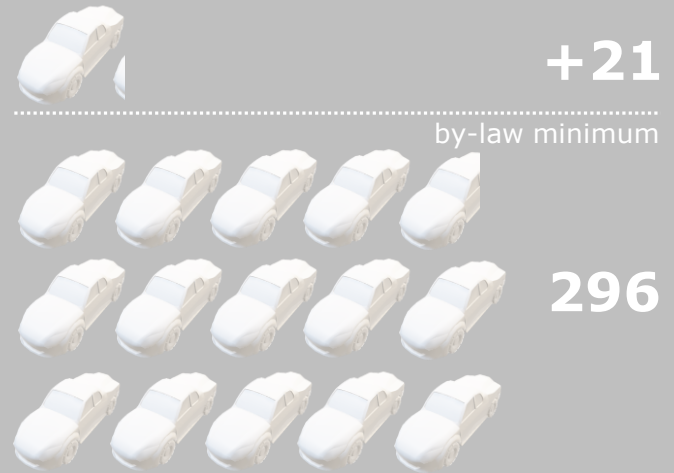
2018 TOWER DESIGN



Total Spaces: 408
1.06 spaces per unit

VS

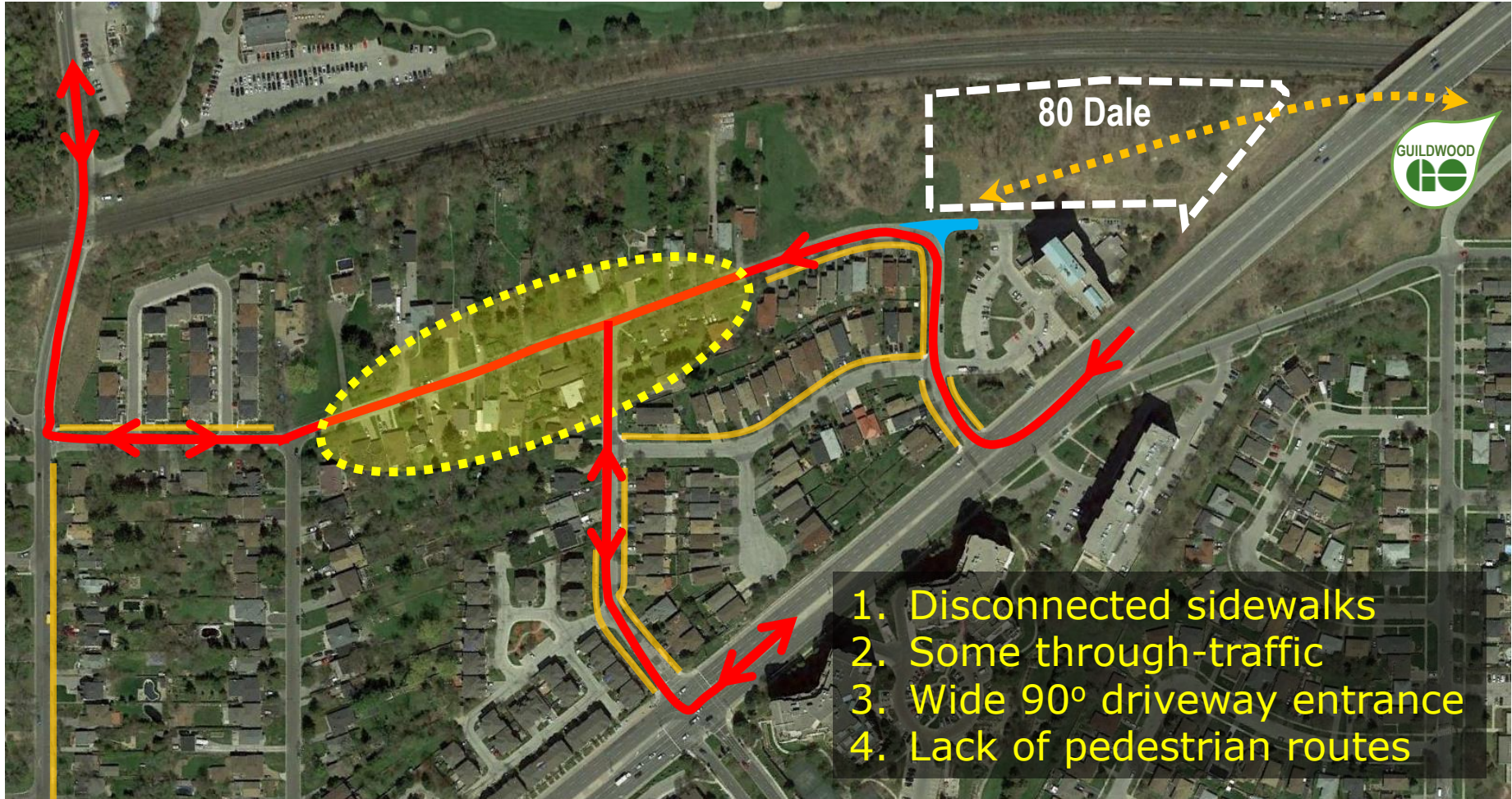
CURRENT PROPOSAL



Total Spaces: 317
1.11 spaces per unit

PUBLIC CONCERNS

EXISTING TRAFFIC CONDITIONS:



PUBLIC CONCERNS

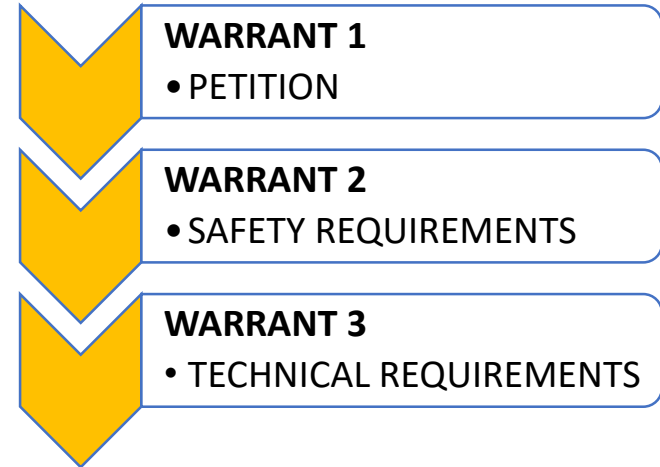
PROPOSED SOLUTIONS:

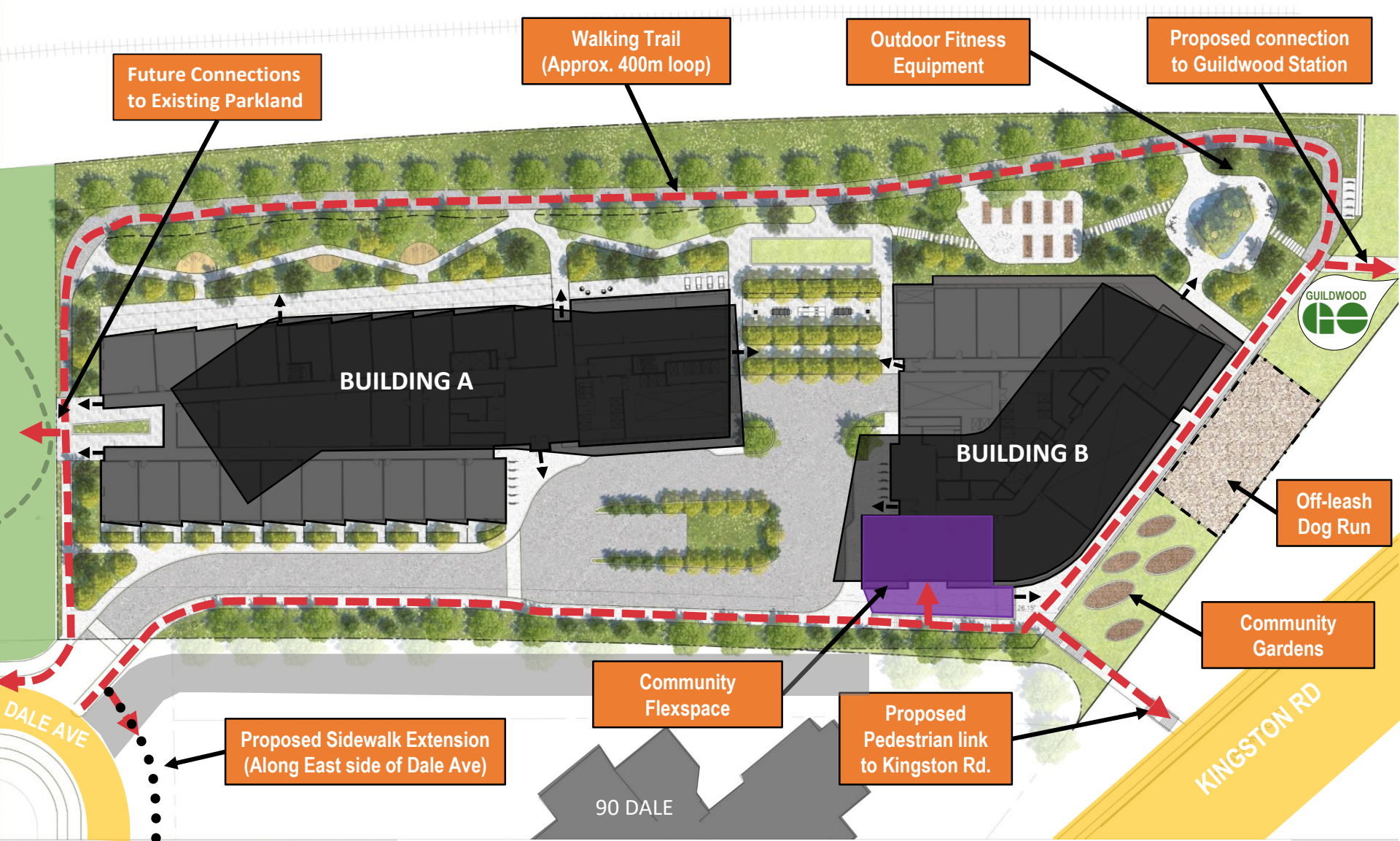
WHAT HAS BEEN CONSIDERED:

- 4 way stop at bend in Dale Ave
- Driveway connection to Kingston Rd
- Adding stop signs along Dale Ave
- Adding speed bumps along Dale Ave
- Adding sidewalk along east side of Dale
- Encouraging transit use (GO connection)
- Pedestrian connection to Kingston Rd.
- Reduction in overall project sizing:
 - Change in unit types
 - Reduced number of units
 - Reduced total parking on site



PROCESS FOR NEW TRAFFIC CALMING MEASURES:

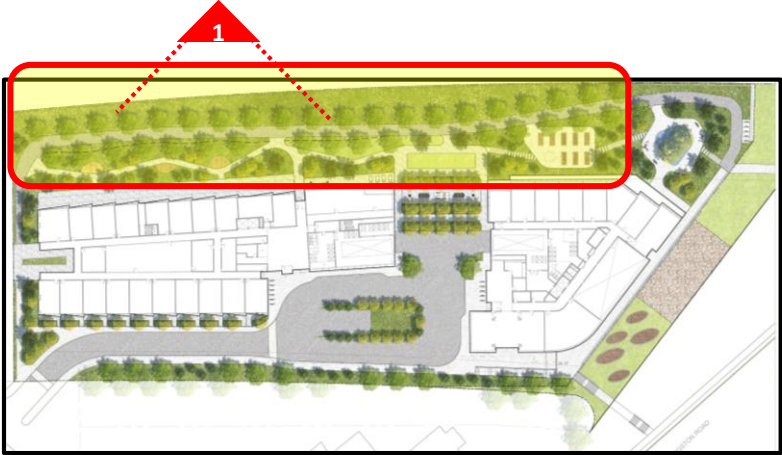
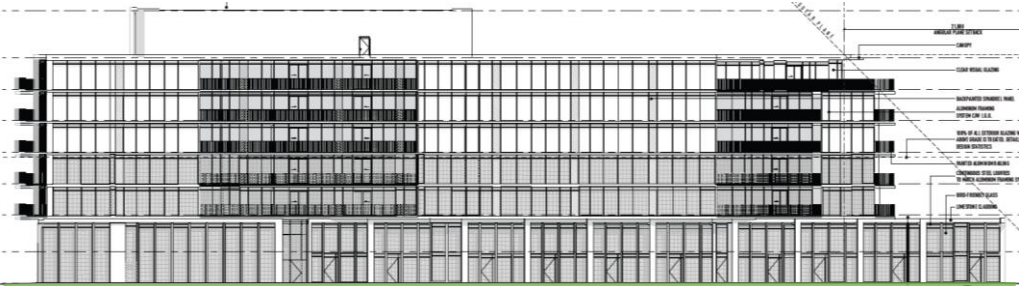




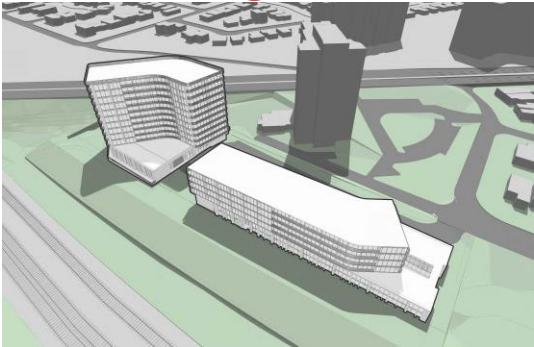
OPEN TO THE PUBLIC



PROPOSED CONDITIONS:



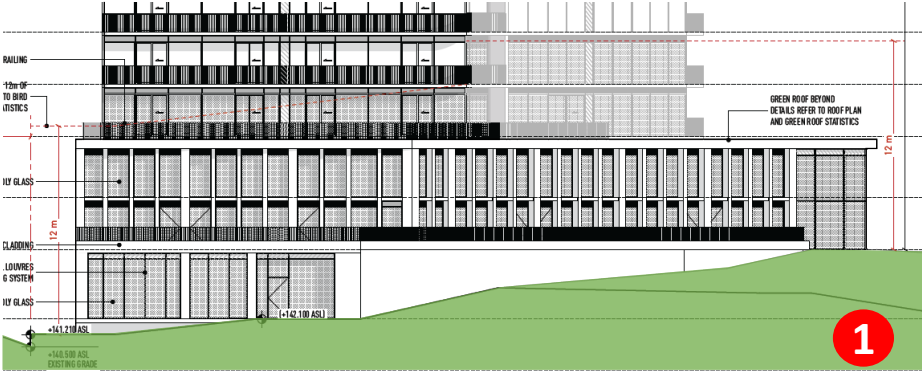
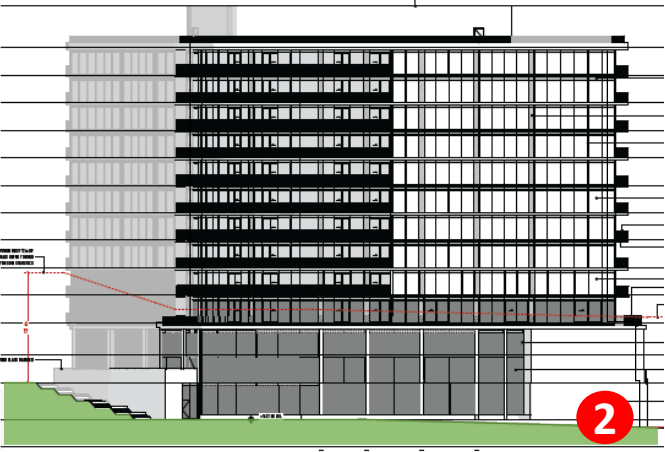
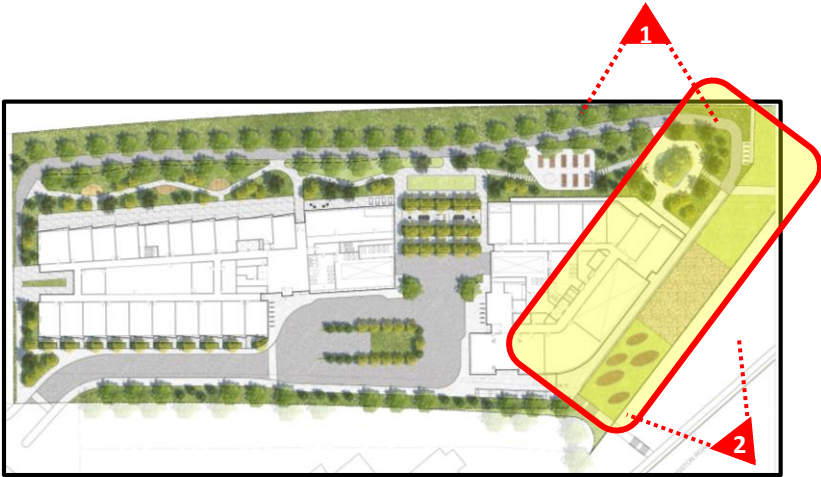
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WALKING TOUR



PROPOSED CONDITIONS:



WALKING TOUR



PROPOSED CONDITIONS:



WALKING TOUR



- Community flexspace (or small retail space) ~2,000sf,
- Pedestrian link to Kingston Rd,
- Community gardens,
- Off-leash dog park,
- Proposed Guildwood station pedestrian connection (accessibility friendly),
- Outdoor fitness equipment
- Naturalized slopes and healing gardens with seating areas
- 400m walking loop



OPEN TO THE PUBLIC

	BUILDING A 7 STOREYS	BUILDING B 12 STOREYS	TOTAL
# of Units	118	167	285
Studio	0	30	30
1 Bedroom	24	70	94
2 Bedroom	87	60	147
3 Bedroom	6	6	12
4 Bedroom	1	1	2
Resident Parking	105	148	253
Visitor Parking	29	35	64
Bike Parking	123	172	295
Lockers	52	73	125
Amenity Space (Indoor)	412 m ² (4,434sf)	675 m ² (7,266sf)	1,087 m² (11,700sf)
Amenity Space (Outdoor)	151 m ² (1,625sf)	279 m ² (3,003sf)	430 m² (4,628sf)



- A minimum of **20% of the units will be affordable** to meet the City of Toronto Open Door Program requirements
- Targeting a **1-Star fitwel rating**, Focusing on occupant wellbeing
- Site designed to an elevated standard following **Toronto Green Standard – Tier 2**
- **10% of units meet Accessibility Design Guidelines**

BUILDING DESIGN

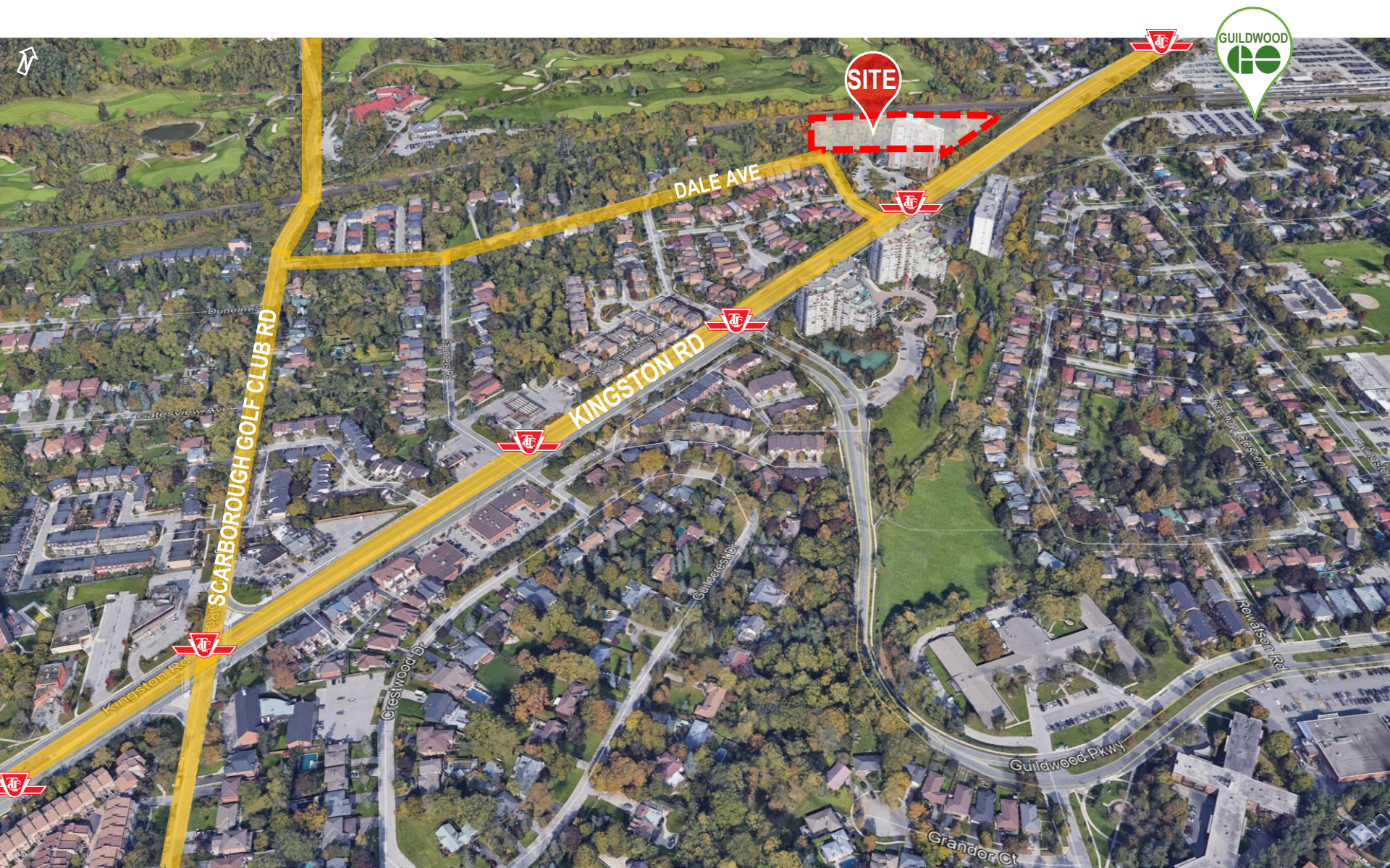




THANK YOU

podium
DEVELOPMENTS

ADDITIONAL SLIDES



SITE LOCATION

BEFORE



AFTER

